

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: 33/22

Date to Members: 19/08/2022

Member's Deadline: 25/08/2022 (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 list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
34	Tuesday 23 August 22 5pm	Wednesday 24 August 2022 9am	Thursday 1 September 2022	2 September 2022

[Dates and officer deadlines for Circulated Schedule August Bank Holidays 2022](#)

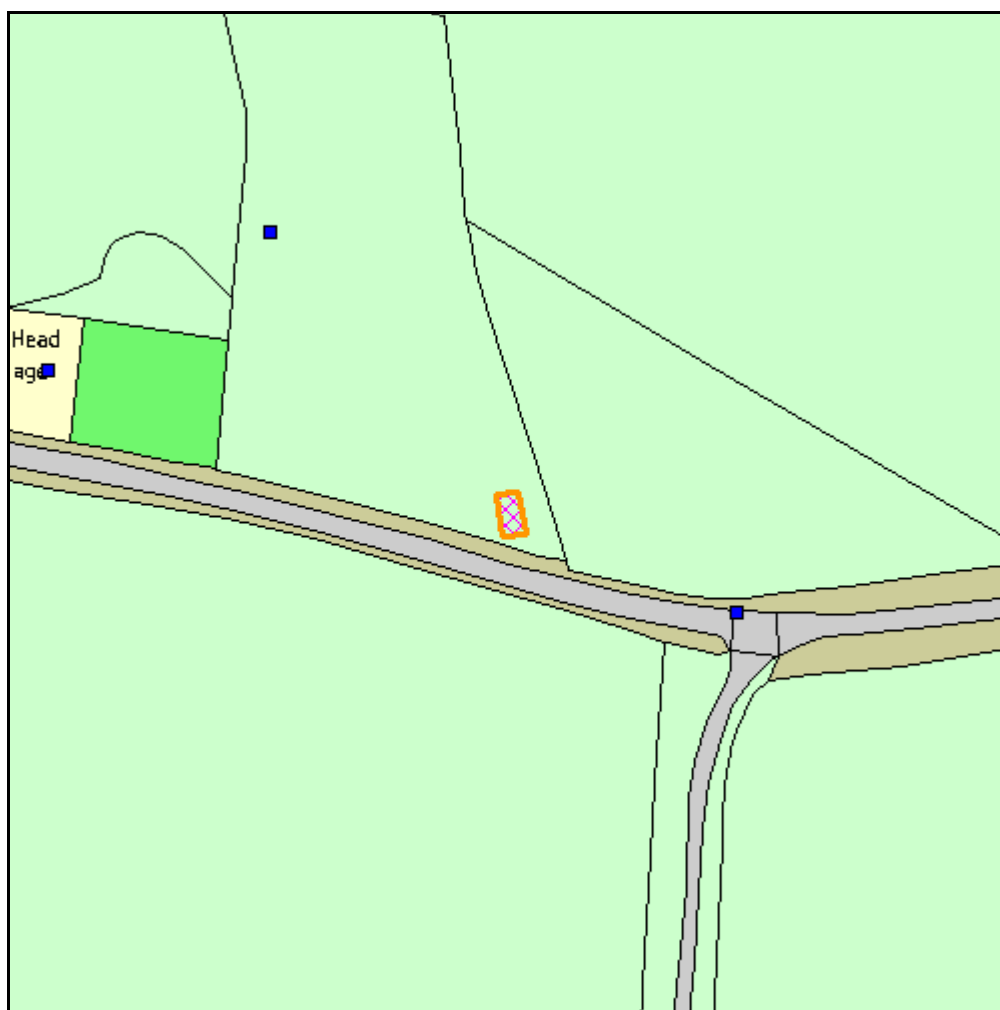
CIRCULATED SCHEDULE 19 August 2022

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/02959/RVC	Approve with Conditions	Land North Of Norley Lane Tormarton South Gloucestershire GL9 1JD	Boyd Valley	Tormarton Parish Council
2	P22/03022/HH	Approve with Conditions	Barwin Woodhouse Avenue Almondsbury South Gloucestershire BS32 4HT	Severn Vale	Almondsbury Parish Council
3	P22/03619/RVC	Refusal	Greystones Siston Lane Siston South Gloucestershire BS30 5LX	Siston	Siston Parish Council
4	P22/03629/HH	Approve with Conditions	School House The British Yate South Gloucestershire BS37 7LH	Ladden Brook	Iron Acton Parish Council
5	P22/03725/TRE	Approve with Conditions	The Old Station Wotton Road Charfield South Gloucestershire GL12 8SR	Charfield	Charfield Parish Council
6	P22/03867/RVC	Approve with Conditions	Land And Buildings At The Grange School Tower Road North Warmley South Gloucestershire BS30 8XQ	Parkwall	Oldland Parish Council

CIRCULATED SCHEDULE NO. 33/22 - 19th August 2022

App No.:	P21/02959/RVC	Applicant:	Probert
Site:	Land North Of Norley Lane Tormarton South Gloucestershire GL9 1JD	Date Reg:	7th May 2021
Proposal:	Variation of condition 5 attached to planning permission PK17/2008/F to allow for the siting of skip in connection with the applicant's business.	Parish:	Tormarton Parish Council
Map Ref:	376677 178518	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	23rd June 2021



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N.T.S.

P21/02959/RVC

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council to the contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 This planning application is made under Section 73 ("s73") of the Town and Country Planning Act 1990 (as amended) ("the Act"). Applications made under this section of the Act seek to develop land without compliance with conditions previously attached to the relevant planning permission.
- 1.2 The applicant is seeking to vary condition attached to planning permission PK17/2008/F to allow for the siting of skip in connection with the applicant's business at Land North of Norley Lane, Tormarton.
- 1.3 The site is situated on Norley Lane in Tormarton. It falls outside of the defined settlement boundary for the village and is therefore in the open countryside. The Tormarton Conservation Area sits adjacent to the site to the north and east. The site is within the Cotswolds Area of Outstanding Natural Beauty. A public right of way runs through the site. To the west is an area designated as a local green space; beyond that and to the north is The Old Rectory (a grade II listed building) and the main part of the village. To the west is Nags Head Cottage and to the west of that, Box Cottage, both of which are grade II listed buildings.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Practice Guidance
Planning Policy for Traveller Sites (PPTS)

- 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
CS21	Gypsy and Traveller Accommodation
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP4	Designated Local Green Spaces
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts

2.3 Supplementary Planning Guidance

Landscape Character Assessment SPD (Adopted) November 2014

South Gloucestershire Gypsy and Traveller Accommodation Assessment (GTAA) 2017

3. RELEVANT PLANNING HISTORY

- 3.1 PK16/5921/F. Withdrawn, 20/12/2016.
Change of use of land from agricultural to land for the keeping of horses. Erection of a stable block and alterations to an existing field entrance.
- 3.2 PK17/2008/F. Permission Granted, 28/6/2017
Change of use of land to use as a gypsy/traveller caravan site for up to 2no. caravans; erection of 2no. timber amenity buildings; laying of hardstanding; and construction of access driveway (retrospective).
- 3.3 DOC21/00133. Conditions Discharged, 1/11/2021
Discharge of Condition 10 (Landscaping) and Condition 11 (Lighting) attached to planning permission PK17/2008/F Change of use of land to use as a gypsy/traveller caravan site for up to 2no. caravans; erection of 2no. timber amenity buildings; laying of hardstanding; and construction of access driveway (retrospective).
- 3.4 DOC19/0016. Conditions Discharged, 2/1/2020
Discharge of conditions 10 (Landscaping scheme) and 12 (Archaeology investigation) attached to planning permission PK17/2008/F. Change of use of land to use as a gypsy/traveller caravan site for up to 2no. caravans; erection of 2no. timber amenity buildings; laying of hardstanding; and construction of access driveway (retrospective).

4. CONSULTATION RESPONSES

Town/ Parish Council

- 4.1 Tormarton Parish Council – Objection.

