

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: 47/22

Date to Members: 25/11/2022

Member's Deadline: 01/12/2022 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

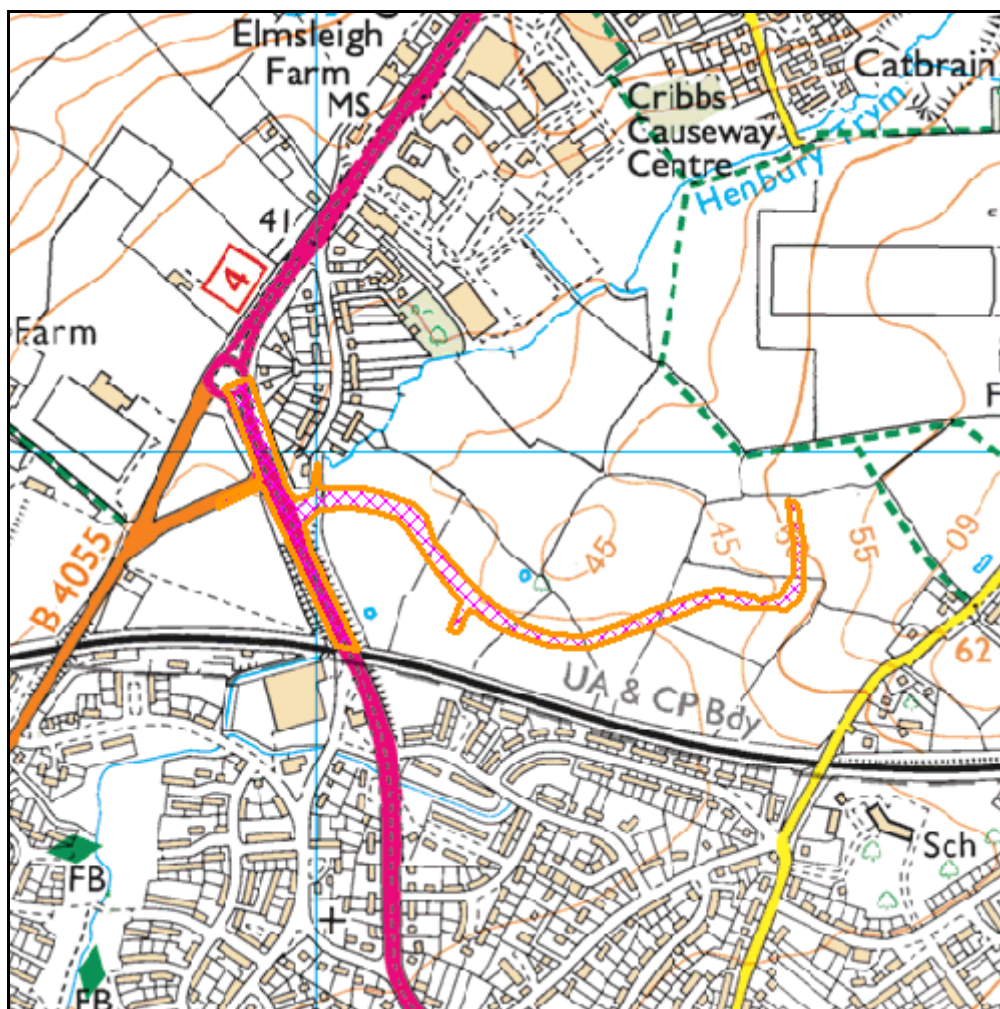
CIRCULATED SCHEDULE 25 November 2022

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/13719/RM	Approve with Conditions	Land At Wyck Beck Road And Fishpool Hill, Patchway, Cribbs Causeway, Bristol South Gloucestershire	Charlton And Cribbs	Almondsbury Parish Council
2	P22/05164/F	Approve with Conditions	Land At Battlefields Lansdown South Gloucestershire BA1 9DD	Battlefields Boyd Valley	Cold Ashton Parish Council
3	P22/05448/HH	Approve with Conditions	15 Fairford Crescent Patchway South Gloucestershire BS34 6DH	Bradley Stoke North	Stoke Lodge And The Common
4	P22/05827/F	Approve with Conditions	Land At Bramble Cottage 4 Itchington Road Tytherington South Gloucestershire GL12 8QE	Frampton Cotterell	Tytherington Parish Council
5	P22/05860/HH	Refusal	90 Dragon Road Winterbourne South Gloucestershire BS36 1BL	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 47/22 -25th November 2022

App No.:	P20/13719/RM	Applicant:	Persimmon Homes Severn Valley
Site:	Land At Wyck Beck Road And Fishpool Hill, Patchway, Cribbs Causeway, Bristol South Gloucestershire	Date Reg:	12th October 2020
Proposal:	Creation of road infrastructure with appearance and layout to be determined. (Approval of Reserved Matters for Phase 1 to be read in conjunction with outline permission PT12/1930/O).	Parish:	Almondsbury Parish Council
Map Ref:	357257 179919	Ward:	Charlton And Cribbs
Application Category:	Major	Target Date:	8th January 2021



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N.T.S.

P20/13719/RM

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

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 This application is for the approval of Reserved Matters (RMs) for the central spine road that runs through Phase 1 of the Land at Wyck Beck Road and Fishpool Hill strategic site (hereafter referred to as 'the Site'). This is the first RMs application to be submitted for this site.
- 1.2 The wider site has Outline permission (PT12/1930/O) to deliver 1100 new dwellings, a new school, community and local centre together with areas of public open space, outdoor sports and children's play areas over two phases. The Site forms part of the Cribbs/Patchway New Neighbourhood (CPNN) Development Area allocated in the Core Strategy (adopted 2013) under Core Strategy Policy CS26.
- 1.3 This RM application has been submitted pursuant to Conditions 1, 2 and 3 attached to Outline permission PT12/1930/O ('the Outline') and in accordance with the requirements of a number of conditions attached to the Outline decision notice as discussed in further detail below.
- 1.4 As shown on the Site Location Plan, the red line boundary for this application is limited to the central spine road corridor, and its associated highway verges, lighting, landscaping and drainage infrastructure. The application boundary extends from the limits of the main site access junction off Wyck Beck Road, through Phase 1 east-west as far as the Local Centre turning north to where it will eventually connect through to the adjacent redeveloped Filton Airfield site to the north.
- 1.5 Although some preliminary details have been shown on some of the plans submitted with this application for continuity, the remaining section of the spine road from the Local Centre through to the junction with Fishpool Hill will be the subject of a separate stand-alone future RMs application.
- 1.6 The spine road has a 20mph design speed. Running adjacent along the north side of the spine road is proposed a new segregated footway (2m wide) and cycle way (3m wide) for most of the route and along the south, a 2-3m wide shared route.
- 1.7 The spine road has been landscaped with an avenue of street trees set within the adjacent verges. It includes underpasses at key locations to enable wildlife, including protected species (Great Crested Newt) to travel under the highway along the retained ecological corridors and hedgerow network. Lighting has been sensitively designed in key locations to minimise impacts on wildlife, including bats.
- 1.8 Details of the main access junction were approved under the Outline with highways technical approval having been subsequently granted (Section 278 agreement). As such these junction works and associated works along Wyck Beck Road are underway and are not the subject of this application.

- 1.9 Details of the junctions between the spine road and Fishpool Hill itself have been approved under two stand-alone Outline applications (PT13/0830/O and PT13/4413/O)). Separate Reserved Matters applications to follow will address detailed design matters for these junctions. The junctions between the spine road and Fishpool Hill itself are not covered under this RM application and are outside the red line boundary.
- 1.10 The internal spine road will be offered for adoption by the Council (under Section 38 agreement) and as such the Council's Highways Officers and Streetcare Engineers have worked closely with the applicant on the proposed details.
- 1.11 The full extent of this strategic site comprises a land area of approximately 54 hectares. Fishpool Hill itself runs north-south through the centre of the site, splitting Phase 1 and Phase 2 of the development. Existing residential properties off Fishpool Hill are largely not included within the strategic site boundary. At present the wider Site comprises field parcels of former agricultural use with enabling construction works now underway.
- 1.12 The land generally falls away from north to south with Fishpool Hill in the centre on higher ground with the Henbury Trym corridor running along the western boundary of the Site. The southern boundary of the Site is bounded by the railway line which also broadly reflects the administrative boundary between South Gloucestershire Council and Bristol City Council. Areas of existing residential development within Bristol's administrative area lie to the south of the railway line. To the immediate north of the Site is the former Filton Airfield strategic development site. To the south-west, the site is bounded by the A4018 / Wyck Beck Road with the main access into the site comprising the junction with Passage Road. Passage Road runs north-south close to the site and comprises associated established residences. To the east of Phase 2 lies Charlton Common. The site is within close proximity to the Cribbs Causeway retail complex and Junction 17 of the M5.
- 1.13 Following the Outline approval, a number of pre-commencement conditions were required to be submitted. These were approved under discharge of condition applications DOC20/00249 and DOC20/00339 in May 2022. This application's compliance with these various conditions has been assessed accordingly. These conditions are as follows and are discussed in further detail in Section 5 below:

Approved under application DOC20/00249:

- Condition 6 – Detailed Masterplan for the phase
- Condition 7 – Design Code for the phase
- Condition 8 – Phasing Plan for the entire site
- Condition 13 – Programme of archaeological work
- Condition 14 – Waste Management Audit
- Condition 15 – Surface Water Drainage Masterplan
- Condition 30 – Details of construction compound
- Condition 34 – Energy Statement

- Condition 35 – Site-wide Waste Management and recycling strategy
- Condition 38 – Site-wide Affordable Housing Plan
- Condition 45 – Establish Residents Liaison Group

Approved under application DOC20/00339:

- Conditions 12/30 – Construction Environmental Management Plan (CEMP)
- Condition 14 – Waste Audit
- Condition 23 – Ecological Mitigation Strategy for slow worms
- Condition 24 - Ecological Mitigation Strategy for brown hare and hedgehogs
- Condition 25/26/27 – Ecological and Landscape Management Plan, ecological contractor and re-survey for badgers
- Condition 40 – Noise Mitigation

1.14 The Outline approval also contains conditions that specify other information that is required to be submitted with RM applications. These conditions are as follows:

Other information required to be submitted with Reserved Matters:

- Condition 5 – Conformity with parameter plans
- Condition 16 – drainage details for reserved matters
- Condition 22 – Details of safer routes to school, walking/cycling routes
- Condition 31 – Full details of hard and soft landscaping works
- Condition 32: Tree protection details
- Condition 33: Schedule of landscape maintenance for minimum of 5 years
- Condition 37: Lighting scheme details
- Condition 41: Details of strategic cycle network
- Condition 42: Details of internal bus route infrastructure
- Condition 43: Details of refuse collection strategy
- Condition 46: Details of levels/scaled site sections

Applicant's Supporting Information

1.15 The following plans/documents have been submitted with this RMs application:

Document/Plan	Latest Revision/Reference submitted
Site Location Plan	101_HW Rev G
Spine Road & Link Road Bus Swept Path Analysis Sheet 1	13078-HYD-XX-XX-DR-C-0020 P03
Spine Road & Link Road Bus Swept Path Analysis Sheet 2	13078-HYD-XX-XX- DR-C-0021 P04
Spine Road & Link Road General Arrangement Sheet 1	13078-HYD-XX-XX-DR-C-0010 P10
Spine Road & Link Road General Arrangement Sheet 2	13078-HYD-XX-XX-DR-C-0011 P10
Spine Road & Link Road Visibility Splays Sheet 1	13078-HYD-XX-XX-DR-C-0050 P05
Spine Road & Link Road Visibility Splays Sheet 2	13078-HYD-XX-XX-DR-C-0051 P05
Spine Road & Link Road Setting Out Sheet 1	13078-HYD-XX-XX-DR-C-0100 P01
Spine Road & Link Road Setting Out Sheet 2	13078-HYD-XX-XX-DR-C-0101 P02
Spine Road & Link Road Contours Sheet 1	13078-HYD-XX-XX-DR-C-0150 P07
Spine Road & Link Road Contours Sheet 2	13078-HYD-XX-XX-DR-C-0151 P03
Long Sections Sheet 1	13078-HYD-XX-XX-DR-C-0200 P05
Long Sections Sheet 2	13078-HYD-XX-XX-DR-C-0201 P04
Long Sections Sheet 3	13078-HYD-XX-XX-DR-C-0202 P07
Long Sections Sheet 4	13078-HYD-XX-XX-DR-C-0203 P04
Spine Road & Link Road Swale Long Section	13078-HYD-XX-XX-DR-C-0235 P01
Detention Basin Sections Sheet 1	13078-HYD-XX-XX-DR-C-0250 P04
Detention Basin Sections Sheet 1	13078-HYD-XX-XX-DR-C-0251 P03
Manhole & Headwall Schedule Surface Water	13078-HYD-XX-XX-DR-C-0300 P14
Wyck beck culvert Sedimentation prevention proposals	13078-HYD-XX-XX-DR-D-2300 P01
Manhole Schedule Foul Water	13078-HYD-XX-XX-DR-C-0301 P10
Swale and Attenuation Basin Construction Details	13078-HYD-XX-XX-DR-C-0420 P06
Spine Road & Link Road Highway Construction Details Sheet 2	13078-HYD-XX-XX-DR-C-0451 P03
Spine Road & Link Road Highway Construction Details Sheet 3	13078-HYD-XX-XX-DR-C-0453 P01
Spine Road & Link Road Drainage Layout Sheet 1	13078-HYD-XX-XX-DR-C-0600 P21
Spine Road & Link Road Drainage Layout Sheet 2	13078-HYD-XX-XX-DR-C-0601 P16
Spine Road & Link Road Drainage Layout Sheet 3	13078-HYD-XX-XX-DR-C-0602 P17
Spine Road & Link Road Pavement & Kerb Sheet 1	13078-HYD-XX-XX-DR-C-0700 P06
Spine Road & Link Road Pavement & Kerb Sheet 2	13078-HYD-XX-XX-DR-C-0701 P06
Spine Road & Link Road Pavement & Kerb Sheet 3	13078-HYD-XX-XX-DR-C-0702 P07
Spine Road & Link Road Pavement & Kerb Sheet 4	13078-HYD-XX-XX-DR-C-0703 P04