“Tormarton Parish Council have unanimously agreed to object to this planning application, which seeks a variation of condition five of the original planning

permission. Condition 5 states: No commercial activities shall take place on the land, including the storage of materials. The reason for this is outlined in the awarding document, which is to protect the residential amenities of nearby occupiers, to limit the impact of the proposal on visual amenity, to prevent additional harm to landscape and the Cotswolds Area of Outstanding Natural Beauty, and to accord with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

“The variation of the condition seeks approval for a permanent skip to be located on this site and The Council have genuine concerns over what material will be stored in this commercial skip as it could be potentially damaging to the environment in this area of outstanding natural beauty. This would also have a detrimental effect on the visual amenity for our parishioners as it would be quite unsightly for them to see a skip full of waste or with raw materials in it.

“The original planning permission for this site was for a temporary permission for residential use only as long as the special family circumstances apply. This would contradict this permission by allowing the storage of a skip for commercial waste on the site.

“Tormarton Parish Council, on behalf of our residents, would like to raise concerns and hope that the concerns are duly noted when making a decision.”

Consultees

- 4.2 Landscape Officer – Objection.
- 4.3 Ecology – No objection.
- 4.4 Public Rights of Way – No objection.
- 4.5 Avon and Somerset Policy – No objection
- 4.6 Conservation Officer – Objection
- 4.7 Tree Team – No objection

Other Representations

4.8 Local Residents

One letter of objection has been received, with the comment made as following:

“The condition is that there is no business run on the property and the addition of a skip in connection with this is inappropriate and would lead to additional waste that is not required. Please remember that this is within the Cotswold AONB and should be respected as such. Norley Lane is very narrow and will not support additional traffic. It is already over-used as a ratrun to the motorway.”

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.
- 5.2 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly. If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused
- 5.3 This application seeks to vary the use condition, so to allow for the sitting of a permanent skip to be used in association with the owners roofing business. The condition to be amended as part of application ref. PK17/2008/F reads:

“No commercial activities shall take place on the land, including the storage of materials.”

“Reason: To protect the residential amenities of nearby occupiers, to limit the impact of the proposal on visual amenity, to prevent additional harm to landscape and the Cotswolds Area of Outstanding Natural Beauty, and to accord with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.”

- 5.4 As per the supporting statement, the applicant seeks to change the condition to read as:

“No commercial activities shall take place on the land, including the storage of materials, other than the use of the skip as shown on the plan WP21-SP.”

Analysis

- 5.5 As discussed above, the proposal is for the citing of a skip upon the land to be used in association with the applicants roofing business. This therefore attracts a commercial element to the site, and whilst the scale/ size of a skip is minimal (6sq m) within the context, the primary use would be for the storage of commercial materials until such time its capacity is full, for which then it would be emptied/ replaced.
- 5.6 In the determination of a planning application Section 38 of the Planning & Compulsory Purchase Act 2004 is relevant. It states that for the purpose of any determination to be made under the planning Acts, the determination is to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for South Gloucestershire includes

that of the adopted Policies, Sites and Places Plan (2017) (PSPP) and the adopted Core Strategy (2013) (CS).

- 5.7 Notwithstanding the Use Class Order, s55 of the Town and Country Planning Act, clarifies that a change of use to a different use class only requires planning permission if it is material in planning terms. The application site currently comprises a gypsy/traveller caravan site, with permission for up to 2no. caravans; 2no. timber amenity buildings; hardstanding; and an access driveway. The site is well screened by means of a tall stone wall and gates to the front, and maturing planting to its peripheries.
- 5.8 The provisions of a singular skip would be of a negligible size within the plot, with the applicant confirming that the skip would be collected every 70 days (approximately 5 times per year) by the management company in default. The number of these movements is unlikely to be significantly more than the number associated with the residential use, and would not give rise to concerns from a planning point of view. Furthermore, officers do not consider that the use would likely result in greater levels of noise and disturbance than the existing use. Officers therefore do not find that the citing of a skip amounts to a material change in the use of the land as dictated by s55 of the Town and Country Planning Act.
- 5.9 Notwithstanding the above, concerns relative to the permanent citing of a skip on the land by the conservation and landscape officers are noted. As there would be a degree of permanency, this would result in a material impact to the character of the area and its context. In this respect, due to the citing of the proposed skip within a concealed and tucked away location, it is unlikely there would be any inter-visibility issues with the neighbouring listed building and the adjacent conservation area. Whilst a public footpath stretches the peripheries, due to the maturing boundary treatment observed on an officer site visit, views of the skip would be highly restricted to only a slight possible passing glimpse should there be any openings within the hedgerow. Nonetheless, the importance of the AONB designated area is recognised, for which great weight must be afforded to its protection. As such, officers would not consider an initial time restrictive condition of 5 years to enable the monitoring of the skip within the wider context. Subject to this condition, no objections are raised.

Other Conditions

- 5.10 As a decision under s73 has the effect of granting a new (revised) planning permission, the other conditions attached to PK17/2008/F must be reviewed

No.	Brief Description	Discussion	Action
1	Personal Occupancy	Still applicable	Keep
2	Occupation by gypsy and travellers only	Still applicable	Keep
3	Gypsy occupation only	Still applicable	Keep
4	Number of Caravans	Still applicable	Keep
5	No commercial uses	Still applicable	Revise Condition
6	PD Removal	Still applicable	Keep

No.	Brief Description	Discussion	Action
7	Access and Parking	Still applicable	Keep in part
8	Gates and Surfacing	Development implemented	Remove
9	Noise Protection	Still applicable	Keep
10	Landscaping Scheme	Still applicable	Keep in part
11	Lighting scheme	Still applicable	Keep in part
12	Watching Brief	Development implemented	Remove

Impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 It is recommended that planning permission be GRANTED for the proposed variation of condition subject to a time restrictive condition to allow the council to monitor the impact on the AONB.

CONDITIONS

1. The site hereby permitted shall be occupied only by Mr Westley Probert and Mrs Sharleen Probert and their resident dependants.

Reason

The proposal has been permitted on the very special circumstances of the case and would otherwise be resisted in the AONB, in order to accord with policy CS21 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

2. This permission does not authorise use of the land as a caravan site by any persons other than gypsies and travellers, as defined in Annex 1: Glossary of the Planning Policy for Traveller Sites (August 2015), or any definition revoking and replacing that.

Reason

The development has been permitted on the basis of a need gypsy and traveller accommodation in the district to comply with policy CS21 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and any alternative use would require further assessment.

3. Should the site cease to be occupied by the persons named in condition 1, or the persons named in condition 1 no longer comply with the definition contained within condition 2, then the use of the site shall cease. All development (including materials and equipment) that was brought onto the land in connection with its use as accommodation for the above persons shall be permanently removed and the site restored to its former condition within a period of 6 months from the date the use ceased.

Reason

The development has been permitted on the circumstances of the case and any alternative use would require further assessment to accord with policy CS21 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

4. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960, and the Caravan Sites Act 1968 (of which no more than 1 shall be a static caravan or mobile home) shall be stationed on the site at an time.

Reason

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

5. No commercial activities shall take place on the land, including the storage of materials, other than the use of the skip as shown on the plan WP21-SP. The citing of the skip as per the approved plan shall be limited to a period of 5 years from the date of this decision, upon which time it must be removed from the land, and the ground below fully restored to its original condition, unless otherwise approved by the council.

Reason

To protect the residential amenities of nearby occupiers, to limit the impact of the proposal on visual amenity, to monitor and prevent any harm to landscape and the

Cotswolds Area of Outstanding Natural Beauty, and to accord with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

6. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved or agreed under the conditions of this permission, shall be carried out.

Reason

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

7. The vehicle parking and manoeuvring areas, and the access including the indicated visibility splays be retained in full in accordance with plan PBA2 rev.A. These areas shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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

8. The level of noise emitted from the site from plant and machinery shall not exceed 55 dB as measured on the boundary of the site with any adjacent site in a residential use.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS21 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan, and the National Planning Policy Framework.