Document/Plan	Latest Revision/Reference submitted
Spine Road & Link Road Minimum PSV Values Sheet 1	13078-HYD-XX-XX-DR-C-0710 P03
Spine Road & Link Road Minimum PSV Values Sheet 2	13078-HYD-XX-XX-DR-C-0711 P02
Spine Road & Link Road Signs & Lines Sheet 1	13078-HYD-XX-XX-DR-C-0800 P05
Spine Road & Link Road Signs & Lines Sheet 2	13078-HYD-XX-XX-DR-C-0801 P05
Spine Road & Link Road Signs & Lines Sheet 3	13078-HYD-XX-XX-DR-C-0802 P06
Catchment Plan (Surface Water)	13078-HYD-XX-XX-DR-C-0950 P05
Micro Drainage Network	13078-HYD-XX-XX-DR-C-0990 P01
Attenuation basin s1 Cross-sections	13078-HYD-XX-XX-DR-D-2009-1 P10
Wyck beck culvert Sedimentation prevention proposals	13078-HYD-XX-XX-DR-D-2300 P01
Wyck Beck Rd Culvert Section	13078-HYD-XX-XX-SK-C-0007 P02
Basin B Earthworks Benching	13078-HYD-XX-XX-SK-C-0010 P01
Headwall specification (SFA6B)	SFA6B Headwall 500 x 500mm Toe 3 Sided Kee Klamp (Althon, dated 11/10/18)
Headwall specification (SFA6B with flap valve)	SFA6B Headwall 500 x 500mm Toe + 300mm Flap Valve + 3 Sided Kee Klamp (Althon, dated 11/10/18)
Headwall specification (SFA6B with safety grille)	SFA6B Headwall 3 Sided Kee Klamp SFA1 300 Outfall Safety Grille (Althon, dated 10/09/18)
Headwall specification (SFA6B with Toe Cranked Grating)	SFA6B Headwall 500 x 500mm Toe Cranked Grating (Althon, dated 18/01/2022)
Headwall specification (SFA10C with safety grille)	SFA10C Headwall 500 x 500mm Toe SFA1 600 Outfall Safety Grille 3 Sided Kee Klamp (Althon dated 19/02/19)
Headwall specification (SFA6A with flap valve)	SFA6A Headwall 500 x 500mm Toe 250mm Flap Valve 3 Sided Kee Klamp (Althon dated 10/10/18)
Headwall specification (SFA 15B with cranked grating)	SFA15B Headwall 500 x 500mm Toe 3 Sided Kee Klamp Cranked Grating (Althon dated 21/01/20)
Flood Compensation Area 3 Channel Section	13078-HYD-XX-XX-SK-C-0011 P01
Fishpool Hill – Surface Water Maintenance Schedules	Appended to Technical Note 13078-HYD-HDP-XX-TN-D-0012 (Dated 7 th Oct 2022)
Micro drainage calculations (Network 1 1 and 1 in 30 year)	Dated October 2022
Micro drainage calculations (Network 1 1 in 100 year surcharged outfall 38.14m)	Dated October 2022
FRA – Text and Appendices A and B	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix C and D Part 1	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix D Part 2	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix D Part 3	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix D Part 4	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix D Part 5	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix D Part 6	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix D Part 7	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix E Part 1	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix E Part 2	13078-HYD-XX-XX-D-5001 P11
FRA – Appendix F and G	13078-HYD-XX-XX-D-5001 P11
Street Tree Landscape Plan (East-West)	WHL-1121-01 C

Document/Plan	Latest Revision/Reference submitted
Street Tree Landscape Plan (North-South)	WHL-1121-02 C
Indicative Tree Pit Detail for Spine Road (1500mm planting bed)	N/A
Street Lighting & Electrical Requirements – S38 (2 sheets)	SLD-524-001 Sheet 1 B SLD-524-001 Sheet 2 B
Sports Pitches Layout	000_SP B
Trial Pit Results	Report dated 15/07/22
Trial Pit Locations	Annotated on Drawing 13078/HYD/XX-XX-SK-0201.1 P04
Technical Note (11) in response to LLFA Drainage Comments	13078-HYD-HDP-XX-TN-D-0011-P01 Drainage
Technical Note (12) in response to LLFA Drainage Comments	13078-HYD-HDP-XX-TN-D-0012-P01 Drainage
Technical Note (13) in response to LLFA Drainage Comments – With Appendices	13078-HYD-HDP-XX-TN-D-0013-P01 Drainage
Technical Note (14) in response to LLFA Drainage Condition Comments – Text Only	13078-HYD-HDP-XX-TN-D-0014-P02 Drainage
Technical Note (15) in response to LLFA Drainage Condition Comments	13078-HYD-HDP-XX-TN-D-0015-P01 Drainage

Environmental Impact Assessment

- 1.16 The original Outline application was accompanied by an Environmental Statement. This application is considered a ‘subsequent’ application in relation to the Environmental Impact Assessment regulations (EIA Regs 2017) however it is considered that sufficient environmental information is already before the Council to ascertain the significant effects on the environment and requests for further environmental information (under Regulation 25) have not been required

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (last updated July 2021)
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS2 Green Infrastructure
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS6 Infrastructure and Developer Contributions
CS7 Strategic Transport Infrastructure
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS24 Green Infrastructure, Sports and Recreational Standards
CS25 Communities of the North Fringe of Bristol Urban Area
CS26 Cribbs / Patchway New Neighbourhood

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

PSP1 Local Distinctiveness

PSP2 Landscape
PSP3 Trees and Woodland
PSP8 Residential Amenity
PSP10 Active Travel Routes
PSP11 Transport Impact Management
PSP13 Safeguarding Strategic Transport Schemes and Infrastructure
PSP19 Wider Biodiversity
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP44 Open Space, Sport and Recreation

2.3 **Supplementary Planning Documents**

Cribbs/Patchway New Neighbourhood Development Framework SPD (adopted March 2014)

Green Infrastructure SPD (adopted April 2021)

Trees and Development Sites SPD (adopted April 2021)

Sustainable Drainage Systems (SuDs) SPD (adopted April 2021)

South Gloucestershire Statement of Community Involvement (2020)

3. **RELEVANT PLANNING HISTORY**

3.1 In addition to the applications on the site itself listed below there have also been a number of recent applications relating to the surrounding strategic sites of Haw Wood and Filton Airfield that together comprise the Cribbs Patchway New Neighbourhood Area:

- P21/05421/RM - Erection of 235 no. dwellings and associated landscaping and infrastructure at Fishpool Hill (Parcel H4 & H7) with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT12/1930/O.). | Land At Wyck Beck Road And Fishpool Hill Patchway Cribbs Causeway South Gloucestershire – Validated 20th August 2021 - Decision Pending
- DOC20/00339 - Discharge of conditions 12 (Construction Environmental Management Plan (CEMP)), 14 (waste management audit), 23 (Ecology - slow worms), 24 (Ecology - brown hares and hedgehogs), 25 (landscape and ecological management plan), 26 (appointment of ecological contractor), 27 (Ecology- badgers), 29 and 30 (CEMP), 36 (Internet provision) and 40 (noise assessment) attached to planning permission PT12/1930/O. Validated 10th Nov 2020 – Discharged 6th June 2022
- DOC20/00249 - Discharge of Condition 6 (Detailed masterplan) Condition 7 (Design code) Condition 8 (Overall phasing plan) Condition 13 (archaeological) Condition 15 (Drainage) Condition 17 (Technical design) Condition 32 (Arboricultural) Condition 34 (Energy statement) Condition 35 (Waste management) Condition 38 (Affordable housing) and Condition 45 (Residents liaison group) attached to planning permission PT12/1930/O – Validated 29th July 2020 – Discharged 25th May 2022
- PT13/4413/O - Construction of an access road crossing the existing highway and 0.1ha of residential development. Outline application with access to be determined: all other matters reserved – Validated 3rd Dec 2013 – Approved 13th April 2017

- PT13/0830/O - Construction of an access road crossing the existing highway. Outline application with all matters reserved other than access – Validated 11th March 2013 – Approved 13th April 2017
- PT12/930/O - Mixed use development across 53.80 hectares of land comprising up to 1,100 new dwellings (Use Class C3) a local centre (Use Classes A1, A2, A3, A4, A5, B1, D1, D2) a primary school together with supporting infrastructure and facilities including: new vehicular access with Wyck Beck Road, public open space and landscaping. Outline application including access with all other matters reserved – Validated 18th June 2012 – Approved 16th July 2020

4. CONSULTATION RESPONSES

Response from External Consultees **Almondsbury Parish Council**

- 4.1 APC object to this application on grounds of the recommendations of the reports from:-
- The Sustainable Transport Officers report.
 - The Environmental Agency's report.
 - The Lead Local Flood Authority, who's comments have not been addressed.
 - APC also agree with the Archaeology Officers recommendations for HC11 condition for a programme of archaeological work to be applied to this application.

(note: these consultee objections referred to have since been removed, refer to Section 5 below)

Environment Agency

Comments dated 18th July 2022:

- 4.2 No objections, position remains as set out under earlier correspondence to this proposal to the Local Planning Authority (LPA) dated 19th January 2021, attached for your information. However, we do wish to make the following additional comments: under our latest response to the related application DOC20/00249 (EA ref. WX/2021/135003/1) we advised that we had reviewed and agreed that the flood modelling demonstrated that the proposed road and associated floodplain compensation areas (FCA) would ensure that there is no significant increase in flood risk to third parties. We would remind the applicant and LPA that the FCAs need to be constructed before construction of the road to ensure provision of the required compensation through the construction period.

Comments dated 19th January 2021:

- 4.3 The Environment Agency have no objection to this proposal as our interests have been covered by conditions at the outline stage. Particularly under previous correspondence dated 15 May 2013, (PT12/1930/O – WX/2012/121680/07-01), to the Local Planning Authority and repeated below:

-The access road level will be set no higher than the existing ground level except where required to tie into existing levels.

- Compensatory flood storage will be provided on a level for level and volume for volume basis for any ground raising required for the access road. This will be provided on site to a 1 in 100 year plus climate change standard.

4.4 In addition, it should be noted that under the Environmental Permitting (England and Wales) Regulations 2016 a permit would be required for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

Avon and Somerset Police

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

Network Rail

4.6 No objections:

4.7 Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

4.8 Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

DRAINAGE

4.9 It is unclear from the plans whether the Swale is a new one or existing. If it is existing, the discharge into it must not exceed l/s.

Response from SGC Consultees

Archaeology

4.10 No objections subject to condition:

4.11 These comments supersede those presented in July 2022. Since then, a new Written Scheme of Investigation has been prepared by Wessex Archaeology (August 2022) covering all further work needed for Phase 1 of the development. This document includes the archaeological work necessary for the road infrastructure that is this

application. The WSI will be discharged under application PT12/1930/O and means that there is no need for further pre-commencement conditions on the reserved matters, including this application. Therefore, the HC11 condition recommended in my previous comments, is not needed. However, there is need for a compliance condition to ensure that the requirements of the WSI are delivered. As such, I recommend the following condition: 'The development shall be undertaken in accordance with the approved Written Scheme of Investigation for Archaeological Excavation, Archaeological Evaluation & Archaeological Monitoring and Recording prepared by Wessex Archaeology (August 2022) and approved by South Gloucestershire Council.'

Ecology

- 4.12 No objections, subject to condition:
- 4.13 Following receipt of the Natural England (NE) dormouse licence and Figure E3 from the method statement this morning, I am now satisfied on the dormouse canopy/bridging issue. Since they've been granted a licence with a mitigation strategy that has no proposed canopy connections/bridging structures over the spine road, NE must have been satisfied that this would not affect the conservation status of the population. I am therefore satisfied with the lack of connectivity for dormice under this spine road RM and have no further comment.
- 4.14 Request to have a condition requiring a structural drawing from their highways/infrastructure engineer, with input from their ecologist, on the design of the Great Crested Newt underpasses – to ensure they are fit for purpose and deliverable in the locations set out in the General Arrangement drawings.

Highways Authority

- 4.15 No objections:
- 4.16 We have previously commented on this planning application seeking to implement the construction of the Spine Road and the related infrastructure associated with the Fishpool Hill development which was granted outline permission under PT12/1930/O. We have now reviewed the latest the General Arrangement (GA) drawings for the Spine Road and our comments are set out below.
- 4.17 We note that following recent discussions, the applicants have now prepared a revised bus tracking using vehicles travelling at 20mph. Our review suggests that these show some minor wing mirror overhang onto the verge in places but whilst tight on the bends it does not show any clashes and vehicles can pass each other adequately. As a result, after considering the need to prevent other vehicles speeding and the low probability of two buses meeting on this section of any route even with a 10-minute frequency, we believe that this layout is satisfactory. Hence, provided that the Road Safety Audit (RSA) does not reveal any fundamental problems, we are prepared to accept it. We would, however, require that a condition indicating that no street furniture should be located within 0.5 metres of the kerb be placed on any permission granted for this layout.
- 4.18 We are pleased to note that the westbound bus-stop has been moved so that it is no longer placed on a bend. We would, however, welcome the applicant's clarification of the standards adopted to define the proposed bus-stop cages as they seem rather short.

- 4.19 We are also pleased to note that consistent treatment of all side road junctions has been adopted as previously recommended.
- 4.20 As a fundamental point, extending beyond this application, the final layouts and the limits of adoption will not be agreed until a technical engineering application for the Section 38 agreement is submitted. Consequentially, the final approved layout may well differ from the plans submitted at this stage and so any “adoption drawings” are considered as indicative only for information. Having said that, the plans submitted to-date seem broadly satisfactory.
- 4.21 We are still awaiting the Road Safety Audit for the technical approval and comments on this document will be provided via the formal RSA procedure.
- 4.22 There is one other matter which we believe needs to be addressed at this stage, this is, what is the bus going to do before it can travel through into the Airfield site? As this might be a lengthy period, we consider that the interim position needs to be considered by the applicant.

Highways Structures

- 4.23 No objections subject to informative:
- 4.24 Structure Number 57229 Wyck Beck Culvert North is close to the application site. No excavation within 5 metres of the existing structure is to be undertaken without providing details of the proposed excavation to the Highway Structures team at least 10 working days prior to the excavation.

Landscape Officer

- 4.25 No objections subject to conditions:
- 4.26 I confirm that the planting plans, WH Landscape dwg.nos.WHL-1121-01 and 02 Rev C are now acceptable with regard to landscape. I would still query the use of topsoil for wildflower areas and also the use of buff tarmac for the southern footpath/cycleway surfacing. *(note: these changes have since been made)*

Lead Local Flood Authority

- 4.27 No objections, subject to comments and conditions.

Following further email correspondence, the LLFA are satisfied that matters relating to surface water drainage have been addressed and can therefore recommend the approval of reserved matters, subject to the Informatives and Conditions outlined below.

No objections, subject to comments and conditions.

- 4.28 Following further email correspondence and revised Drainage Plans, we/LLFA can confirm that matters relating to surface water drainage have satisfactorily been addressed and can therefore recommend the approval of reserved matters, subject to the Informatives and Conditions outlined below.

SURFACE WATER DRAINAGE:

- 4.29 We welcome the trash and security screens being annotated on the Drainage Plans.
- 4.30 We welcome the Drainage Plans being updated with the Landscape Plans.
- 4.31 We accept that detailed design of the trash screens relating to the inlet of the 300mm dia Wyck Beck Road Culvert and the upstream end of the 3 No 1800 x 600 box culverts, and security screens on the downstream end of the 3 No 1800 x 600 box culverts are to be conditioned.
- 4.32 Given that 1 in 3 side slopes are a standard minimum requirement (C753), we would expect to see Enkamat 7018 (or similar) reinforcement matting for all external side slopes steeper than 1 in 3. See compliance Condition below.

Note: Our understanding is that the above ground SUDS features will be maintained by a Management Company rather than a Water Company and therefore will not be subject to a s104.

POND S1

- 4.33 Dwg: 13078-HYD-XX-XX-DR-D-0600 P22
- Enkamat 7018 (or similar) reinforcement matting expected for all external side slopes greater than 1 in 3 (see note above).
- 4.34 We welcome confirmation that the 0.55haIMP for the Railway Station has been accounted for within the Micro Drainage model.
- However, we note that PNs 10.000 and 10.001 (shown in plan below DR-D-2003 P013 approved under DOC20/00249) were removed from the Drainage Plan for this application as the Environment Agency would not permit any further land raising within the Flood Zone.
 - Given that the Railway Station is still at Pre-App stage, we accept that the attenuation storage is sufficient, but advise that the surface water drainage model will need to be re-run by the Railway Station applicants once a drainage strategy has been proposed, to ensure there is no increase in flood risk for the surrounding development within this application.

POND S2

- 4.35 Dwg: 13078-HYD-XX-XX-DR-D-0602 P18
- 4.36 We note that a trash screen is now proposed on the outlet from POND S2 (HWB2) DR-D-0602 P18. We would not normally expect a trash screen on a 150mm dia pipe however, if it is felt that this necessary as a precautionary approach, we are happy to accept this.

Note: We have been made aware that Landscape Plans submitted under P21/05421/RM propose loose gravel construction for the maintenance and access track. Given the gradients in this location, we would recommend a Grasscrete (or similar) construction.

CONVEYANCE SWALE SW2)

4.37 Dwg: 13078-HYD-XX-XX-DR-D-0601 P16

Note: We have been made aware of dormouse planting in close proximity to Swale SW2. Adequate room for maintenance of the swale will be required therefore planting must be designed to accommodate this in the long term. We would expect an adequate buffer between top of bank and surrounding vegetation.

4.38 CONSTRUCTION PHASE SURFACE WATER/SEDIMENT MANAGEMENT PLAN

According to documentation submitted for application P21/05421/RM we understand that the intention is to construct the swale along the southern boundary prior to undertaking the cut and fill, and further construction works on Parcel H7. This is welcomed as it will act to transport any sediment to Pond S1 where it will be trapped within the sediment forebay. The CEMP (May 2022) will need to be updated with these details.

4.39 Note: It is important to have all proposed actions and plans in one document rather than dotted throughout various Technical Notes.

Conditions:

4.40 Condition 1: Groundwater shall be monitored throughout the construction of Flood Compensation Area 3 and Pond S1. If groundwater is encountered, work shall immediately cease upon the part of the site affected. The LLFA must be informed immediately in writing and proposed mitigation measures submitted and approved in writing by Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details.

4.41 Condition 2: Prior to first use of the football pitches, Pitch Drainage Design must be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4.42 Condition 3: Prior to operation of the FCAs, detailed design and management and maintenance schedules of the following screens must be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- Trash screen on the inlet to Wyck Beck Road culvert.
- Trash screens on the upstream end of the 3 No 1800 x 600 box culverts under the main access road.
- Security screens on the downstream end of the 3 No 1800 x 600 box culverts under the main access road.

4.43 Condition 4: Prior to commencement, the Construction Environmental Management Plan (CEMP) approved under application DOC20/00339 shall be updated to include a Construction Phase Surface Water/Sediment Management Plan. The updated CEMP shall be submitted for approval in writing to the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

4.44 Condition 5: Enkamat 7018 (or similar) reinforcement matting is to be used for the construction of all external side slopes greater than 1 in 3 (as confirmed within email correspondence between applicant and LLFA dated 22/11/22).

Lighting Engineer

- 4.45 No objections:
- 4.46 Can confirm that SGC was the appointed designer for the adoptable street lighting for this development, therefore, it is considered to be satisfactory from the council's street lighting team's perspective.
- 4.47 I can also confirm that the submitted drawing (ref.: SLD-528-001-A) is the latest layout as far as we are aware. The proposed adoption plan shall be updated with the extra adoptions around street lighting columns where no path existed (these units are highlighted on the submitted street lighting design drawing.)
- 4.48 I've also noticed the private external lighting (solar powered LED lighting) for the private courtyards. We have no objection to these relatively low (3.5m high) solar powered lighting units, there's no direct upward light from the proposed lanterns and the light spill appears to be minimal. However, please note that I couldn't find a detailed drawing showing their exact locations so I can only assume the positioning of these private lighting follow relevant guidance with respect to safety clearance.

Tree Officer

- 4.49 No objections:
- 4.50 I am satisfied that the tree protection plans show adequate protection for the retained trees.

Urban Design Officer

- 4.51 No objections subject to conditions:
- 4.52 The plans have improved in so far as the details shown through the local centre part of the scheme. However, they still fail to reflect fully the higher quality public realm required (materials) and trees that are required in that space (see below). The plans should be clearly marked and conditioned, i.e that *'Details and works will be finalised and amended/retrofit alongside approval and construction of the principal local centre buildings'* or similar to enable some changes as may be necessary at that stage.
- 4.53 It remains critical from a placemaking perspective that it is absolutely clear that the tarmac paths and absence of trees etc though the local centre part of the plans are not acceptable as the final solution and these areas will be subject to retrofit. Thus, in the comments tracker the applicant has stated that, *'We have no issue to adding block paving and trees around the local centre however, this will be detailed when the application for the local centre is submitted'*. I welcome this response and can accept the plans as they are subject to the areas that will be retrofit being clearly marked out (hatched/red-lined/coloured as appropriate) and notes added to state that, *'Areas to be detailed and retrofit when the application(s) for the local centre building(s) are submitted'*. It would help if this area was all on a single plan. A condition or informative as considered necessary should also be considered.

Other Representations

Public Comments

- 4.54 Five letters have been received by members of the public expressing objections. The following key points of concern have been raised:
- Concern over felling of mature treeline to the west of the site, bordering Wyck Beck Road, leading to significant increase to noise, dust and car light exposure from the main road. (*note: outside the scope of this application*)
 - Concern over noise, privacy and pollution impacts from the new main access road running adjacent to the residential properties.
 - Concern over location of temporary wheel wash and storage depot. (*note: outside the scope of this application*)
 - Concern over pollution risks to the Henbury Trypt also associated negative impacts on local wildlife.
 - Concern over speed on the on the A4018 in the context of a new Primary School, Playing field, railway halt and housing development. (*note: outside the scope of this application*)
 - Concern over construction phase disruption, parking, traffic problems and associated increased pollution for local residents.
 - Concern about the new access road junction onto Fishpool hill and impacts on existing residential driveway, bearing in mind there are five cars being used at the property and access is required for two elderly disabled relatives. (*note: outside the scope of this application*)
 - Objection due to impact on fields, wild flowers used by birds e.g swallows, Birds of Prey, swift's woodpeckers. Also foxes, Deer and other wild animals.
 - Concern that development has already commenced on the site and concern over impacts on Passage Road becoming a rat run.
 - Concern as to what is being done to ensure that residents are kept informed of developments that may impact their neighbourhood and that their views and ongoing concerns are taken into consideration in the future? To date, communication has been poor.
- 4.55 A number of the matters raised in the public objections relate to the overall principle of development on this site which has already been previously dealt with through the original Outline planning application approved in July 2020. The matter of whether the overall residential development is appropriate on this site is not for consideration through this application which is dealing with reserved matters only for the spine road

itself. The highway works to Wyck Beck Road and the speed limit on A4018 are also outside the remits of this application.

- 4.56 The location and details of the main access junction off Wyck Beck Road as well as the broad alignment of the spine road through the site were approved as part of the Outline planning decision (followed by Highways technical approval) process. As such, whilst the concerns are noted, these matters fall outside the jurisdiction of this RM application.
- 4.57 A further communication was received from a local resident of Fishpool Hill concerning the details of plans for the junction of the spine road with Fishpool Hill itself and risk of adverse impacts on access arrangements for his property. The applicant has been informed of these comments. It is important to note that although some highways details have been shown on certain plans in this area as part of this application these details will form part of a future RMs application and appropriate public consultation will take place at that time. The applicant has been made aware that any details shown outside of the red line boundary have not been assessed or approved under this application.
- 4.58 Persimmon are required establish a Residents Liaison Group and the terms of reference for this group was approved as part of discharging condition 45 on application DOC20/00249. This group should include representatives of the existing residential areas surrounding the development. Persimmon have been reminded of this obligation in response to the comments received.
- 4.59 It has been made apparent that some enabling works on the site may have been commenced in advance of the applicant fully discharging all of the pre-commencement conditions. Any works undertaken on site in advance of consent are undertaken at the applicant's risk and ultimately the development will be required to comply with approved plans and any remedial works would need to be undertaken accordingly if required.

5 ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 The principle of this proposed development has previously been established with the approval of Outline planning permission PT12/1930/O. The Fishpool Hill strategic site forms part of the Cribbs Causeway New Neighbourhood area, allocated by Policy CS26 of the adopted Core Strategy. The principle of development on this site has already therefore been found to be acceptable under these previous approvals.

Compliance with previously approved plans and documents

- 5.2 Condition 1 of the Outline permission requires approval of the details of layout, scale and appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters'). This application is for the primary access road only and as such the appearance and scale of buildings are not relevant in this case.
- 5.3 Condition 5 requires reserved matters to be in general conformity with the plans approved at the Outline stage, in particular:

- Development Concept Plan 19504 9306 Revision AB
- Land Use Plan 19504 9600 Revision S
- Access and Movement 19504 9601 Revision R
- Building Heights 19504 9602 Revision K
- Density Plan 19504 9603 Revision O
- Landscape Plan 19504 9604 Revision O; and
- The approved Detailed Masterplan and Design Code for that geographical phase (conditions 6 and 7).

5.4 The plans submitted have been reviewed and are considered to be in conformity with the plans and documents listed above. In particular they conform with the recently approved Detailed Masterplan (P001 - Rev Q) and Design Code Phase 1 (Rev Z,) approved under discharge of condition application DOC20/00249 on the 25th May 2022.

5.5 The information (listed at paragraph 1.13 above) required to be submitted with RM applications has been submitted with this application in accordance with the Outline permission.

Layout and Scale

5.6 The details of the scale, speed limit, alignment of the spine road have already been previously approved within the Design Code for Phase (approved under DOC20/00249) and the submitted plans conform to these details.

Appearance and Landscaping

5.7 Policy PSP2 *Landscape* states that development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape. The spine road has been assessed in terms of the proposed landscaping and planting details, as well as materials, and following amendments has now been found satisfactory by both the Landscape Officer and Urban Design Officer.

5.8 The Urban Design Officer has raised with the applicant that when the RMs application for the Local Centre area is submitted in the future this will need to fully detail out the soft and hard landscaping features that will run either side of the spine road in that location in accordance with the section of the approved Design Code that deals with the Local Centre. These future detailed plans will overlap parts of the spine road plans (around the Local Centre) and works will potentially need to be retrofitted at that time. The General Arrangement Plan (Sheet 2) has been annotated to this effect.

5.9 The spine road includes a 1.5m wide verge either side to be planted with wildflower mix. The highway is to be lined with a series of extra heavy standard trees at circa 10-12m apart. All the trees along the primary route are to be 2m clear stem including Maples, Silver Birch, Hornbeam, Oak, lime and wild cherry in accordance with the approved Design Code. Appropriate Tree pit design details have been agreed with the Landscape Officer.

- 5.10 The proposals are required to accord with the approved Phase 1 Landscape and Ecological Management Plan (LEMP, Rev 9, dated April 2022) recently approved under discharge of condition application DOC20/00339.

Highways Matters

- 5.11 Highways Officers have been closely involved in reviewing the proposed plans and ensuring it will be suitable for subsequent adoption by the Council. Tracking information has been submitted to demonstrate that buses can be adequately accommodated along the route. The spine road will eventually become an important public transport corridor providing a new bus route through the Fishpool Hill site, its local centre and on through the Filton Airfield site to be developed in the future.
- 5.12 The delivery of the Spine Road will provide the access road in to the new railway station to be delivered in the future under separate planning application by Network Rail. Safeguarded land to deliver this station has continued to be suitably protected through this application.
- 5.13 The five metre pedestrian/cycle route along the northern side of the Spine Road will enable the safe route to school to be delivered, connecting to the future primary school site in the centre of the site to be delivered by the Council under a future RM application.
- 5.14 Highways Officers have examined tracking information and consider that whilst it has been demonstrated that two buses can adequately pass each without clashes, to further reduce risk a condition is to be placed to prevent street furniture being placed within 0.5m of the outside of the kerb on both sides of the road. Further Road Safety Auditing will take place at the Section 38 technical approval stage before the highway is adopted by the Council.
- 5.15 The applicant has responded in writing to the Highway Authority's final queries. Highway Officer's queried the length of the proposed bus cages (i.e the area of carriageway where a bus can approach). A bus cage length of 13m has been shown on the plans which can accommodate a standard bus length of 12m. This has been accepted as satisfactory by the Highway Authority and will be further detailed during the Section 38 technical approval stage.
- 5.16 Highways Officer's also queried what would happen to the bus route running through the site in the interim period before the western part of the former Airfield site is developed and the vehicular connection between the two sites fully implemented. Persimmon have agreed to consider a temporary turning head as part of the masterplan layout for the residential parcel adjacent to the connection with the former Airfield site which would enable a bus to turn if required. This will be fully assessed under a future RMs for that particular parcel.
- 5.17 Highways Officers have now found these RM proposals to be satisfactory but have also highlighted that a subsequent Section 38 agreement process will need to be entered into to secure the Council's adoption of the highway and further tweaks to detailed design may need to take place at that time.

Flood Risk and Drainage

- 5.18 The principles and details of the flood risk and drainage strategy that relate to this application site have already been previously approved as part of discharging Condition 15 attached to the Outline permission. Condition 15 required the details of a surface water drainage

masterplan to be approved prior to the submission of reserved matters. These details were approved in May 2022 under application DOC20/00249.