9. The development must proceed in accordance with all landscaping details submitted as part of application ref. PK17/2008/F and all details approved within any subsequent discharge of condition application.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity of an Area of Outstanding Natural Beauty and to protect the residential amenity of the neighbouring occupiers and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

10. No external lighting, other than that included within the agreed scheme as part of application ref. PK17/2008/F and within any subsequent discharge of condition application, shall be installed at any time.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity of an Area of Outstanding Natural Beauty and to protect the residential amenity of the neighbouring occupiers and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

Case Officer: Thomas Smith
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 33/22 - 19th August 2022

App No.:	P22/03022/HH	Applicant:	Mrs G Rogers
Site:	Barwin Woodhouse Avenue Almondsbury South Gloucestershire BS32 4HT	Date Reg:	30th May 2022
Proposal:	Demolition of existing conservatory. Erection of two storey rear extension to include alteration to roofline of front dormer window to form additional living accommodation. (Re-submission of P21/07739/F)	Parish:	Almondsbury Parish Council
Map Ref:	361755 185180	Ward:	Severn Vale
Application Category:	Householder	Target Date:	21st July 2022



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P22/03022/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.

CIRCULATED SCHEDULE

This proposal appears on the Circulated Schedule following the Parish's original comments that they were unable to view documents.

Subsequently due to the summer recess the Parish has been unavailable to comment on revisions received by the LPA.

Consequently, and to avoid any further delay in its determination the applicant has requested the proposal is included on the Circulated Schedule.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the Demolition of existing conservatory. Erection of two storey rear extension to include alteration to roofline of front dormer window to form additional living accommodation. (Re-submission of P21/07739/F) at Barwin, Woodhouse Avenue, Almondsbury.
- 1.2 The application site comprises of a rectangular plot featuring a mid 20th century, two-storey, chalet style detached dwellinghouse. One of a succession of similarly styled houses along the southern side of Woodhouse Avenue. Notable features include the ground floor eaves, front and rear box style dormers and a rear conservatory. The associated curtilage is expansive with a driveway sufficient for the off-street parking of two vehicles at the front and a detached garage/outbuilding situated adjacent to the western boundary in the rear. The site is immediately bounded by other detached dwellinghouses featuring a mix of housing styles, yet the wider context is decidedly rural with open countryside only 60 metres distant.
- 1.3 The application site is situated in the countryside 660 metres northeast of the Almondsbury settlement boundary and is washed over by the Green Belt. The site has also been identified as within a mineral safeguarding area but does not benefit from any other relevant planning designations.
- 1.4 This application follows on from a recently refused scheme for Erection of single storey side and two storey rear extensions to form additional living accommodation which was refused on 11.2.22 for the following reasons:
 1. *The scale of the proposed development would result in a disproportionate addition over and above the size of the original building. This constitutes inappropriate development which is by definition harmful to the Green Belt and should not be approved except in very special circumstances. No very special circumstance have been demonstrated. Therefore, the proposal is contrary to the provisions of paragraph 147 of the NPPF, Policy PSP7 of the South Gloucestershire Local Development Plan: Policies Sites and Places Plan (Adopted 2017) and Policy CS34 of the South Gloucestershire Development Plan: Core Strategy (Adopted 2013).*

2. *On account of the greater prominence afforded to the dominant front dormer, the massing of the two-storey rear extension failing to respect the character, proportions or primacy of the host dwelling and the unacceptably disparate and disjointed appearance of the roof of the side extension, this proposal would fail to secure the high quality design required by policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted 2013) and would also fail to adhere to part 1) of policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted 2017).*
- 1.5 By virtue of reducing the scale and amendments to the overall design, the revised plans are considered to have addressed the refused reasons listed above.

2. POLICY CONTEXT

2.1 National Guidance

- i. National Planning Policy Framework 2021
- ii. National Planning Practice Guidance

2.2 Development Plans

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

- CS1 High Quality Design
- CS4a Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS34 Rural Areas

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

- PSP1 Local Distinctiveness
- PSP7 Development in the Green Belt
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards
- PSP24 Mineral Safeguarding Areas
- PSP38 Development Within Existing Residential Curtilages, Including New Extensions and New Dwellings
- PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

- i. Design Checklist SPD (Adopted 2007)
- ii. Technical Advice Note: Assessing Residential Amenity 2016
- iii. Residential Parking Standards SPD (Adopted 2013)
- iv. Householder Design Guide SPD (Adopted 2021)

3. **RELEVANT PLANNING HISTORY**

- 3.1 P21/07739/F Erection of single storey side and two storey rear extensions to form additional living accommodation.
Refused 11.2.22.
- 3.2 Adjacent property 'Sedgeley'
PT10/2936/F Erection of two storey rear extension to provide additional living accommodation.
Approved 20.12.10

4. **CONSULTATION RESPONSES**

- 4.1 Almondsbury Parish Council
Objection due to supporting documents not being available to view

Due to the summer recess, the Parish are not available for comment on revised plans and the applicant has requested the proposal be submitted to the Circulated Schedule to avoid any further delays.

- 4.2 **Internal consultees:**

Landscape officer:
No objection

Urban Design officer:
No objection

Sustainable Transport officer:
No objection

- 4.3 **Neighbouring Residents**

One letter of objection has been received to original plans.

Points raised are summarised as :

- height of the side walls changing the appearance from a chalet style to a two story house.
- concerns over the restriction of light caused by the two story wall height to our west facing ground floor habitable room.

5. **ANALYSIS OF PROPOSAL**

The applicant seeks full planning permission for Demolition of existing conservatory. Erection of two storey rear extension to include alteration to roofline of front dormer window.

- 5.1 Principle of Development

The application site is situated within the open countryside and is currently utilised as a C3 dwellinghouse. The proposed development would extend the area of living accommodation at the expense of the rear conservatory and part of rear garden. This minor intensification of the existing residential use is a form of development that is supported by PSP38 subject to considerations of visual

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

- 5.2 However, prior to addressing these material considerations it is first necessary to establish that the proposal is a proportionate addition that would not unduly harm the openness or permanence of the Green Belt in accordance with PSP7 and paragraphs 147-151 of the NPPF.

Development in the Green Belt

- 5.3 Policy PSP7 of the Policies, Sites and Places Plan explains that this form of development will be permitted within the Green Belt provided that it would not result in a disproportionate increase in the volume of the original building. This expands upon part c) of paragraph 149 of the NPPF by qualifying that an addition resulting in a volume increase less than 30% of the original building would be likely to be acceptable, more than 30% would need to be carefully assessed whilst a volume increase of more than 50% of the original building would most likely be considered disproportionate.
- 5.4 In this instance, the original dwellinghouse and its associated garage have benefited from the addition of a rear conservatory since its first construction. Yet as this conservatory is to be demolished to make way for the proposed extensions, it can be excluded from this volume assessment. Estimates utilising the scale drawings would indicate that the original building, comprising of the dwellinghouse and its associated garage, would total approx. 372.2 m³. Following the revisions calculations now estimate the total increase in volume over and above its original state to be around 47%. This is below the 50% threshold and on this basis acceptable.
- 5.5 Under this revised application no changes are proposed to the front elevation and the single storey side extension has been omitted also. The main consideration is therefore the two-storey rear addition. Following negotiations with the applicant, further revisions to reduce the overall depth and general design of the rear extension were received by the LPA. These are accepted and are considered to have addressed the previous refusal reason.
- 5.6 In light of the above, this proposal is deemed to comply with PSP7 and is acceptable in principle.
- 5.7 Design, Character & Appearance
- 5.8 Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.9 Under this application the element to be assessed is the two-storey rear extension. Revised plans received during the course of this application are

- considered to broadly address concerns expressed in the previously refused scheme.
- 5.10 Comments received from close neighbours expressed concern that the extension would not sufficiently follow other development designs on this road. It is however noted that the extension would be to the rear of the property with limited views from public vantage points, and the front elevation would remain as is. On this basis there can be no objection to the proposed scheme.
- 5.11 In terms of design, scale, massing and proposed materials the development would comply with adopted design codes and can be recommended for approval.
- 5.12 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.
- 5.13 The closest properties with regards to neighbouring amenity would be Sefton to the west, Sedgeley to the east and No. 3 Ferndale Close to the south. Comments from a neighbour on original plans are noted. It is however considered that changes made have addressed concerns and as such there would be no adverse issues sufficient to warrant refusal of the scheme with regards to overbearing, overshadowing or inter-visibility resulting from this development
- 5.14 With regards to the provision of amenity space, for a 4 bedroom property such as proposed, PSP43 stipulates a minimum provision of at least 70 sq. metres. The rear garden area of Barwin that is to be retained would be in excess of 370 sq. metres.
- 5.15 Given the above, in this regard the proposal is considered to accord with PSP8 and PSP38.
- 5.16 Sustainable Transport & Parking Provision
The proposed works would serve to provide additional living accommodation within the property, expanding the number of bedrooms from 3 to 4. Over the lifetime of the property, this will likely expand the degree of occupancy within the dwelling, putting greater pressure on the existing parking arrangements. To account for this, PSP16 and the Residential Parking Standards SPD stipulate a minimum off-street parking provision that is contingent on the number of bedrooms within a dwellinghouse. For a dwellinghouse with four bedrooms, the minimum provision is for two off-street parking spaces.
- 5.17 The existing driveway at the front of the property would be unaffected by these proposals and currently provides space for the required two off-street parking spaces. As such, notwithstanding the addition of the extra bedroom, the existing parking and transportation arrangements are sufficient to satisfy both PSP16 and part 4) of PSP38.