- 5.19 The Outline permission also requires ongoing compliance with Condition 17 which requires compliance with the approved Flood Risk Assessment (FRA) as well as certain mitigation measures as detailed in the FRA. After extensive liaison throughout 2021, the Environment Agency approved the flood risk modelling for Phase 1 that underpins these spine road proposals as part of application DOC20/00249 in May 2022.
- 5.20 In the pre-development scenario, parts of the site close to the main access junction are considered by the Environment Agency to be at medium to high risk of flooding. The approved post-development mitigation strategy delivers three Flood Compensation Areas (FCAs) designed to store water so that during the 1 in 20 year event and above, flood water will overtop into the FCAs and prevent flood waters spreading off-site. The FCAs will also ensure that the spine road and highway infrastructure are not at risk of flooding. Three culverts are to be constructed underneath part of the spine road to enable flood waters to flow from FCA2 underneath the highway in to FCA3 and then off-site via the Wyck Beck Road culvert. FCA3 to the south of the spine road will eventually have the dual purpose of also being sports pitches and public open space. A low flow channel has been designed around the western perimeter of FCA3 to direct the initial flood waters away from the sports pitches and act as a flood warning system for the evacuation of FCA3. The final detailed design of these pitches will come forward as part of a separate future reserved matters application. The applicant is aware that a suitable drainage system will be required to ensure FCA3 remains in an appropriate condition to be used as sports pitches (for example via a pumped system).
- 5.21 The LLFA have previously raised concern as to the risk of encountering groundwater when constructing FCA3 (and Pond S1) which would take up capacity within the FCA intended to accommodate flood water. As such the LLFA have placed a condition requiring the applicant to undertake ongoing monitoring of groundwater levels and requiring the submission of mitigation measures for approval should groundwater be encountered.
- 5.22 As part of assessing this application the LLFA have undergone a checking process to ensure that the submitted micro-drainage model, plans and details accord with the previously approved strategy and that any agreed mitigation measures are suitably designed in. The micro-drainage model has also accounted for attenuation storage related to the safeguarded railway station land. Given that this application is currently at pre-application stage, the model will need to be re-run as part of that application process to ensure there is no increase in flood risk for the surrounding development within Phase 1. Following the review process and various amendments being made to the submitted details, the LLFA have now removed their objections subject to conditions.

Ecological Considerations

- 5.23 Policy CS9 Managing the Environment and Heritage states that new development will be expected to *conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity*. A number of ecological mitigation strategies have been recently approved for Phase 1 in accordance with Outline conditions 23 (Reptile Mitigation), 24 (Brown Hare and Hedgehog) and 27 (Badger Mitigation). These conditions were approved under discharge of condition application DOC20/00339. Furthermore, a Dormice Mitigation Licence has recently been secured (October 2022) by the applicant that details required mitigation measures that need to be put in place for Dormice across Phase 1. The spine road

works will be required to be undertaken in accordance with the provisions of these mitigation strategies.

- 5.24 Following feedback from the Council's ecologist the General Arrangement Plans have been amended to show details of underpasses under the spine road for Great Crested Newt mitigation. Construction drawings of these underpasses will be secured via condition to ensure their suitability and deliverability. The lighting specifications have also been amended in certain locations to provide sensitive lighting for bats and potentially also Dormice.
- 5.25 Following amendments and conditions, the Council's ecologist is now satisfied with the proposals.

Archaeological Investigation

- 5.26 In accordance with Condition 13 on the Outline permission, a programme of archaeological work and detailed mitigation strategy for Phase 1 has been approved through a partial discharge of condition (application DOC20/00249). Since then the WSI has now been updated to cover the whole of Phase 1 working in collaboration with the Council's archaeologist. A new discharge of condition application is in the process of being approved. As such a compliance condition will be placed on each Reserved Matters application requiring archaeological works to accord with the WSI.

Residential Amenity

- 5.27 In accordance with Condition 12 on the Outline permission, a Construction Environmental Management Plan (CEMP) for Phase 1 has recently been approved (CEMP, dated May 2022) under discharge of condition application DOC20/00249. The spine road works will be required to be undertaken in accordance with the approved WSI.
- 5.28 Restrictions on construction working hours are already in place via Condition 29 on the Outline permission.

Consideration of likely impact on Equalities

- 5.29 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. Considerations of the needs of less physically able users have been taken into account. With regards to the above this planning application overall it is considered to have a neutral impact on equalities.

Summary of the Planning Balance

- 5.30 As set out above, the principle of this proposed development has already been previously approved under the Outline application which accords with the Development Plan allocation of this strategic site. The submitted reserved matters details for the Spine Road have been considered in accordance with previously approved documents and conditions and have been assessed as acceptable. Accordingly, conditional approval is recommended.

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 reserved matters consent 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 this report.

7. RECOMMENDATION

- 7.1 That the Reserved Matters submitted in accordance with Conditions 1, 2 and 3 associated with Outline Planning Permission PT12/1930/O dated 16th July 2020 be APPROVED, subject to the following conditions.

CONDITIONS

1. Prior to the development being brought in to first use, lighting shall be installed across the site in accordance with the approved lighting details.

Reason: In the interests of security and crime prevention and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and in the interest of residential amenity and to protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013).

2. Prior to the development first being brought in to use, structural drawings of underpasses for Great Crested Newts (to be delivered in the locations shown on the approved plans) shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To protect the wildlife and the ecological interests of the site in accordance with the Wildlife and Countryside Act 1982 (as amended) and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013).

3. Prior to first operation of the Flood Compensation Areas, detailed design as well as management and maintenance schedules of the following screens shall be submitted and approved in writing to the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details:

- Trash screen on the inlet to Wyck Beck Road culvert.
- Trash screens on the upstream end of the 3 No 1800 x 600 box culverts under the main access road.
- Security screens on the downstream end of the 3 No 1800 x 600 box culverts under the main access road.

Reason: To comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017); Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) and the National Planning Policy Framework 2021.

4. Prior to commencement of the development, the Construction Environmental Management Plan (CEMP) approved under application DOC20/00339 shall be

updated to include a Construction Phase Surface Water/Sediment Management Plan. The updated CEMP shall be submitted for approval in writing to the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017); Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) and the National Planning Policy Framework 2021. This is a pre-commencement condition as it relates to the construction phase.

5. Groundwater shall be monitored throughout the construction of Flood Compensation Area 3 and Pond S1. If groundwater is encountered, work shall immediately cease upon the part of the site affected. The LLFA must be informed immediately in writing and proposed mitigation measures submitted and approved in writing by Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details.

Reason: To comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017); Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) and the National Planning Policy Framework 2021.

6. Enkamat 7018 (or similar) reinforcement matting is to be used for the construction of all external side slopes greater than 1 in 3 (as confirmed within email correspondence between applicant and LLFA dated 22/11/22).

Reason: To comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017); Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) and the National Planning Policy Framework 2021.

7. All hard and soft landscaping works shall be carried out in accordance with the details hereby approved. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development hereby approved. Any trees or plants which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Landscaping within areas defined as Public Open Space, Ancillary Open Space and Surface Water Infrastructure within the Site Specific S106 agreement shall be delivered, managed and maintained in accordance with S106 agreement obligations.

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

8. Tree protection fencing shall be installed, retained and maintained in accordance with the approved Tree Protection Plan throughout the course of the development. Other than trees approved for removal by the Local Planning Authority, no retained tree shall

be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, other than in accordance with the prior written approval of the Local Planning Authority. If any retained tree is removed, uprooted, destroyed or dies, a replacement tree shall be planted. That tree shall be of such size and species and shall be planted at such a time and in a position to be agreed in writing with the Local Planning Authority.

Reason: To protect the arboricultural and ecological interests of the site, in accordance with Policy PSP3 and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

9. In the interests of highway safety and to facilitate safe passage and passing of public transport vehicles no temporary or permanent street furniture items or features shall be placed within 0.5m of the edge of the highway kerb along both sides of the full length of the spine road hereby approved.

Reason: In the interests of highway safety and to ensure adequate levels of accessibility on the road network in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan.

10. The development shall be undertaken in accordance with the approved Written Scheme of Investigation for Archaeological Excavation, Archaeological Evaluation & Archaeological Monitoring and Recording prepared by Wessex Archaeology (August 2022) and approved by South Gloucestershire Council.

Reason: In the interests of archaeological investigation, recording and mitigation to accord with policies CS9 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013), and Policy PSP17 of the South Gloucestershire Policies Sites and Places Plan.

11. The development shall be undertaken in accordance with the approved Phase 1 Construction Environmental Management Plan (dated May 2022) approved under application ref. DOC20/00339 or any amended version subsequently approved. Heavy plant, noisy equipment or construction-related operations shall not take place outside the hours of:

- Monday - Friday.....8.00 - 18.00
- Saturday.....8.00 - 13.00.
- No Sundays or Public Holiday working.

Reason: In the interests of residential amenity in accordance with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

12. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site Location Plan 101_HW Rev G
Spine Road & Link Road Bus Swept Path Analysis Sheet 1 13078-HYD-XX-XX-DR-C-0020 P03

Spine Road & Link Road Bus Swept Path Analysis Sheet 2 13078-HYD-XX-XX- DR-
C-0021 P04

Spine Road & Link Road General Arrangement Sheet 1 13078-HYD-XX-XX-DR-
C-0010 P10

Spine Road & Link Road General Arrangement Sheet 2 13078-HYD-XX-XX-DR-
C-0011 P10

Spine Road & Link Road Visibility Splays Sheet 1 13078-HYD-XX-XX-DR-C-0050
P05

Spine Road & Link Road Visibility Splays Sheet 2 13078-HYD-XX-XX-DR-C-0051
P05 Details only approved within extent of application red line as shown on Site
Location Plan 101_HW Rev G

Spine Road & Link Road Setting Out Sheet 1 13078-HYD-XX-XX-DR-C-0100 P01

Spine Road & Link Road Setting Out Sheet 2 13078-HYD-XX-XX-DR-C-0101 P02

Spine Road & Link Road Contours Sheet 1 13078-HYD-XX-XX-DR-C-0150 P07

Spine Road & Link Road Contours Sheet 2 13078-HYD-XX-XX-DR-C-0151 P03
Details only approved within extent of application red line as shown on Site Location
Plan 101_HW Rev G

Long Sections Sheet 1 13078-HYD-XX-XX-DR-C-0200 P05

Long Sections Sheet 2 13078-HYD-XX-XX-DR-C-0201 P04

Long Sections Sheet 3 13078-HYD-XX-XX-DR-C-0202 P07

Long Sections Sheet 4 13078-HYD-XX-XX-DR-C-0203 P04

Spine Road & Link Road Swale Long Section 13078-HYD-XX-XX-DR-C-0235 P01

Detention Basin Sections Sheet 1 13078-HYD-XX-XX-DR-C-0250 P04

Detention Basin Sections Sheet 1 13078-HYD-XX-XX-DR-C-0251 P03

Manhole & Headwall Schedule Surface Water 13078-HYD-XX-XX-DR-C-0300 P14

Wyck beck culvert

Sedimentation prevention proposals 13078-HYD-XX-XX-DR-D-2300 P01

Manhole Schedule Foul Water 13078-HYD-XX-XX-DR-C-0301 P10

Swale and Attenuation Basin Construction Details 13078-HYD-XX-XX-DR-C-0420
P06

Spine Road & Link Road Highway Construction Details Sheet 2 13078-HYD-XX-
XX-DR-C-0451 P03

Spine Road & Link Road Highway Construction Details Sheet 3 13078-HYD-XX-
XX-DR-C-0453 P01

Spine Road & Link Road Drainage Layout Sheet 1 13078-HYD-XX-XX-DR-C-0600
P22

Spine Road & Link Road Drainage Layout Sheet 2 13078-HYD-XX-XX-DR-C-0601
P17

Spine Road & Link Road Drainage Layout Sheet 3 13078-HYD-XX-XX-DR-C-0602
P18

Spine Road & Link Road Pavement & Kerb Sheet 1 13078-HYD-XX-XX-DR-C-0700
P06

Spine Road & Link Road Pavement & Kerb Sheet 2 13078-HYD-XX-XX-DR-C-0701
P06

Spine Road & Link Road Pavement & Kerb Sheet 3 13078-HYD-XX-XX-DR-C-0702
P07 Details only approved within extent of application red line as shown on Site
Location Plan 101_HW Rev G

Spine Road & Link Road Pavement & Kerb Sheet 4 13078-HYD-XX-XX-DR-C-0703
P04 Details only approved within extent of application red line as shown on Site
Location Plan 101_HW Rev G

Spine Road & Link Road Minimum PSV Values Sheet 1 13078-HYD-XX-XX-DR-
C-0710 P03

Spine Road & Link Road Minimum PSV Values Sheet 2 13078-HYD-XX-XX-DR-
C-0711 P02

Spine Road & Link Road Signs & Lines Sheet 1 13078-HYD-XX-XX-DR-C-0800
P05

Spine Road & Link Road Signs & Lines Sheet 2 13078-HYD-XX-XX-DR-C-0801
P05

Spine Road & Link Road Signs & Lines Sheet 3 13078-HYD-XX-XX-DR-C-0802
P06

Catchment Plan (Surface Water) 13078-HYD-XX-XX-DR-C-0950 P05

Micro Drainage Network 13078-HYD-XX-XX-DR-C-0990 P01

Attenuation basin s1 Cross-sections 13078-HYD-XX-XX-DR-D-2009-1 P10

Wyck beck culvert

Sedimentation prevention proposals 13078-HYD-XX-XX-DR-D-2300 P01

Wyck Beck Rd Culvert Section 13078-HYD-XX-XX-SK-C-0007 P02

Basin B Earthworks Benching 13078-HYD-XX-XX-SK-C-0010 P01

Headwall specification (SFA6B) SFA6B Headwall 500 x 500mm Toe 3 Sided Kee
Klamp (Althon, dated 11/10/18)

Headwall specification (SFA6B with flap valve) SFA6B Headwall 500 x 500mm Toe +
300mm Flap Valve + 3 Sided Kee Klamp (Althon, dated 11/10/18)

Headwall specification (SFA6B with safety grille) SFA6B Headwall 3 Sided Kee
Klamp

SFA1 300 Outfall Safety Grille (Althon, dated 10/09/18)

Headwall specification (SFA6B with Toe Cranked Grating) SFA6B Headwall 500 x
500mm Toe Cranked Grating (Althon, dated 18/01/2022)

Headwall specification (SFA10C with safety grille) SFA10C Headwall 500 x
500mm Toe SFA1 600 Outfall Safety Grille 3 Sided Kee Klamp (Althon dated
19/02/19)

Headwall specification (SFA6A with flap valve) SFA6A Headwall 500 x 500mm Toe
250mm Flap Valve 3 Sided Kee Klamp (Althon dated 10/10/18)

Headwall specification (SFA 15B with cranked grating) SFA15B Headwall 500 x
500mm Toe 3 Sided Kee Klamp Cranked Grating (Althon dated 21/01/20)

Flood Compensation Area 3 Channel Section 13078-HYD-XX-XX-SK-C-0011 P01

Fishpool Hill - Surface Water Maintenance Schedules Appended to Technical Note
13078-HYD-HDP-XX-TN-D-0012 (Dated 7th Oct 2022)

Micro drainage calculations (Network 1 1 and 1 in 30 year) Dated October 2022

Micro drainage calculations (Network 1 1 in 100 year surcharged outfall 38.14m Dated
October 2022

FRA - Text and Appendices A and B 13078-HYD-XX-XX-D-5001 P11

FRA - Appendix C and D Part 1 13078-HYD-XX-XX-D-5001 P11

FRA - Appendix D Part 2 13078-HYD-XX-XX-D-5001 P11

FRA - Appendix D Part 3 13078-HYD-XX-XX-D-5001 P11

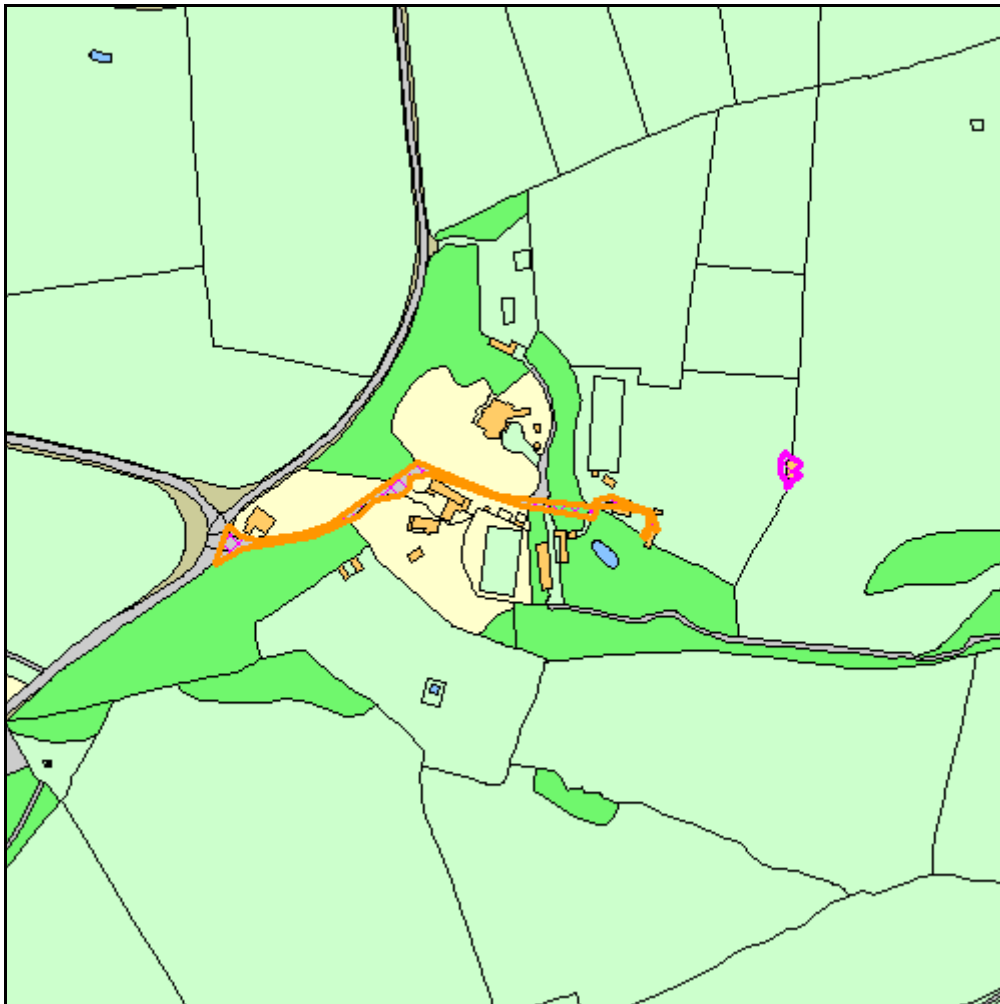
FRA - Appendix D Part 4 13078-HYD-XX-XX-D-5001 P11
FRA - Appendix D Part 5 13078-HYD-XX-XX-D-5001 P11
FRA - Appendix D Part 6 13078-HYD-XX-XX-D-5001 P11
FRA - Appendix D Part 7 13078-HYD-XX-XX-D-5001 P11
FRA - Appendix E Part 1 13078-HYD-XX-XX-D-5001 P11
FRA - Appendix E Part 2 13078-HYD-XX-XX-D-5001 P11
FRA - Appendix F and G 13078-HYD-XX-XX-D-5001 P11
Street Tree Landscape Plan (East-West) WHL-1121-01 C
Street Tree Landscape Plan (North-South) WHL-1121-02 C Details only
approved within extent of application red line as shown on Site Location Plan 101_HW
Rev G
Indicative Tree Pit Detail for Spine Road (1500mm planting bed) N/A
Street Lighting & Electrical Requirements - S38 (2 sheets) SLD-524-001 Sheet 1 B
SLD-524-001 Sheet 2 B Details only approved within extent of application red line
as shown on Site Location Plan 101_HW Rev G
Sports Pitches Layout 000_SP B
Trial Pit Results Report dated 15/07/22
Trial Pit Locations Annotated on Drawing 13078/HYD/XX-XX-SK-0201.1 P04

Reason: For the avoidance of doubt.

Case Officer: Jonathan Ryan
Authorising Officer: Jonathan Ryan

CIRCULATED SCHEDULE NO. 47/22 -25th November 2022

App No.:	P22/05164/F	Applicant:	Mr and Mrs Church
Site:	Land At Battlefields Battlefields Lansdown South Gloucestershire BA1 9DD	Date Reg:	2nd September 2022
Proposal:	Change of use of residential outbuilding to holiday let with associated works (part reterospective)	Parish:	Cold Ashton Parish Council
Map Ref:	372484 170574	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	25th October 2022



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100023410, 2008.

N.T.S.

P22/05164/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

The application appears on the circulated schedule because more than 3no. responses have been received from interested parties that are contrary to the findings of this report and officer recommendation. A response from the Parish Council has also been received that is contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for a change of use of residential outbuilding to holiday let with associated works.
- 1.2 The application site relates to a detached outbuilding within the grounds of The Coach House (a grade II listed building). The site falls within the open countryside, Bristol/Bath Green Belt, the Cotswolds AONB, and is within a registered park and garden (Battlefields).
- 1.3 This application follows a withdrawn application P20/17259/F. This application withdrawn as there was uncertainty surrounding the lawful use of the building. Between the withdrawn application and this application being submitted, P21/06462/CLE has been granted, which established that the lawful use of the building is as a building incidental to The Coach House (i.e., a residential incidental outbuilding).
- 1.4 It is noted that conversion works have already taken place and so this application is part retrospective. The description has been updated accordingly.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance
Planning (Listed Buildings and Conservation Areas Act) 1990

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
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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
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Development in the Green Belt SPD (Adopted) June 2007
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013
 Landscape Character Assessment SPD (Adopted) November 2014
 Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. **RELEVANT PLANNING HISTORY**

- 3.1 P21/06461/CLE (approved 25/11/2021):
 Creation of track with associated works
- 3.2 P21/06462/CLE (approved 15/12/2021):
 Use of existing pavilion outbuilding as a building incidental to The Coach House.
- 3.3 P20/17259/F (withdrawn 13/03/2021):
 Change of use of residential outbuilding to holiday let.
- 3.4 PK16/3735/CLE (approved 06/09/2016):
 Application for a certificate of lawfulness for the existing use of land and buildings as equestrian including manege, hay store and storage building and two stable blocks.
- 3.5 Other history is available that is neither recent nor relevant to this application.

4. **CONSULTATION RESPONSES**

- 4.1 Cold Ashton Parish Council
 Objection – agree with some of the points raised in the letters of objection.
- 4.2 Sustainable Transport
 No objection. Condition recommended.
- 4.3 Economic Development
 No comments have been received.

4.4 Conservation Officer

No objection. Conditions recommended.

4.5 Planning Policy

No comments have been received.

4.6 Local Residents

5no. responses have been received in objection to the proposed development, summarised as follows:

- CLEUD is for incidental use
- Building is prominent in views, including from Cotswold Way
- Building is not residential
- Building is being used outside existing lawful use and enforcement action should be taken
- Holiday let status is incompatible with an incidental building
- Supporting statement underplays significance of the landscape
- View from the east is not mentioned. Building is an 'eye catcher'.
- High capacity cable has been installed and gas cylinders have been installed, contrary to regulations.
- No facility for waste or recycling bins
- Hardstanding adjacent to the building are used often for builders vehicles.
- Do not believe guests will abide by instructions no to park close to the building.
- Even if the applicants were willing to enforce parking, they do not live at the Coach House and instead rent it out.
- At some point guests are likely to request outdoor equipment (e.g., hot tubs). This will impact visual amenity.
- No curtilage is shown
- Applicants have no control over hedge
- Detrimental impact on residents of Battlefields House
- Use will impact on shared access
- Noise from parties could be disruptive
- Commercial refuse collection will add addition traffic
- Inadequate drainage
- Parking will also be required for a cleaner and gardener.
- Contravenes SGC policy
- Outside the curtilage of Coach House or any settlement boundary
- Visible in setting of listed building
- No access for emergency vehicles
- Poor design
- Misleading statements in the application
- Internal/external works carried out without consent
- Works carried out in sensitive area
- Other works have been carried out without planning permission
- Parking on access will be detrimental to the landscape
- Site is at risk of flood
- Hazard to let holiday let guests enter the equestrian field
- Access not safe
- Surrounding field contains trees with TPOs in place
- Landscape is of heritage significance

- Use as a holiday let will lead to degradation of visual amenity for the building and landscape
- Access is unsuitable and dangerous
- Approval should not be granted as works have taken place without permission
- Do not object to removal of the paved area
- Building is not ancillary

5. **ANALYSIS OF PROPOSAL**

- 5.1 Planning permission is sought for a change of use of residential outbuilding to holiday let with associated works.

Principle of Development

- 5.2 The development raises two key issues of principal which can be summarised as Green Belt, and whether the proposal accords with the spatial strategy for the district. A holiday let has a class C3 (residential use), however is normally subject to a limitation on the use to holiday let purposes only.

Green Belt

- 5.3 Policy CS5 of the Core Strategy sets out that this type of development within the Green Belt will need to comply with the provisions of the NPPF or relevant local plan policies. CS34 of the Core Strategy provides the vision for rural areas, it aims to protect designated Green Belt areas from inappropriate development. Further to this, the NPPF sets out that the construction of new buildings within the Green Belt is considered to represent inappropriate development. Paragraphs 149 and 150 of the NPPF provides exceptions to this. The most relevant to this development is under paragraph 150 (d): 'the re-use of buildings provided that the buildings are of permanent and substantial construction'. A proviso of the exceptions listed under para. 150 is that they should preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
- 5.4 In this instance, the development consists principally of a change of use, and the main areas of operational development are minor external works to the building which generally follow the line of refurbishment, including re-coping the flat roof parapet and installing new glazing. A small area of paving has been added between the building and the pre-existing steps, and an area of slate chippings around the West side elevation has been installed with some additional landscaping added. A small area for storage of gas bottles has been added to the North of the building. It is however proposed to reduce the area of slate chippings and hardstand. Officers are content that this can be dealt with via suitably worded planning condition, to require submission of a landscaping plan showing the extent of reduction to be agreed. This will be further discussed in the landscape/design section of this report.
- 5.5 In terms of the development proposed, the use of the building would have no material impact on the openness of the Green Belt, as the works are predominantly internal and where they are external (other than the hardstand), relate to general refurbishment of the existing building. In any case in respect of

the chipping/slabbed area, this does not have any appreciable impact on the openness of the Green Belt and does not conflict with the purposes of including the land within it. Officers are also satisfied that with the use of appropriate conditions to limit permitted development rights and to manage parking, that the use as a holiday let will have no discernible impact on the openness of the Green Belt and would not conflict with the purposes of including the land within it. The building having stood on the site for a number of years is clearly permanent and substantial construction, and the case officer is satisfied that this would have also been the case prior to any of the very recent refurbishment/conversion works that have taken place.

- 5.6 The case officer is mindful that the small LPG bottle enclosure could be considered as an extension to the building. To that end and for completeness, para. 149 of the NPPF allows the extension or alteration of existing buildings within the Green Belt, provided they do not result in proportionate additions. PSP7 sets out limits for what is considered proportionate based on volume. As the structure to enclose the LPG bottles is open ended and lightweight, it would not be easy to assess the volume. However, as observed on site, the LPG enclosure is a small lightweight addition that does not appear in way disproportionate to the existing building, which has not been extended or altered previously. As such, this part does not present any concern in Green Belt terms.

Residential Development in the Countryside

- 5.7 Policy CS5 of the Core Strategy establishes the spatial strategy for development in the district. Under this policy, new development is directed to the existing urban areas, market towns, and defined rural settlements. Residential development outside of these locations is strictly controlled. Furthermore, policy CS34 of the Core Strategy seeks to protect the character of the rural areas, with residential development outside of a defined settlement resisted. Policy PSP40 allows only for specific forms of residential development in the open countryside.

- 5.8 PSP40 sets out that residential development within the countryside, could be acceptable in a number of circumstances. These include; rural housing initiatives, rural workers dwellings, replacement dwellings, and the conversion/re-use of disused buildings. It goes on to state that in all of the circumstances, development proposals will be acceptable where they do not have a harmful effect on the character of the countryside, or the amenities of the surrounding area.

- 5.9 In this instance, the most relevant is the conversion and re-use of an existing building. This is subject to the following criteria:

i). the building is of permanent and substantial construction; and

The building is of permanent and substantial construction, as considered above.

ii). it would not adversely affect the operation of a the rural business(es) or working farm(s); and

The development proposes to introduce a holiday let (which can be secured by condition). However, the site is not in an agricultural use. There is an equestrian use within the fields surrounding the building to the West, however a holiday let is not something that would adversely affect this neighbouring use. Accordingly, officers consider that the proposed development would provide some local economic value and that there would be a neutral impact.

iii). any extension as part of the conversion or subsequently is not disproportionate to the original building; and

The only element that could be considered as an extension is the LPG enclosure. However, as considered in the Green Belt consideration above, this is entirely proportionate to the original building.

iv). If the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting

The building is not redundant or disused as it already has an incidental use (to the Coach House).