5.18 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 It is recommended that planning permission is **APPROVED** subject to the conditions detailed on the decision notice.

CONDITIONS

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

Reason

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

2. Development shall proceed in accordance with the following plans:

As received by the LPA on 27.5.22:

Location plan - 01

Proposed block plan - 02

Existing ground floor plans - 03

Existing first floor plans - 04
Existing elevations - 07

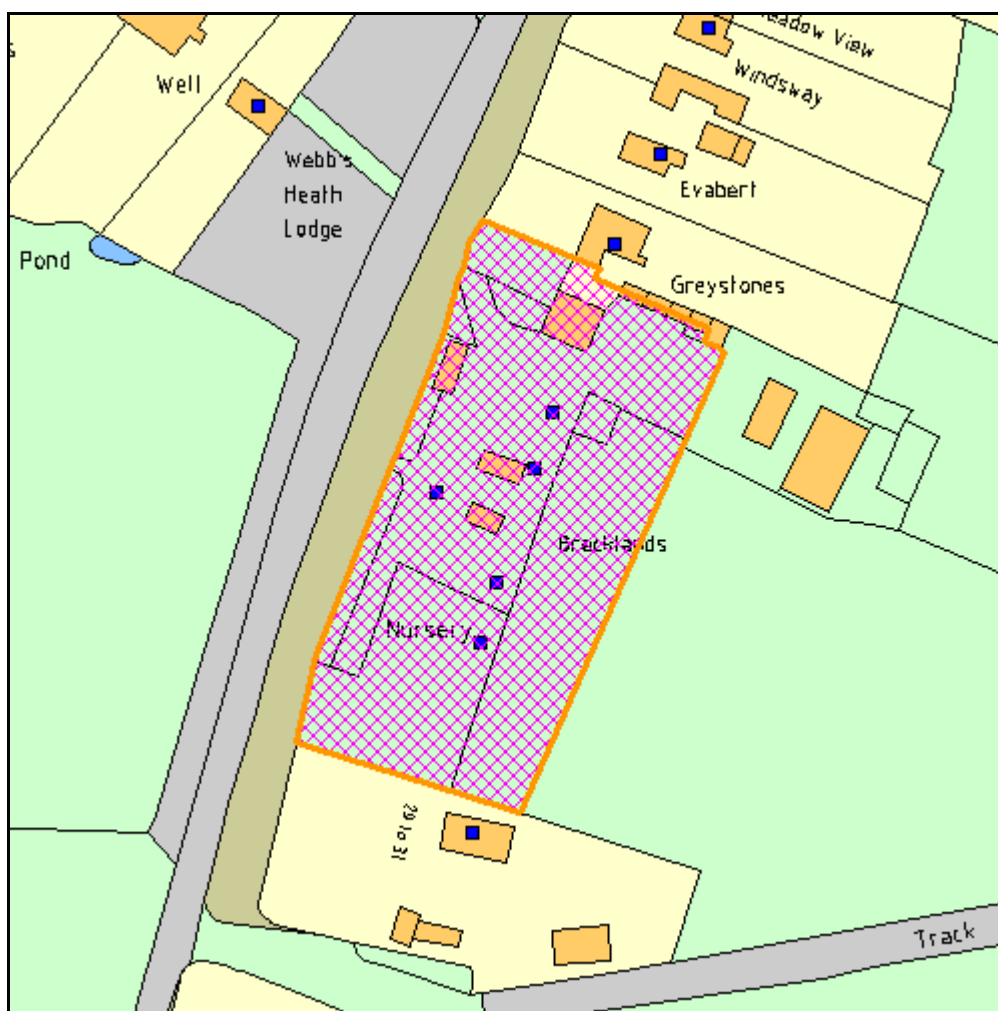
As received by the LPA on 11.8.22:
Proposed ground floor plan - 05A
Proposed first floor plan - 06A
Proposed elevations - 08A

Reason:
For the avoidance of doubt.

Case Officer: Anne Joseph
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 33/22 - 19th August 2022

App No.:	P22/03619/RVC	Applicant:	Mr Stuart Flynn Shire Homes (south west) Ltd
Site:	Greystones Siston Lane Siston South Gloucestershire BS30 5LX	Date Reg:	6th July 2022
Proposal:	Removal of condition 14 attached to planning permission PK17/2653/O to allow the retention of the storage building.	Parish:	Siston Parish Council
Map Ref:	368253 174119	Ward:	Siston
Application Category:	Minor	Target Date:	29th August 2022



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P22/03619/RVC

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

REASON FOR REFERRING TO CIRCULATED SCHEDULE

The application appears on the circulated schedule because a response has been received from the Parish Council that appears to support the proposal, where the officer recommendation is to the contrary.

1. THE PROPOSAL

- 1.1 This planning application is made under Section 73 (“s73”) of the Town and Country Planning Act 1990 (as amended) (“the Act”). Applications made under this section of the Act seek to develop land without compliance with conditions previously attached to the relevant planning permission.
- 1.2 The applicant is seeking to remove condition 14 of planning permission PK17/2653/O to allow the retention of the storage building.
- 1.3 PK17/2653/O was granted consent for demolition of existing outbuildings and erection of 4no. dwellings (outline) with access, layout and scale to be determined. All other matters reserved.
- 1.4 The application site is located outside of any defined settlement boundary and is within the open countryside. The site is also located within the Bristol/Bath Green Belt and lies opposite the grade II listed Webbs Heath Farmhouse.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Practice Guidance
- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS13	Non-Safeguarded Economic Development Sites
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
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
PSP28	Rural Economy
PSP37	Internal Space Standards
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) June 2007

Design Checklist SPD (Adopted) August 2007

Householder Design Guide SPD (Adopted) March 2021

Residential Parking Standard SPD (Adopted) December 2013

Affordable Housing and ExtraCare SPD (Adopted) May 2014

Landscape Character Assessment SPD (Adopted) November 2014

CIL and S106 SPD (Adopted) March 2015

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

3. RELEVANT PLANNING HISTORY

3.1 PK18/2250/RM (approved 31/08/2018):

Demolition of existing outbuildings and erection of 4no dwellings with appearance and landscaping. (approval of reserved matters to be read in conjunction with Outline planning permission (PK17/2653/O).

3.2 PK17/2653/O (approved 14/12/2017):

Demolition of existing outbuildings and erection of 4no. dwellings (outline) with access, layout and scale to be determined. All other matters reserved.

3.3 Other planning history is available that is neither recent nor relevant to this s.73 application.

4. CONSULTATION RESPONSES

Siston Parish Council

4.1 No objection. Councillors support this development.

Sustainable Transport

No comments.

Conservation Officer

No comments have been received.

4.4 Drainage (LLFA)

No objection.

4.5 Landscape Officer

No objection but defer to case officer in terms of whether the original proposal to remove the storage building was to compensate for the scale/presence of the new houses and their spatial impact on the openness of the Green Belt.

4.6 Ecology Officer

No objection.

4.7 Housing Enabling

No objection.

4.8 Public Open Space

No comment.

4.9 Children and Young People

No comments have been received.

4.10 Environmental Protection

No comments have been received.

4.11 Local Residents

1no. response has been received in objection to the proposed variation, stating that the consent was given on condition that the existing buildings were removed. Industrial sized building should be removed and if the applicant requires something larger than a garden shed, this should be subject to the full planning process.

5. **ANALYSIS OF PROPOSAL**

Principle of Development

5.1 Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.

5.2 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from that subject to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly. If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused

5.3 This application seeks to remove condition 14 attached to PK17/2653/O. Condition 14 of this consent requires:

Prior to the first occupation of any dwelling hereby permitted, the existing building shown on plan 00771/001 (received 06 June 2017) situated within the blue land on plan 2007-002 (received 14 December 2017) shall be completely and permanently removed and the land on which it stood made good.

Reason

To ensure that the redevelopment of the site has as minimal impact on the openness of the green belt and to accord with policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework, March 2012.

- 5.4 The building in question is a large modern steel portal framed building, situated behind (to the East of) the new dwellings erected pursuant to PK17/2653/O and subsequent reserved matters applications. It is understood that the building once formed part of the former Brecklands Nursery site. The below assessment will consider the case for removing condition 14, focusing on why it was applied in the first place, which relates predominantly to the site's location within the Green Belt.

Green Belt

- 5.5 The site is located within the Bristol/Bath Green Belt, which is part of the district in which development is strictly limited. Inappropriate development is, by definition, harmful and should not be permitted except in very special circumstances. The erection of the 4no. dwellings has previously been found to be acceptable within the Green Belt, and this application seeks to remove a condition requiring the removal of a pre-existing building, as referred to by condition 14. The removal of the building formed part of the previous consideration of the overall merits of the scheme and so it will be necessary to consider why condition 14 was imposed, and whether anything has materially changed in the intervening period that would justify removal of the condition.
- 5.6 The report for the PK17 consent sets out a thorough Green Belt assessment, and notes that the circumstances of the site were such that there would be an impact on the openness of the Green Belt as a result of the development. The site is understood to have in part been considered previously developed land and was in part not previously developed land. However, the overarching consideration as noted in 5.20 of the officer report for the PK17 scheme was that the scheme was more akin to infill development, and would be limited in scale. A 'pragmatic approach' was taken and ultimately the proposals were not found to be inappropriate in the Green Belt.
- 5.7 However, it was also noted that a condition would be required to ensure the removal of the remaining existing buildings on site. It was a clear intention of the previous consideration that whilst there would be some impact on the openness created by the then proposed development, this could in part be mitigated by the loss of the existing built form which also has an impact on the openness of the Green Belt. Clearly, the PK17 consent was granted in part on the balance of removing the existing buildings on site, and so permitting the

removal of condition 14 would substantially undermine this position. To put it another way, the previous decision was a balanced one, which included the removal of the existing building. Removing this requirement would alter the balance and could in all likelihood result in a different conclusion being reached.

- 5.8 Whilst there may be a case for an alternative agricultural building, this would need to be submitted as a full planning application where a case would need to be made as to why an agricultural building is required. In this case, the submitted information details a vague suggestion of some agricultural storage within the building, but also garden storage and storage of commercial mowers. Agricultural buildings are appropriate in the Green Belt but require full justification. Justification would also be required under the relevant local plan policies (PSP29 – agricultural development).
- 5.9 In light of the clear weight given to the removal of the building in determining PK17/2653/O, the removal of condition 14 is not justified and would have a materially harmful impact on the openness of the Green Belt, when viewed in the context of why its removal was required. Removing condition 14 would also materially alter the previous balanced decision, and there are no apparent material changes in circumstances since the PK17 scheme was granted consent and the present day. The retention of the building would therefore constitute inappropriate development in the Green Belt, and the s.73 application to remove condition 14 should be refused.
- 5.10 Design and Visual Amenity
The existing building that would be retained in the event condition 14 was removed has been in situ for a number of years and is understood to have been erected off the back of legitimate planning permissions. It is located in close proximity to existing buildings and so would adhere to the general design principle of locating rural buildings close to other buildings and would be recessive in terms of visibility from Siston Lane due to its backland position. There are therefore no design or visual objections to the removal of condition 14.
- 5.11 Residential Amenity
The building is located an appropriate distance from the properties and the case officer notes that no reference was made to amenity when discussing the removal of the building, nor was amenity part of the reason for condition 14. Accordingly, there are no residential amenity objections to the proposed variation.
- 5.12 Transportation
The existing building is accessed via an existing/established access and its retention would not affect the access or parking arrangements for the 4no. Dwellings. As such, there is no transportation objection to the proposed removal of condition 14.

Impact on Equalities

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that planning permission be **REFUSED** for the proposed variation.

Refusal Reason

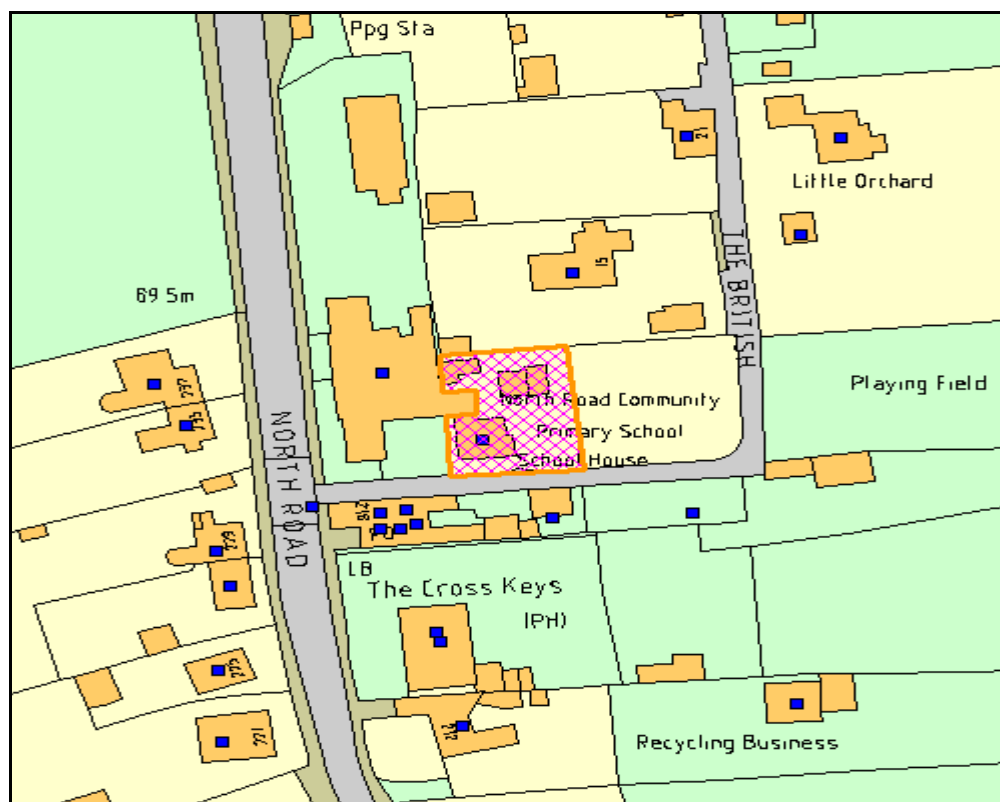
1. The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt. In addition, the applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. The proposal is therefore contrary to the provisions of Policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

Case Officer: Alex Hemming

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 33/22 - 19th August 2022

App No.:	P22/03629/HH	Applicant:	Mrs Louise Williams
Site:	School House The British Yate South Gloucestershire BS37 7LH	Date Reg:	1st July 2022
Proposal:	Demolition of existing conservatory, rear lean-to store area, and chimney stack. Erection of replacement side/front conservatory and single storey side/rear extension to provide additional living accommodation. Raising of roofline on existing side/front extension and other associated works (amendment to previously approved scheme P22/02110/HH)	Parish:	Iron Acton Parish Council
Map Ref:	369917 183749	Ward:	Ladden Brook
Application Category:	Householder	Target Date:	24th August 2022