- 5.10 In terms of impacts on that character of the countryside or the amenities of the area, the external changes are relatively low key, and the area of chippings is to be reduced in the event that permission is granted. The placement of domestic structures and boundary treatments is something that can be dealt with by suitably worded planning conditions. Overall, there would not be any material harm to the character of the countryside, or the amenities of the surrounding area. The proposed development therefore accords with PSP40 and is consequently one of the limited forms of residential development that is acceptable in the open countryside.

Rural Economy

- 5.11 A further dimension is that the proposal can be considered in the context of the rural economy, as it is proposed to change the use to a holiday let. PSP28 submits that *sustainable new development which promotes a strong rural economy will be acceptable in rural areas. Proposal(s) for business development outside the defined urban areas and settlement boundaries will be acceptable:*

In the case of the conversion or re-use of existing buildings, where:

- (a) the building is of permanent construction; and*
 - (b) the buildings are in keeping with their surroundings in terms of character, form, bulk and overall design; and*
 - (c) the proposal(s) is of a scale which is consistent with its function, use and rural location.*
- 5.12 In respect of points (a) and (b), these can be considered to have been addressed above when considering PSP40, and whether the development is

appropriate in the Green Belt. Point (c) requires consideration as to whether the proposal is of a scale which is consistent with the function use, and rural location. The proposal is for a small 1 bed holiday let and so the scale of the proposal cannot be considered excessive or unreasonable in the rural location. Small scale holiday lets in rural areas are not uncommon and the overall scale of the development does not give rise to concerns of being out of keeping with the area in which the development is located. The use as a holiday let is not one that would unreasonably conflict with the lawful equestrian use of the fields to the West. Overall, therefore, the proposal would meet the criteria listed within PSP28. However, as alluded in the supporting text of PSP28 (7.36), it would be necessary to condition the use to holiday let only, in light of that fact it is on that basis that the development has been found to be acceptable, and more permanent residential use could give rise to pressures for a more defined curtilage, fences, and parking. All of which could have a detrimental impact in this sensitive location.

5.13 Design and Landscape

Policy CS1 is the Council's principal design policy. CS1 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. PSP2 submits that development proposals should seek to conserve and where appropriate, enhance the quality, amenity, distinctiveness, and special character of the landscape. Furthermore, development should conserve and enhance the natural and scenic beauty of the landscape in areas including the Cotswolds AONB.

- 5.14 Works that have taken place to the building internally do not have any external visual impact. Works to refurbish the building including repairing the roof and re-applying the coping to the parapet could reasonably be classed as 'repairs and maintenance' therefore not requiring planning permission. Albeit it should be noted that they have resulted in a visual improvement to the building.
- 5.15 The works that do amount to development are the formation of the area around the North, West and South of the building which comprises of slate chippings and flagstones. There is also a small enclosure to the North to house the LPG bottles.
- 5.16 The LPG enclosure is well contained and small in scale, and thus results in little to no visual intrusion into the immediate or wider landscape and does not result in any discernible harm to the character of the host building.
- 5.17 The hardstand areas are relatively small, however in the context of the sensitive landscape great care is needed to ensure that there is no intrusion into the otherwise open fields. To that end, it is welcomed that there is a proposal to reduce the extent of hardstand to the West/South. Officers accept that some patio area will be required between the steps down and the entrance, however the chipping area being removed would help to reduce the domestic impact. Subject to this, the development does not pose any landscape or visual concerns. Should permission be granted, a suitably worded condition should be applied to require submission of a landscape plan to

include the extent of hardstand reduction, which once agreed will need to be implemented in a suitable timescale. Conditions will also be required to remove permitted development rights and to limit parking to the designated area away from the building, to prevent any undue intrusion into the landscape.

5.18 Heritage Consideration

The proposed development would be within the setting of Battlefields House (grade II listed) and The Coach House (also grade II listed), as well as at least two listed structures. It should however be stressed that the building subject of this application is not listed, either in its own right or by virtue of being curtilage listed. The site also lies within a registered battlefield. Policy CS9 and PSP17 are both supportive of proposals that seek to preserve and where appropriate, enhance or better reveal the significance of designated heritage assets. Section 66(1) of the LBCA Act 1990 asserts that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting. The NPPF instructs that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

5.19 The development proposes no major external alterations to the building, other than the landscaping works that have been undertaken. There are no plans to create a defined curtilage or add additional boundary treatments. Therefore, any change to the settings of the listed buildings noted above will be extremely minimal and not liable to result in any harm. For this reason, there is also no considered harm caused to the registered battlefield, either. The lack of defined curtilage or boundary treatments is reasonable given the proposed use as a holiday let. However, suitably worded conditions as already discussed in the design/landscape section would be required to ensure that the setting of the noted listed building or the battlefield is not harmed by over-intensive domestication which would be expected with for example a standard C3 dwelling. Further to the above and subject to the above conditions, the development would serve to preserve the settings of the listed buildings and would ultimately therefore not result in any harm to their significance.

5.20 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.

5.21 The building is located in a position whereby there would be no impacts on neighbouring residents due to available separation distances. Concerns are noted in respect of noise, however given the scale of the holiday let and distance from neighbouring residents it is highly unlikely that there would be any noise generation that would cause a nuisance. Furthermore given the scale, it is not considered that the small increase in the use of the shared

- access, or the parking arrangement, would result in any discernible or indeed unacceptable levels of disturbance.
- 5.22 Internally the accommodation is studio style, however there are no concerns given that the use would be as a holiday let and not a permanent residence. For the same reasoning, the lack of any private amenity space is acceptable on this occasion.
- 5.23 Transport
The development is not within a sustainable location, and so does not accord with the locational requirements of PSP11 in terms of accessibility to key services and facilities, or public transport. However, the proposed use is as a holiday let and so the building would not be occupied as a permanent dwelling. As alluded to previously, holiday lets are not uncommon in rural locations, and the case officer would be satisfied that the less sustainable location can be balanced with the use as a holiday let, and so there are no objections to the development on the grounds of PSP11.
- 5.24 As a 1 bed unit, 1no. parking space is required. This space would be located remote from the holiday let itself adjacent to an existing barn, a short walk through the field away from the building. The parking amount is sufficient for the development scale, and no changes to the existing access are proposed. Whilst this arrangement may be less than desirable for a permanent dwelling, as a holiday let it is considered acceptable. This conclusion has been reached following a site visit where the situation could be understood 'on the ground'. Should permission be granted, a condition should be applied to require the provision of the parking prior to use as a holiday let.
- 5.25 Drainage
Concerns in relation to drainage are noted. The building prior to works taking place is understood to have been serviced by existing foul drainage infrastructure, which is not proposed to change. Therefore, in planning terms, the drainage arrangement can be considered acceptable as the building utilises an existing/long established foul discharge method. The case officer is not furnished with any factual evidence to suggest that the existing drainage arrangements are not suitable in terms of scale/capacity.

Impact on Equalities

- 5.26 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.

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

Other Matters

5.28 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.

5.29 Impact on trees – there are no TPOs close to the subject building and given the minor scale of the works and lack of adjacent trees, there would be unlikely to be any impacts had there been any close by.

5.30 It is noted that works have taken place without planning permission. Legislation allows the consideration of development retrospectively and an application being retrospective is not a reason to refuse consent.

5.31 Refuse collection – given that the development is a holiday let, this is not considered to be an issue as it assumed that waste collection would utilise the same disposal method as The Coach House. Whilst the distance between the building and the collection point would be unlikely to be acceptable as an independent unrestricted dwelling, as a holiday let the distance is not prohibitive and waste could easily be removed during servicing between the building being let (e.g., waste could be transported up to the Coach House via the ‘mule’ noted in the planning statement).

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

1. The residential unit hereby approved as for holiday lets shall not be occupied other than for purposes of holiday accommodation and shall not be let to the same person(s) for more than 28 days in any calendar year, or such other period as may be first approved in writing by the Local Planning Authority, in accordance with written records of letting and occupier's home address details which are to be kept and made available for inspection by the Local Planning Authority if requested.

Reason

The development has been found to be acceptable on the basis of holiday accommodation and is in a location where an unrestricted C3 dwelling may otherwise be unacceptable due to conflict with planning policy.

2. Within 2 months of this decision, a landscaping plan shall be submitted to the local planning authority for approval in writing to indicate:
 - a) the extent of removal of the hard-surface adjacent to the building and details of the replacement surface (which for the avoidance of doubt shall be laid to grass).
 - b) the exact location and surface treatment of the proposed parking space

The approved details in respect of a) shall be implemented within 2 months of written approval being given, and in respect of b), before first use as a holiday let. The agreed landscaping under a) and b) above shall be retained in perpetuity and shall not be amended without prior written consent of the local planning authority.

Reason

To ensure a satisfactory standard of external appearance and to avoid any harmful landscape impacts in accordance with CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP2 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) December 2017.

3. Prior to use, 1no. parking space (details to be agreed by condition 2) measuring 2.4 x 4.8 metres shall be provided in the location as indicated on the proposed parking plan (as received 24th August 2022) and shall be retained thereafter.

Reason

To ensure satisfactory parking provision and to accord with PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

4. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, AA, B, C, D, E, F, G and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

In light of the sensitive location, this condition is necessary to ensure any impacts on the landscape or setting of the nearby listed buildings caused by such development listed under Part 1 or Part 2 (as detailed above) are able to be carefully considered by the local planning authority and so that control over such development can be retained.

5. At no time shall occupants of the holiday let be permitted to park anywhere other than the designated parking space (location as approved by condition 2).

Reason

In the interests of ensuring there are no adverse landscape impacts caused by ad-hoc parking in association with the development, in accordance with PSP2 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

6. Development shall accord with the following plans:

Existing and proposed floor plans

Existing parking plan

Existing site/block plan

Proposed parking plan

Proposed site/block plan

Site location plan

As received 24th August 2022

Reason

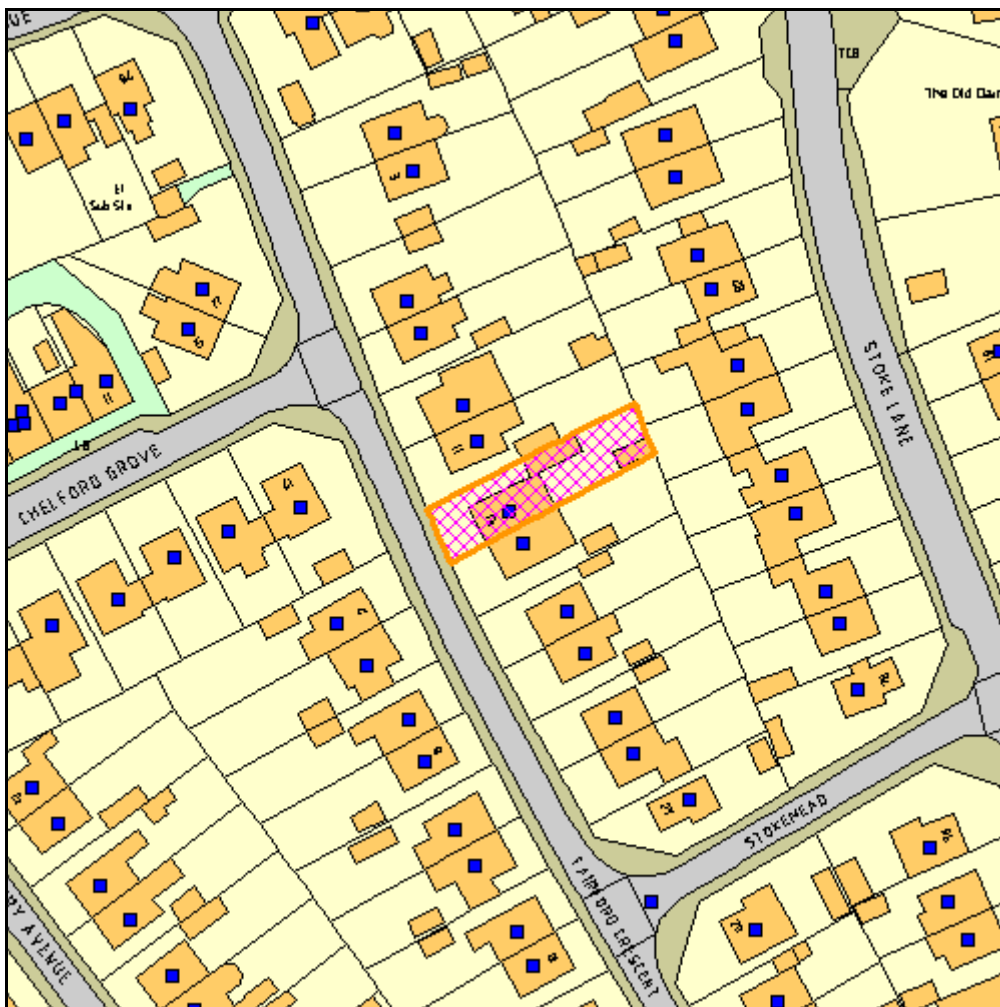
To define the exact terms of the permission.

Case Officer: Alex Hemming

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 47/22 -25th November 2022

App No.:	P22/05448/HH	Applicant:	Mr James Mann Warmley Design Services Ltd
Site:	15 Fairford Crescent Patchway South Gloucestershire BS34 6DH	Date Reg:	15th September 2022
Proposal:	Erection of incidental outbuilding to form garage and home office.	Parish:	Stoke Lodge And The Common
Map Ref:	361023 181805	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	10th November 2022



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P22/05448/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 REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to the number of objections received from local residents; the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of incidental outbuilding to form garage and home office at 15 Fairford Crescent, Patchway.
- 1.2 The application site is a 1.5-storey semi-detached dwellinghouse located within the north fringe of Bristol settlement boundary.
- 1.3 During the application a revised block plan has been submitted to correctly scale the proposed outbuilding. As the proposal was correctly scaled on the other plans and the variety of responses received to date, it is not considered necessary to re-consult.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPS (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016

3. RELEVANT PLANNING HISTORY

- 3.1 P20/13241/F - Demolition of existing conservatory and garage outbuilding. Erection of single storey rear extension. Approve with conditions 21.10.2020.

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
None received.

- 4.2 Sustainable Transport
No comment.

- 4.3 Public comment
A letter objecting to the proposal has been received and is signed by 4.no neighbouring occupiers. The comments are summarised below:

- Overall height of 3.9m would severely impact the light.
- Proposed building would be an eyesore.
- Would affect the value on homes that are directly behind.
- Would be used to run a business.
- Lack of consultation.
- Where will rainwater go.
- Concern with previous removal of trees and outbuilding on the site.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of development

The application site is situated within a defined settlement boundary and is currently utilised as a C3 dwellinghouse.

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

- 5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy 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.