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P22/03629/HH

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

REASON FOR REFERRING TO CIRCULATED SCHEDULE

The application appears on the circulated schedule in accordance with the current scheme of delegation because the applicant is employed by South Gloucestershire Council within the planning service.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the demolition of an existing conservatory, rear lean-to store area and chimney stack. Erection of replacement side/front conservatory and single storey rear extension to provide additional living accommodation. Raising of roofline on existing side/front extension and other associated works.
- 1.2 This application is a re-submission of a previously approved scheme P22/02110/HH. The main difference between the two schemes is that this application proposes single storey extensions, instead of two storey extensions.
- 1.3 The application site is a detached two storey dwelling accessed from The British, located within the Engine Common settlement boundary.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS30	Yate and Chipping Sodbury

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 P22/02110/HH (approved 01/06/2022):
Demolition of existing conservatory, single storey side/front extension and rear lean-to extension. Erection of single storey side/front extension and two storey side and rear extension to provide additional living accommodation. Installation of 1 no. first floor dormer window to front elevation. Erection of 1 no. ancillary annexe.
- 3.2 P22/01085/F (refused 14/04/2022):
Erection of 1 no. detached dwelling with associated works.
- Refusal reason:
- The incremental increase of development and the resulting vehicular traffic using a substandard access road (The British) by reasons of restricted width for two-way vehicular traffic and lack of footway facility at its junction with North Road will result in additional conflict between vehicles and pedestrians to the detriment of road safety. The proposal will therefore be contrary to Policy PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.*
- 3.3 P22/00699/CLP (approved 01/04/2022):
Installation of hard standing, erection of 2-metre-high fencing and siting of a mobile home ancillary to the main dwellinghouse (School House, The British).
- 3.4 P21/00572/F (refused 01/04/2021 / appeal dismissed 31/12/2021):
Erection of 1no. dwelling with access, parking, and associated works.
- Refusal reason:
- The incremental increase of development and the resulting vehicular traffic using a substandard access road The British by reasons of restricted width for two-way vehicular traffic and lack of footway facility at its junction with North Road will result in additional conflict between vehicles and pedestrians to the detriment of road safety. The proposal will be contrary to Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.*
- 3.5 P20/23983/F (refused 29/01/2021 / appeal dismissed 31/12/2021):
Erection of 2no. dwelling with access, parking, new public footpath, and associated works.

Refusal reason 1

By virtue of the amount of development on the site, its scale and massing, the proposal is considered to represent a cramped form of development and one that fails to respond to or respect the character of The British. The scheme also does not adequately reflect the existing street scene in terms of appearance and would be at odds with the current built form to the detriment of visual amenity. In addition, the vast expanse of hardstanding to the front has very limited opportunities for successful planting and again would dominate and be at odds with the character of the area. The type and amount of development proposed has knock-on adverse impacts for residential amenity, on-site parking and highway safety. As such the scheme fails to represent the highest standard of site planning and is thereby contrary to adopted planning policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and Policy PSP1, PSP8 and PSP43 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the NPPF in general.

Refusal reason 2

The incremental increase of development and the resulting vehicular traffic using a substandard access road The British by reasons of restricted width for two-way vehicular traffic and lack of footway facility at its junction with North Road will result in additional conflict between vehicles and pedestrians to the detriment of road safety. In addition, the scheme if implemented as proposed, would go against the previously approved scheme (application P20/10847/F) in relation to off the street parking and turning area in association with the School House. The proposal would be contrary to Policies PSP11 and PSP 16 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017.

- 3.6 P20/10847/F (approved 21/07/2020):
Demolition of existing conservatory, single storey side/front extension and rear lean-to extension. Erection of single storey side/front extension and two storey side and rear extension to provide additional living accommodation. Installation of first floor dormer window to front elevation, 4 no. solar roof panel blocks and 2 no. sections of 2-metre-high fencing.
- 3.7 P20/20651/F (approved 24/12/2020):
Demolition of existing outbuildings. Erection of 1 no. dwelling with access, parking and associated works (amendment to previously approved scheme PK16/1490/F).
- 3.8 P20/11417/CLP (approved 18/08/2020):
Erection of 2 no. polytunnels.
- 3.9 PK16/1490/F (approved 25/11/2016 [DMC overturn]):
Erection of 1no. detached dwelling with access and associated works.

4. CONSULTATION RESPONSES

- 4.1 Iron Acton Parish Council
No comment.

- 4.2 Sustainable Transport
No objection, subject to compliance with the submitted CEMP.
- 4.3 Environmental Protection
Informative.
- 4.4 Residents
No comments have been received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 The proposal seeks planning permission for the demolition of an existing conservatory, rear lean-to store area and chimney stack. Erection of replacement side/front conservatory and single storey rear extension to provide additional living accommodation. Raising of roofline on existing side/front extension and other associated works.
- 5.2 Principle Of Development
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.
- 5.3 Design and Visual Amenity
The application site is situated such that within the vicinity there is a wide variety of buildings, in terms of form, scale and appearance. This includes two recently completed detached properties almost opposite the site. The application site itself is closely linked to the school building both in form and original function (as the school house).
- 5.4 The development can be broken down broadly into three constituent parts, outlined as below.
- 5.5 Firstly, there would be a replacement conservatory erected broadly on the same footprint and to the same scale as the existing front/side conservatory, located on the side of the dwelling closest to the primary school, to the left of the existing front gabled projection. On the right-hand side of the front gabled wing the existing side lean to would have its roof altered so that the roof

junction of the lean-to roof would be tied into the side elevation at a higher point, just below the main eaves line. Finally, the proposal includes a rear extension (single storey) which would extend by c.6.3 metres from the rear elevation and would have a width of c.4.55 metres. The roof structure of the rear extension would be dual pitched with a rear (North) facing gable.

- 5.6 In terms of design, the replacement conservatory is broadly similar in appearance to the existing and so there is no design objection to that part of the proposed development.
- 5.7 The alteration to the existing side lean to is modest, and the only material change is the increase in roof height which will give the lean to roof a steeper pitch which, if anything, will appear more in keeping with the main roof pitches on the host dwelling which are steeper than the existing lean to roof. Finally, the proposed rear extension is broadly the same in footprint to the approved two storey extension and so as a two-storey extension has been found to be acceptable in design terms, it stands to reason that a single storey extension in the location proposed is also acceptable as it would appear suitably in keeping with the host dwelling and would appear appropriately subservient.
- 5.8 Further to the above, there are no design objections to the proposed development, which is broadly in accordance with CS1, PSP1, PSP38 and the guidance contained within the Household Design Guide SPD.
- 5.9 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 5.10 The proposed extensions being single storey and by reason of the placement of openings, and relationship to neighbouring dwellings, are such that there would be no material residential amenity impacts created, should permission be granted.
- 5.11 Should permission be granted, a level of private amenity space would be retained which exceeds the requirements set out in PSP43 for a 2 bed dwelling (50sqm).
- 5.12 Parking and Transportation
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.
- 5.13 The proposed development would not add any additional bedroom accommodation to the dwelling and would not materially alter the existing parking or access arrangements for the property.

5.14 A construction environmental management plan (CEMP) has been submitted with the application, which has been reviewed by the highway officers. In light of the location of the site and its interaction with the North Road primary school, and the walking route to the school playing field, a suitably worded condition should be applied, should permission be granted, to ensure that works proceed in accordance with the submitted CEMP.

Impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The development hereby approved shall at all times be carried out in accordance with the submitted construction environment management plan (CEMP) (The Construction Management Plan - revision E - as received 29th June 2022).

Reason

In the interests highway safety and to accord with Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

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

SHTB.01.V2 - Block plan
SHTB.03.V2 - Existing first floor plan
SHTB.02.V2 - Existing ground floor plan
SHTB.07.V2 - Existing/proposed elevations
SHTB.06.V2 - Existing/proposed elevations
SHTB.05.V2 - Proposed first floor plan
SHTB.04.V2 - Proposed ground floor plan
Site location plan
As received 29th June 2022

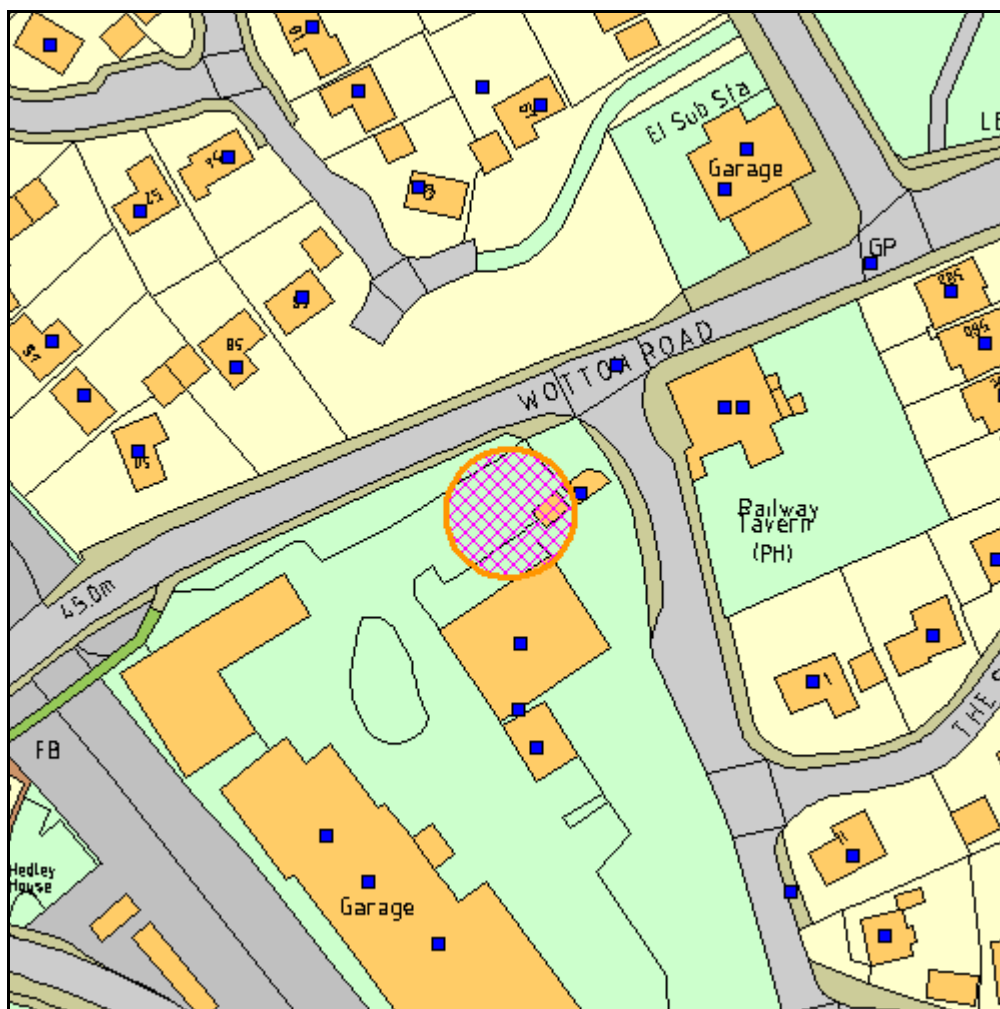
Reason

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

Case Officer: Alex Hemming
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 33/22 - 19th August 2022

App No.:	P22/03725/TRE	Applicant:	Mr Adrian Herbert M J Fews Ltd
Site:	The Old Station Wotton Road Charfield South Gloucestershire GL12 8SR	Date Reg:	6th July 2022
Proposal:	Works to crown lift 1 no. Common Beech tree over the car park to create a clearance height of up to 4m. Tree covered by SGTPO 18/14 and dated 08/05/2014.	Parish:	Charfield Parish Council
Map Ref:	372411 192259	Ward:	Charfield
Application Category:		Target Date:	29th August 2022



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N.T.S.

P22/03725/TRE

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council, contrary to the officer recommendation detailed below

1. THE PROPOSAL

- 1.1 Works to crown lift 1 no. Common Beech tree over the car park to create a clearance height of up to 4m.(Previous proposal was 5.2m Crown Lift)
- 1.2 The Old Station, Wotton Road

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. The Town and Country Planning Act 1990
 - ii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council

Objection to –(Previous proposal was 5.2m Crown Lift)- There is absolutely no requirement for such a severe and radical crown lift, which would in effect remove the majority of the canopy as the tree is less than 10m in overall height. The tree is located within the customer car park and a 5.2m crown lift suggests that provision is being made to accommodate access by high-sided vehicles. According to 2.2.1 of the Delivery Management Plan, lorry deliveries will only be permitted from the dedicated delivery area at the rear of the site and not through the customer car park. Charfield Parish Council urges SGC to refuse this application.

Other Representations

- 4.3 Local Residents

One Objection has been received concerning the excessive nature of the crown lift.

5. ANALYSIS OF PROPOSAL

- 5.1 Works to crown lift 1 no. Common Beech tree over the car park to create a clearance height of up to 4m(Previous proposal was 5.2m Crown Lift)
- 5.2 Principle of Development
The only issues to consider are whether the proposed works would have an adverse impact on the health, appearance, or visual amenity offered by the tree to the locality and whether the works would prejudice the long-term retention of the specimen.
- 5.3 Consideration of Proposal
The Beech tree is growing within the car park area for the new Co-op store. The applicant previously applied to crown lift the tree to give clearance of 5.2meters which would have required cutting into structural branches of the tree therefore following a site visit to assess the amount of lift that could be safely carried out the proposal was changed to 4m.
- 5.4 The 4m crown lift will only remove the over-hanging foliage and minor wood from the tree in order to create clearance below the tree and prevent damage from vehicles entering the site. There is some damage to the lower branches on the tree presumably from vehicles delivering to the tyre business which is not party to the delivery constraint conditioned for the Co-op store. These two broken branches will need to be tidied up with cuts in accordance with the British standard for tree works.
- 5.5 Whilst the comments of the Parish Council and neighbour consultee are taken into consideration, in order to prevent accidental damage to the tree a crown lift will be a necessity so for this reason a recommendation of granting consent for these lesser works is given.

6. RECOMMENDATION

- 6.1 That consent is **GRANTED** subject to the conditions detailed within the decision notice.

CONDITIONS

1. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

2. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree(s), and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

Case Officer: Lea Bending

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 33/22 - 19th August 2022

App No.:	P22/03867/RVC	Applicant:	South Gloucestershire Council
Site:	Land And Buildings At The Grange School Tower Road North Warmley South Gloucestershire BS30 8XQ	Date Reg:	14th July 2022
Proposal:	Variation of condition 2 attached to permission P22/02496/R3F to amend the approved plans and so alter the location of the substation. Demolition of 2 no. existing buildings. Erection of substation with associated infrastructure.	Parish:	Oldland Parish Council
Map Ref:	366738 173178	Ward:	Parkwall
Application Category:	Minor	Target Date:	6th September 2022



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N.T.S.

P22/03867/RVC

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

INTRODUCTION

This application appears on the Circulated Schedule in accordance with the Council Constitution as the applicant is South Gloucestershire Council itself.