- 5.3 The proposed outbuilding is in the rear garden of the dwellinghouse and measures 6 metres in length and spans a width of 8 metres. The building features a dual pitched roof which is a maximum height of 3.9 metres, with an eave height of 2.6m. The building will provide a double bay garage and a garden office room. External materials are detailed as rendered blockwork and

roof tiles to match the main dwelling. Overall, the building appears as a subservient outbuilding and will respect the character of the site and wider area. The proposal is found to be in compliance with the above policies.

5.4 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.

5.5 The proposal is sited adjacent to the rear boundary with No.64 and No.66, Stoke Lane. It is acknowledged objection comments have been received from the residents of the above properties as well as No's 62 and 68. Due to the separation distances involved, the proposal will have no impact upon the residential amenity of No.62 nor No.68. Considering the potential impact on No.64 and No.66, the building is to feature a dual pitched roof which results in the highest part of the roof being located at least 3 metres away from the rear boundary. The part of the building closest to the boundary is 2.6 metres in height and increases as it moves away from the boundary. Due to the above, the building would not be overbearing or unduly impact upon light to such a degree to warrant a refusal. Additionally, it is noted that No.66 has an existing outbuilding sited against the shared boundary which will help to block the proposal from views. Overall, the proposal has been carefully assessed and has been found to not materially impact the residential amenity of adjoining occupiers and is in compliance with these policies.

5.6 Transport

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

5.7 Private Amenity Space

Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Adequate amenity space will be provided post development to comply with the above policy.

5.8 Other matters

The objection comments received also related to other matters which will now be discussed in turn. The alleged impact on the value of homes is not a material planning consideration so cannot be considered under this assessment. The removal of garden bushes at the site occurred some years ago prior to this application being submitted. No trees or bushes are to be removed for this development. Consultation letters were sent out during the course of this application to notify the adjoining neighbouring properties.

Finally, concern has been raised asserting the building would be used for running a business. The building is to provide garaging and ancillary living

accommodation associated with the dwelling. If a business were to be run from the building in the future, this would be a matter for planning enforcement and a further planning application could be required.

5.9 Consideration of likely impact on Equalities

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

6. CONCLUSION

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

6.1 It is recommended that planning permission is **GRANTED**.

CONDITIONS

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

Reason

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

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

Site location plan (received 14/09/2022)

Proposed plans and elevations Drwg No: 88504/22 (received 15/09/2022)

Proposed block plan (received 14/11/2022)

Reason

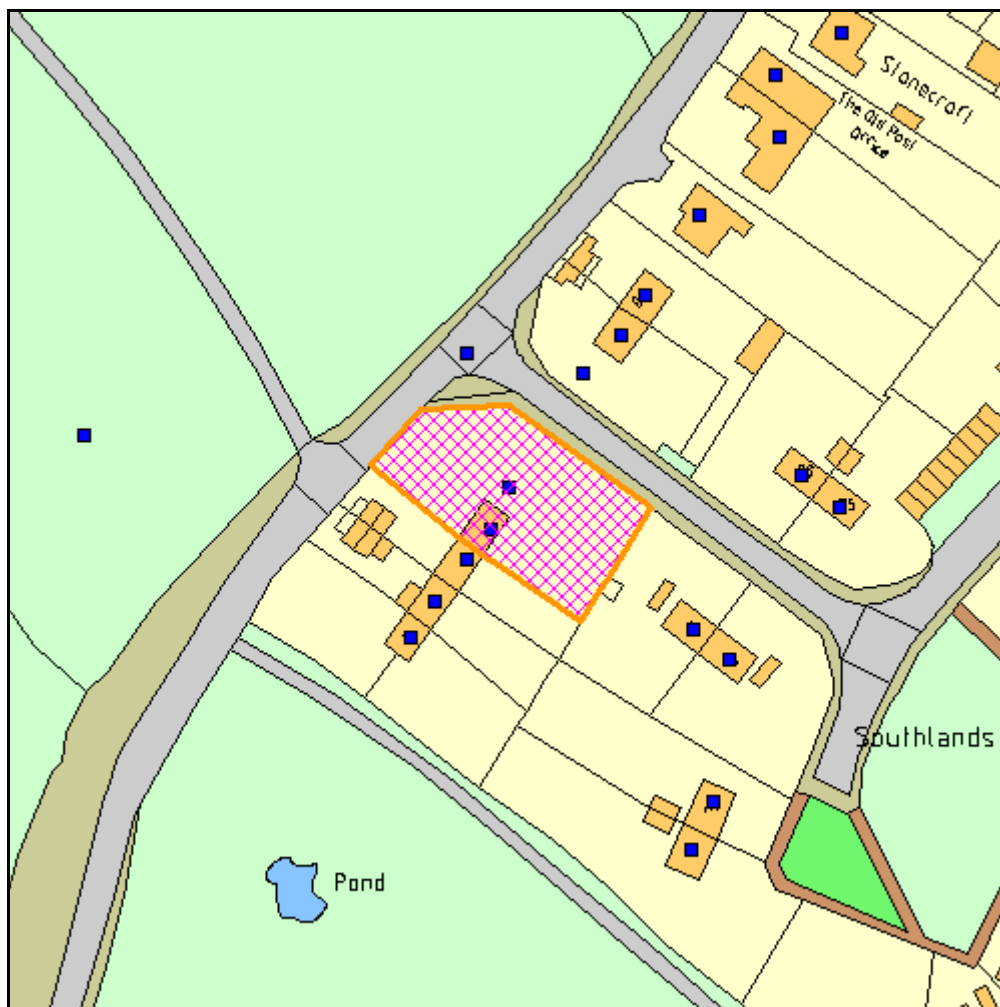
To define the terms and extent of the permission.

Case Officer: Charlie Morris

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 47/22 -25th November 2022

App No.:	P22/05827/F	Applicant:	Mr Tom Kelly Jersey Developments UK Ltd
Site:	Land At Bramble Cottage 4 Itchington Road Tytherington South Gloucestershire GL12 8QE	Date Reg:	5th October 2022
Proposal:	Erection of 2no. dwellings with access, parking and associated works (Resubmission of P22/03907/F).	Parish:	Tytherington Parish Council
Map Ref:	366755 187946	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	30th November 2022



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 100023410, 2008. **N.T.S.** **P22/05827/F**

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

CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the Erection of 2no. dwellings with access, parking and associated works. This is a re-submission of P22/03907/F which was refused for the following reason:

By reason of the large area of hard standing to the front to accommodate car parking, manoeuvring, and bin and recycling areas the proposal introduces a sub-urban feel to this rural location and fails to be in keeping with the character of the area to the detriment of visual amenity. Furthermore, the use of the entire front garden for parking etc would not allow sufficiently robust landscape planting to mitigate against the loss of the mature vegetation on the site. The opportunity for providing a betterment to the overall aim of biodiversity has been lost. The proposal would be contrary to Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; Policies PSP1 and PSP2 of the Policies Sites and Places Plan (Adopted) 2017; Trees and Development Sites: Guidance for New Development SPD (Adopted April 2021) and the NPPF in general.

- 1.2 The proposed dwellings would be located to the side of Bramble Cottage, 4 Itchington Road, Tytherington. The site is washed over by the Bristol/Bath Green Belt.
- 1.3 To address the above refusal reason, the applicant has reduced the amount of parking to the front and has submitted a detailed landscape scheme.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework 2021
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Accessibility
CS9	Environment and Heritage

CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
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
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
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)

Waste Collection for New Developments (SPD)

Green Belt (SPD)

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

Site lies within LCA 9: Tytherington Plain

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	P22/03907/F Erection of 2no. dwellings with access, parking and associated works. Refused	8.9.22
3.2	P21/00615/F 1no. end-terrace three bedroom house with associated works Approved	17.5.21
3.3	PRE20/0226 Erection of 1no residential dwelling and associated works to access. Advice given in support	
3.4	PT04/2789/O Erection of detached dwelling on 0.1 hectares of land. (Outline). Refusal	13.9.04

- 3.5 Corner Cottage opposite application site
P20/19729/F Erection of 1 no semi-detached dwelling with associated works. (Amendment to previously approved scheme PT18/2456/F Erection of 1 no semi-detached dwelling with associated works.)
Approved 26.8.21

4. CONSULTATION RESPONSES

- 4.1 Tythington Parish Council
Objection: There is a huge parking problem in the area where the 2 houses are being built and the Parish Council would like to see the 2 parking spaces per house reinstated.

4.2 Other Consultees

Sustainable Transport

No objection.

Archaeology

No objection.

Landscape

No objections subject to conditions.

Lead Local Flood Authority

No objection.

Highway Structures

No objection. There are structures on Itchington Road that have a height restriction. Please route vehicles appropriately. Please contact the Highway Structures team for further details.

Other Representations

4.3 Local Residents

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

- Dangerous access for new parking spaces
- Damage to vehicles reversing out of existing parking spaces

5. ANALYSIS OF PROPOSAL

- 5.1 The applicant seeks full planning permission for the erection of two new dwellings, access, parking and associated works.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Policy PSP7 (Green Belt) is in accordance with national guidelines set out in the NPPF which restricts development to certain criteria. Limited in-filling in villages is one of the exception categories and as such the introduction of housing in this location would be acceptable in principle but any development must meet the tests set out in all relevant policies.

- 5.3 Policy CS1 'High Quality Design' of South Gloucestershire Core Strategy (adopted December 2013) states that development proposals will only be permitted where the highest possible standards of design and **site planning** are achieved. Proposals should demonstrate that they: enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development.
- 5.4 PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision is made; and it has no negative effects on transportation.
- 5.5 Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration. The proposal accords with the principle of development subject to the below consideration.
- 5.6 Green Belt
The site is surrounded by existing residential development and is recognised as a small gap within the street scene. It is noted that a recent application (PT18/2456/F) at Corner Cottage, granted permission for a new dwelling opposite the application site. The previously approved application for a single dwelling attached to the host property (P21/00615/F) on this site is noted and carries a modest amount of weight. The introduction of two new dwellings increases the scale of development and has knock-on implications for issues such as design and appearance and character of the area. Notwithstanding that the proposal meets the Green Belt test in principle, a proposal must be assessed against the development plan as a whole and concerns are discussed in more detail below.
- 5.7 Design, Character and Appearance
The site lies within the settlement boundary of Tytherington. It is surrounded on three sides by housing with agricultural fields to the northwest, on the opposite side of Itchington Road. The terrace of cottages are at the edge of the village and the area has a distinct rural feel. The application site, 4 Itchington Road, flanks the southern side of the side road Southlands, with Corner Cottage on the opposing flank. The area is predominantly characterised by modest rural properties, each with a sense of enclosure achieved by pleasing boundary treatments, many having low hedges/vegetation with the occasional property having low fencing.
- 5.8 The proposal is for the erection of two new dwellings to the end of the existing terrace, plus the creation of a new parking area to the front. No. 4 benefits from a large plot, compared to its adjoining neighbour, and the new dwellings would follow the existing building line.

- 5.9 As with the previously approved scheme for one dwelling, the proposed two dwellings would complement the existing terrace in their general design and in the materials used. Each would have two bedrooms and in this way the proposed two smaller dwellings would be more akin to the size of the host property whereas the approved scheme resulted in a slightly larger property. Notwithstanding there are no objections in design terms, the overall result would be an increase in built form that has knock-on implications for parking and highway safety; landscaping and residential amenity which all need to be thoroughly examined.
- 5.10 Landscape:
Permission for the approved dwelling on the opposite side of the road is noted and development has commenced. It is acknowledged that each application is assessed on its own merits however, it is worth comparing the sites given their proximity in this rural setting. The development of Corner Cottage opposite was for a single attached dwelling to the end of that row of housing and the retention of vegetation was noted as a positive in the balancing exercise. By comparison in this application the proposal would be for 2 dwellings at the end of the existing terrace. The lush planting, manicured hedge and mature trees present when application P21/00615/F was assessed in May 2021 has been completely removed leaving a bare site totally at odds with its surroundings. Plans assessed at that time indicated the intention to retain the existing planting and Officers considered that approach the correct one.
- 5.11 The removal of all the planting to the front is extremely unfortunate as this corner plot is highly visible when entering or leaving Southlands or indeed when leaving the village itself. New/replacement planting would take many years to get established or to achieve the sense of green-ness and enclosure present in the immediate area. The extent and expanse of hardstanding previously presented was criticised as being a huge contrast and at odds with the overall character of the area.
- 5.12 Both local and national policies and aims emphasise the importance of tackling climate change. The *Building Better, Building Beautiful Commission* produced their report *Living with Beauty* in January 2020. Its by-line was *Promoting health, well-being and sustainable growth*. The report highlighted the need for re-greening which is *aligned with the government's aim to eradicate the UK's carbon contribution by 2050*. The report goes on to declare that the *presence of greenery in the urban environment ... has a positive impact on our mental and our physical health*. This applies to all areas not just built-up ones.
- 5.13 The above ties in with the aspirations of South Gloucestershire Council who announced a climate emergency in July 2019 and the steps required to become carbon neutral by 2030. Plants and trees especially, help to absorb greenhouse gases, such as carbon dioxide.
- 5.14 The recently adopted Trees and Development SPD (2021) is in line with national aims for tackling climate change. The introductory paragraph states the document has been produced to :

... emphasise the importance of trees with reference to addressing Climate Change. It recognises the Climate Emergency declaration and reinforces to developers the vital and fundamental role that trees play in mitigating the effects of Climate Change.