1. THE PROPOSAL

- 1.1 The application relates to the demolition of two buildings (covered by P21/06034/PND) and erection of a new electricity sub-station. The brick built building with slate roof will be surrounded by hedging and will provide two transformers, one to serve the new gym and the Digtech School with the second to serve a proposed future residential development and primary school.
- 1.2 For information the proposal is required in order to facilitate the wider development of the Grange School site as the bridge that crosses Warmley Brook carrying the access road to the site will need to be widened necessitating the demolition of an existing sub-station.
- 1.3 The application site comprises approximately 570 m² situated on the eastern side of land associated with the former Grange School Site to the south of the existing access road. The site is currently occupied by two bungalows and associated outbuildings.
- 1.4 The site is situated immediately next to the boundary of the Warmley Conservation Area.
- 1.5 This application represents a resubmission of P22/02496/R3F with the difference being that structure will be moved 3.5 metres to the east to provide an easement to Wessex Water Infrastructure underground. There are no other differences to the consented scheme in terms of the scale/appearance of the building. A revised Tree Protection Plan has been submitted with the application to reflect the change in position of the building.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS2 Green Infrastructure
CS4a Sustainable Development
CS5 Location of Development

- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS23 Community Infrastructure and Cultural Activity
- CS29 Communities of the East Fringe of the Bristol Area

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

- PSP1 Local Distinctiveness
- PSP3 Trees and Woodland
- PSP11 Transport Impact Management
- PSP17 Heritage Assets and the Historic Environment

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

South Gloucestershire Landscape Character Assessment SPD (Revised and Proposed for Adoption November 2014)

Site lies within LCA 14: Kingswood

Green Infrastructure: Guidance for New Development SPD (adopted April 2021)

Trees and Development Sites: Guidance for New Development SPD (adopted April 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 There are a number of applications that have previously been approved on the wider Grange School Site. The following is of most relevance as it covers the demolition of the on-site buildings:

P22/02496/R3F Demolition of 2 no. existing buildings. Erection of substation with associated infrastructure. Approved 5th July 2022

P21/06034/PND Prior notification of the intention to demolish the former Grange School and Sports Collage. Prior Approval Granted 29th September 2021

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council

No objection

- 4.2 Other Consultees

Sustainable Transport Team

This application is seeking permission to demolish two building on the site, the erection of a new substation in order to facilitate a new infrastructure to support the future redevelopment of the former Grange school site with the existing access road and bridge across Warmley Brook to be widened. To facilitate the construction of a new bridge and road widening, the existing substation will

need to be demolished. We transportation development control have no objection to this application.

Tree Officer

Initial Comments

The Tree Constraints plan shows that there are A and B Category trees in close proximity to the proposed new building. Whilst the proposal may not significantly impact on the roots of some of these trees, they still require consideration and protection during demolition and construction, therefore a Tree Protection Plan, prepared in accordance with BS5837:2012 is required. An AMS is also required to demonstrate how the trees, especially T26 and T27, will not be negatively affected by the demolition.

Following the submission of Protection Plan no objection is raised

Lead Local Flood Authority

No objection

Listed Building Officer

No objection to the proposal in principle. – previous landscaping condition should be applied

Landscape Officer (summary)

No objection subject to previous conditions being applied again to secure a tree protection plan and a detailed planting plan.

National Grid

There are no National Grid assets in the vicinity

Other Representations

4.3 Local Residents

One letter has received neither supporting or objection to the proposed development. The comments can be summarised as follows:

Neighbours should be considered in relation to noise and dust
Work should not start until 8am and finish at 5pm Monday to Friday with no works at the weekend

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

As set out above in Section 1, this application has been submitted due to the requirement to move the building that was granted consent through P22/02496/R3F by 3.5 metres to the east due to the location of Wessex Water underground infrastructure and the requirement to provide the appropriate easement distances to this. This Section 73 application seeks consent for this change to the plans that were listed in Condition 2 attached to the above decision.

There is no specific policy relating to this form of development however CS23 of the Core Strategy states the Council and partners will work to provide additional, extended or enhanced community infrastructure and as such the proposal is considered to fall within this remit. The upgraded facility also is considered to hold some positive weight as it would help facilitate the redevelopment of the former Grange School Site with the potential addition of a new school and residential units including affordable housing.

Subject to consideration of the visual impact of the proposal, impact upon the Warmley Conservation Area, impact upon the highway and residential amenity as set out in the report below, the proposal is considered acceptable in principle.

5.2 Heritage

The application site falls outside the Warmley Conservation Area boundary although it does form part of the setting to the conservation area and the grade II listed Summerhouse to the east. The proposal involving the removal of two flat roof bungalows and substation and replacement with a single pitched roof substation will result in a structure that is further away than the existing structures from the listed building. While there is some concern regarding the fencing to a large extent this would be screened by landscaping (secured by condition see 5.4 below).

It is not considered that the development would impact upon the significant of the heritage assets (Summerhouse and Conservation) area given the scale of the development and relationship with those assets including the screening previously mentioned. The proposed development is considered acceptable in heritage terms (subject to an appropriate condition to secure landscaping details).

5.3 Design and Visual Amenity

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development.

The proposal seeks to introduce a new substation. The revised location to that previously approved is not considered to be sensitive and overall the proposal

is not viewed to result in any harm to the appearance of the site or its context, indeed the removal of the existing “tired” buildings could be seen to be an improvement. No objection is raised with regard to design and appearance subject to a condition to secure details of facing and roofing materials as set out in 5.2 above.

5.4 Residential Amenity

Policy PSP8 of the adopted Local Plan gives the Council’s view on residential amenity. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers. Notwithstanding the revised location 3.5 metres further to the east the proposal is situated away from any residential property and would not result in a harmful impact on neighbouring residential amenity.

Notwithstanding the above consideration it is considered appropriate in the interests of the amenity of adjoining occupiers (and a concern has been raised) to apply a condition to restrict working hours. It is considered appropriate to again as per the previous consent to restrict working hours to 8am to 5pm Monday to Friday and 8am to 1pm Saturdays with no working to take place on Sundays or Bank Holidays.

5.5 Landscape/Trees

The construction of the new substation has the potential to impact upon certain trees as follows in particular T26 and T27.

T27 Rowan

T26 Ash

T56 Box Elder

T57 Field Maple (this is a Category A tree)

The applicant has submitted a revised Tree Protection Plan to reflect the change to the location of the building which has been considered by the Council Tree Officer and is considered acceptable. A condition is considered appropriate to ensure that all works take place in accordance with this plan to ensure the protection of the trees.

In terms of the existing landscaping that potentially could be affected, this is as set out above. The proposed development includes the provision of a line of 4 No. new trees is shown to the east of the new substation, together with new native hedging (and post and wire fencing) enclosing its perimeter of its compound and parking zone. A condition will be attached to the decision notice to ensure full details of the planting including the location, species and sizes among other criteria. This is considered to represent an enhancement to the visual amenity of the area.

5.6 Sustainable Transport and Parking Provision

The proposal seeks to erect a new substation and would not create any additional educational floor space. The use is ancillary to the general use of the site and would not be viewed to result in the property being any more intensively used. The proposal would be situated adjacent to a highway,

however the road speed is restricted and expected to be slow and the proposal would not be seen to result in an obstruction to visibility. On this basis the proposal is not viewed to have any impact on the local highway network and no objection is raised in this respect.

5.7 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 the conditions set out below.

CONDITIONS

1. The development hereby permitted shall be begun before the 5th July 2025.

Reason

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

2. The development shall be carried out in accordance with the following approved plans:

Received 12th July 2022

- 150 C SITE LOCATION PLAN
- 151 C NEW SUBSTATIONS - BLOCK PLAN AS EXISTING
- 152 B NEW SUBSTATIONS - EXISTING BUNGLALOWS-PLAN
- 153 B NEW SUBSTATIONS - EXISTING BUNGLALOWS ELEVATIONS
- 155 D NEW SUBSTATIONS - BLOCK PLAN AS PROPOSED
- 156 C NEW SUBSTATIONS - PLAN AND ROOF PLAN AS PROPOSED
- 157 C NEW SUBSTATIONS - ELEVATIONS AND SECTIONS
- 158 C NEW SUBSTATIONS - BLOCK PLAN - FUTURE AS PROPOSED
- 159 B NEW SUBSTATIONS-SETTING OUT PLAN

Reason:

For the avoidance of doubt

3. Construction Hours

The hours of working on site during the period of construction shall be restricted to
 Monday - Friday.....8.00am - 6:00pm
 Saturday.....8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason:

In order to protect the residential amenity of neighbouring occupiers and in accordance with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013

4. Prior to the commencement of above ground works (above slab level) a detailed planting plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in the first season following completion of construction works.

Reason

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

5. The development shall be carried out in accordance with the submitted Tree Protection Plan (Drg No. 160 B New Substations Tree Protection Plan received 12th July 2022)

Reason

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

Case Officer: David Stockdale
Authorising Officer: Suzanne D'Arcy