- 5.15 In this new application, revised plans have presented a landscape proposal and planting scheme. The proposed gravel drive, path and patio finishes and block paving along with the new fencing are acceptable. In addition the opportunity of providing a betterment to the overall aim of biodiversity and in tackling climate change has been taken and planting in terms of the proposed species and stock sizes, including new trees and hedgerows, are acceptable.
- 5.16 The scheme has acknowledged its surroundings by re-introducing greenery within the front garden becoming more akin to its original state and certainly more in-keeping with the character of the area. Conditions will be attached to the decision notice to ensure compliance with these proposals.
- 5.17 Residential Amenity
The garden of the existing dwelling, 4 Itchington Road, must provide amenity space for the host property, for the two proposed new dwellings and at the same time provide space for off-street parking.
- 5.18 Policy PSP43 sets out the amount of amenity space that should be provided for new development. However, the space should not merely accord with the minimum figures set out in policy; Such space should be functional, orientated to maximise sunlight and designed to take account of the context of the development including the character of the surrounding area. As minimum a 2 bed dwelling should have 50 square metres of residential amenity space.
- 5.19 Submitted plans indicate that the garden provided for No. 4 would not change from the approved situation under P21/00615/F and the space and shape is considered appropriate. Gardens for No. 4A and 4B must also meet the minimum standards set. Plans indicate this can be achieved.
- 5.20 Overall the development would not have a negative impact on the host property, closest existing neighbours or future occupiers and as such can be regarded as being policy compliant in this regard.
- 5.21 Sustainable transport
Parking:
Comments on parking by the Parish and a local resident are noted. Plans show that 3 parking spaces would be allocated for the 2 new dwellings to the front and parking for existing dwellings No.3 and No.4 would be accommodated to the rear of the site. It is acknowledged that in terms of number and size of parking spaces, the proposal meets minimum policy car parking standards set out in the Residential Parking Standards SPD and Policy PSP16. On this basis a refusal for this reason could not be substantiated in an appeal situation. Impact on highway safety needs additional examination.
- 5.22 This application is broadly a re-submission of the previous refused scheme with some minor amendments. In reviewing this application Officers are mindful of

- planning application P21/00615/F which was for the erection of one dwelling on site, and was approved although vehicle access was to the rear of the site.
- 5.23 This current proposal increases the number of new residential units to two, with access for the existing dwelling and its neighbour (No's 3 and 4) accessed off the rear of the dwellings from Southlands, with the parking for properties 4A and 4B to be accessed from the front of the dwellings but also from Southlands.
- 5.24 For the sake of clarity, vehicle access from Southlands is preferred over access from Itchington Road in that vehicle speeds will be significantly slower as vehicles will either be approaching the junction with Itchington Road or leaving Itchington Road as opposed to travelling along it.
- 5.25 It is noted that the proposed access arrangements from Southlands would necessitate vehicles either reversing into the spaces or reversing out of the car parking spaces, this is not uncommon in such locations and does not constitute a highway safety issue sufficient to refuse the application.
- 5.26 Given the above and recognising that parking can be achieved on site, the proposal would not have an adverse impact on highway safety. There are no objections subject to a condition specifying that the driveway needs to be of a bound surface material that would not transfer onto the highway and electric charging points must be provided. In addition it appears that additional dropped kerbs and footway crossovers may be required to give access into the site. As such the applicant should note that as with all works on or immediately adjacent to the public highway, a Section 38 license will be required and that this may not be automatically forthcoming even if planning is secured. Likewise all such works must be approved by the Council before, during and after completion as appropriate.
- 5.27 Impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.
- 5.28 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.
- 5.29 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

6. CONCLUSION

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

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

- 6.2 The recommendation to **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 the application is **APPROVED**.

CONDITIONS

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

Reason

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

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

As received by the LPA on 5.10.22:

Landscape proposals - 1530-01 A

Existing site/block plan - 1530-P-050

Proposed site plan - 1530-P-100

Proposed plans- 1530-P-102

Proposed elevations - 1530-P-103

Proposed side elevations- 1530-P-104

Reason:

In the interests of retaining the character of the area, to comply with PSP1 of the Policies Sites and Places Plan (Adopted) 2017 and for the avoidance of doubt

3. With the exception of the proposed gravel development is to be in accordance with Landscape Proposals Plan -01 Rev. A

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.

4. All proposed planting is to be implemented in the first season following completion of construction works. Should any of the proposed trees fail within the first five years following the development they are to be replaced by trees of similar species and size.

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. Parking for the proposed development is to be in accordance with the Proposed site plan received by the LPA on 5.10.22.

Reason

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

6. Notwithstanding details included within submitted plans, the proposed surface areas for parking and hardstanding shall be of a bound material that would not spill out onto the highway.

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.

7. Prior to the first occupation, each new dwelling is to be provided with an Electric Vehicle Charging Point to be retained on site for the use of future occupiers.

Reason

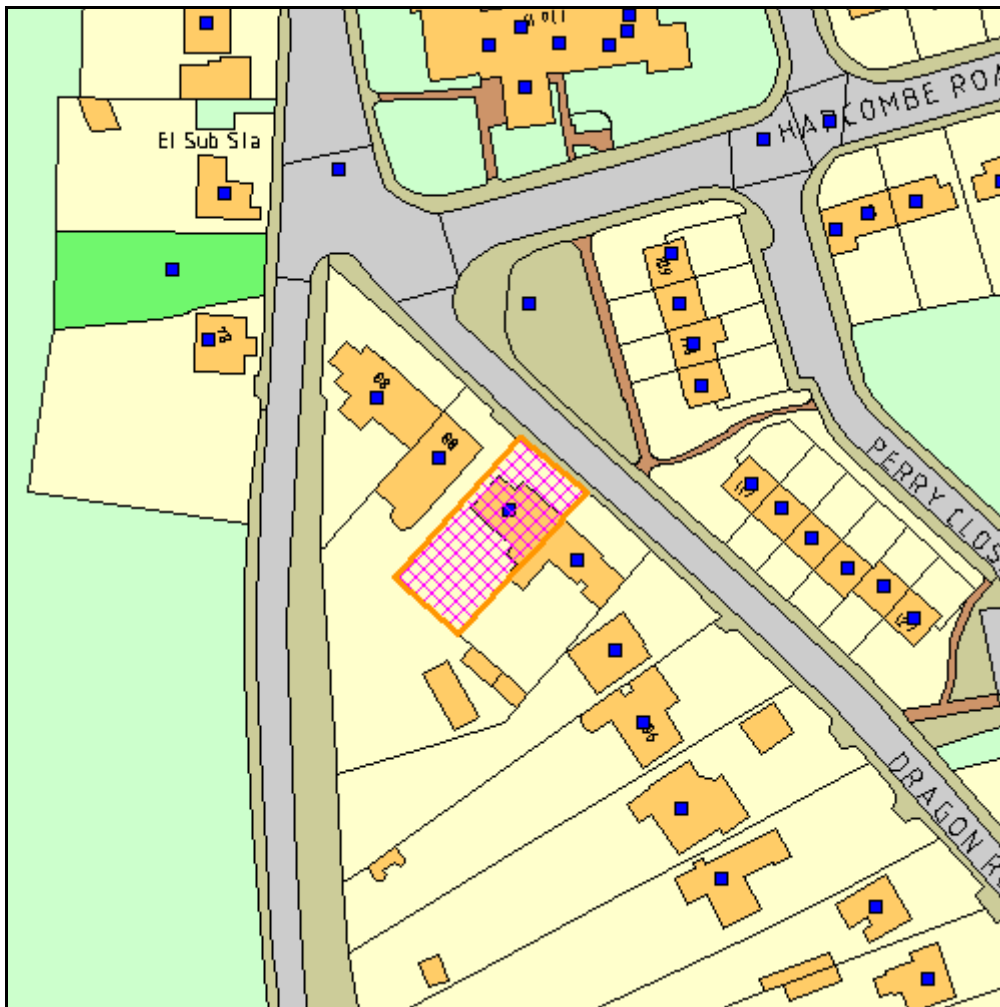
To encourage means of sustainable transportation, to accord with Policy PSP11 of the South Gloucestershire Policy Sites and Places Plan (Adopted) 2017.

Case Officer: Anne Joseph

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 47/22 -25th November 2022

App No.:	P22/05860/HH	Applicant:	Ms Hayley Belcher
Site:	90 Dragon Road Winterbourne South Gloucestershire BS36 1BL	Date Reg:	11th October 2022
Proposal:	Raising of roofline to facilitate conversion of existing garage to annexe ancillary to main dwelling. Erection of part single storey part two storey rear extension to form additional living accommodation. (Resubmission of P22/03024/HH)	Parish:	Winterbourne Parish Council
Map Ref:	364857 179982	Ward:	Winterbourne
Application Category:	Householder	Target Date:	2nd December 2022



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100023410, 2008. N.T.S. P22/05860/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 REPORTING TO THE CIRCULATED SCHEDULE

3no. comments have been received from local residents that are contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the raising of the roofline to facilitate the conversion of the existing garage to an annexe ancillary to the main dwelling, erection of part single storey part two storey rear extension to existing garage, and the erection of a single storey rear extension to the existing dwelling at 90 Dragon Road, Winterbourne.
- 1.2 The application site comprises a two storey semi-detached dwelling that has been previously extended with a two storey rear extension and single storey side extension. The application site is located within the defined Winterbourne settlement boundary.
- 1.3 This application is the re-submission of a previously refused application (ref. P22/03024/HH). The only notable changes to the proposed plans are the replacement of the flat roof on the proposed part single storey part two storey rear extension to existing garage with a shallow pitched roof, and the replacement of the flat roof on the proposed single storey rear extension to the existing dwelling with a shallow lean-to roof.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
National Planning Practice Guidance

2.2 Development Plan

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

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Assessing Residential Amenity TAN (Endorsed) 2016
Household Design Guide SPD (Adopted) March 2021

3. **RELEVANT PLANNING HISTORY**

- 3.1 P22/03024/HH
Raising of roofline to facilitate conversion of existing garage to annexe ancillary to main dwelling. Erection of part single storey part two storey rear extension to form additional living accommodation.
Refusal (22/07/2022)

Refusal reason 1 - Visual Amenity

The proposed development fails to reach the highest possible standards of design and site planning and would be harmful to the character, distinctiveness and amenity of both the site and its context. The raising of the roofline would leave the side extension appearing disproportionate to itself and the main dwelling, and the two storey rear extensions flat roof would be out of character with the existing dwelling. Both would appear contrived within the Dragon Road street scene. The proposed development therefore fails to comply with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the provisions of the National Planning Policy Framework.

Refusal reason 2 - Residential Amenity

The proposed development would fail to respect the residential amenity of the occupiers of the neighbouring property. The proposal would result in an overbearing and dominant impact on the current and future occupiers of the neighbouring property to the north-west. The proposed development therefore fails to comply with Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017, and the provisions of the National Planning Policy Framework.

- 3.2 P88/1669
Erection of single storey side extension to provide single garage and store. Erection of front porch canopy. Erection of 2.1 metre high wall and entrance gate to side of house.
Approval Full Planning (11/05/1988)
- 3.3 P85/2065
Erection of two storey rear extension to form kitchen with bedroom over.
Approval Full Planning (21/08/1985)
- 3.4 N6199
Erection of front entrance porch and side car port/domestic workshop extension.

Approve with Conditions (03/01/1980)

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council
No objection.

4.2 Archaeology Officer
No comment.

4.3 Sustainable Transport Team
No objection.

4.4 Local Residents

3no. support comments have been received making the following points:

- Dragon Road is an eclectic mix of differing house styles and the proposal would be a good, contemporary home, whilst maintaining it's original outlook.
- The proposal would not impact on the amenity of neighbouring properties.
- The proposed extensions are to the rear which is not overlooked.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the raising of roofline to facilitate conversion of existing garage to an annexe ancillary to the main dwelling and the erection of a single storey rear extension at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits development within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Annexe Test

For a proposal to be considered an annexe it should only contain ancillary accommodation to the main dwelling and have some form of function and physical reliance upon the main dwelling. Whilst the proposed annexe has all the elements of principle living accommodation, it would share parking and private amenity space with the host dwelling, and there would be an internal door between the two, as such a functional and physical reliance is provided. Due to the shared provision of facilities, the proposed annexe would not be suitable (with regards to the policies of the LDP) or attractive in its own right as an independent dwelling. As such, the proposed unit can be considered to form an annexe that is ancillary to the host dwelling. For the avoidance of doubt, a condition would be attached to any decision, preventing the proposed annexe being used as a separate dwelling.

5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the

- highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.4 The proposed raising of the eaves and roofline of the existing garage by approximately 0.8 metres would leave the side extension appearing disproportionate to itself with unduly tall walls compared to its roof. For this reason the proposal would appear out of character with the main dwelling and contrived within the street scene.
- 5.5 The proposed part single storey part two storey rear extension to the existing garage would be visible in views from Dragon Road. The proposed extension would have a noticeably shallow pitched roof that fails to reflect, and integrate with, the character of the existing dwelling. The proposed extension would therefore appear out of character with the existing dwelling and would fail to respect the character, distinctiveness and amenity of both the site and its context.
- 5.6 The proposed single storey rear extension to the existing dwelling would have a depth of 4 metres, a width to match the existing dwelling, and would be finished with a mix lean-to and flat roof at a height of approximately 3.75 metres. The proposal would not be visible in the street scene and would sit next to the adjoining properties existing single storey rear extension. It is considered that this element alone would be acceptable in design terms but as it is structurally linked to the other elements, which are not acceptable, a split decision would not be appropriate.
- 5.7 On the basis of the assessment set out above, it is considered that the proposed development would fail to reach the highest possible standard of design and site planning, and would be harmful to the character, distinctiveness and amenity of both the site and its context.
- 5.8 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.9 When considering the impact of the development on the residential amenity of neighbouring residents, the neighbouring properties which are most likely to be affected are the adjacent property to the north-west at no.88 Dragon Road, and the adjoining property to the south-east at no.92 Dragon Road.
- 5.10 In respect of the adjacent property to the north-west, the proposed raising of the roofline of the existing garage and part single storey part two storey rear extension to the existing garage would have a significantly detrimental dominant and overbearing impact on the side elevation of the neighbouring

property. The ground level falls away towards the neighbouring property meaning that the application dwelling is already elevated in comparison. The raising of the roof line and two storey rear extension would be approximately 4.9 metres from the neighbouring property's side elevation and would have a significant overbearing and dominant impact on the windows and door that are present.

5.11 In respect of the adjoining property to the south-east, it is noted that the proposed single storey rear extension to the existing dwelling would extend approximately 4 metres along the shared boundary. The neighbouring property has an existing single storey rear extension that extends approximately the same distance.

5.12 On the basis of the assessment set out above, it is considered that the proposed development would result in an unacceptable dominant and overbearing impacts on the amenity of the neighbouring property to the north-west.

5.13 Highway Safety and Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposed development would increase the number of bedrooms in the property from 3 to 4 so under the Councils minimum parking standards the minimum number of on-site parking spaces requires at the property would be 2. The submitted plans indicate that 2 on-site parking would be provided. This would need to be secured by condition if the application were to be approved.

5.14 Equalities

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

5.15 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 That the application be **Refused** for the following reason:

1. The proposed development fails to reach the highest possible standards of design and site planning and would be harmful to the character, distinctiveness and amenity of both the site and its context. The raising of the roofline would leave the side extension appearing disproportionate to itself and the main dwelling, and the two storey rear extensions noticeably shallow pitched roof would fail to reflect, and integrate with, the character of the existing dwelling. Both would appear contrived within, and cause harm to, the Dragon Road street scene. The proposed development therefore fails to comply with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; the Household Design Guide SPD (Adopted) March 2021; and the provisions of the National Planning Policy Framework.
2. The proposed development would fail to respect the residential amenity of the occupiers of the neighbouring property. The proposal would result in an overbearing and dominant impact on the current and future occupiers of the neighbouring property to the north-west. The proposed development therefore fails to comply with Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

Case Officer: Oliver Phippen
Authorising Officer: Marie Bath