

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: 17/22

Date to Members: 28/04/2022

Member's Deadline: 05/05/2022 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

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

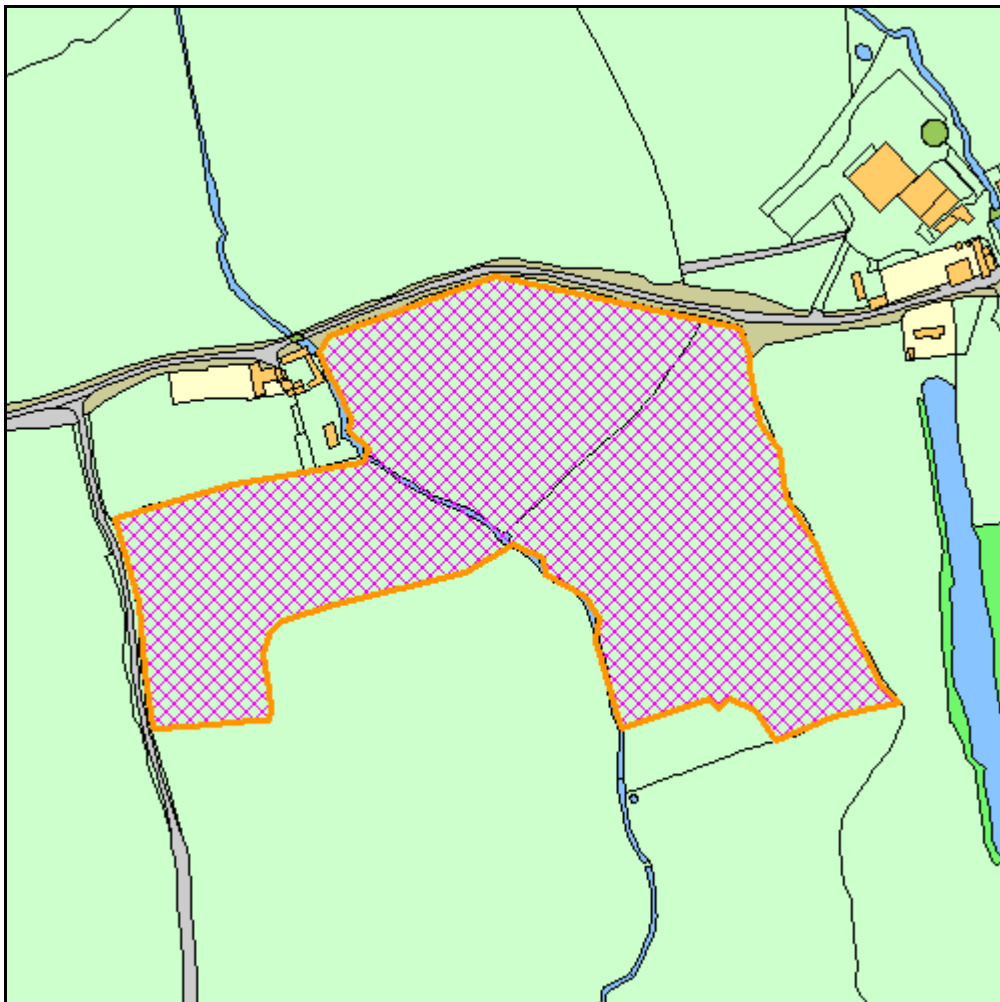
Dates and officer deadlines for Circulated Schedule May Bank Holiday and Queens Jubilee 2022

CIRCULATED SCHEDULE - 28 April 2022

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/03161/RM	Approve with Conditions	PL19, 20, 28 & 29 North Yate New Neighbourhood South Gloucestershire	Yate North	Yate Town Council
2	P22/00195/F	Approve with Conditions	2 The Avenue Little Stoke South Gloucestershire BS34 6LJ	Stoke Gifford	Stoke Gifford Parish Council
3	P22/00411/F	Approve with Conditions	Melrose 12 Greenhill Alveston South Gloucestershire BS35 2QX	Severn Vale	Alveston Parish Council

CIRCULATED SCHEDULE NO. 17/22 - 28th April 2022

App No.:	P21/03161/RM	Applicant:	BDW Trading Ltd (South West Region)
Site:	PL19, 20, 28 & 29 North Yate New Neighbourhood Yate South Gloucestershire	Date Reg:	4th September 2021
Proposal:	Erection of 138 no. dwellings with roads, drainage, landscaping and associated works with appearance, layout, scale, and landscaping to be determined. Approval of Reserved Matters to be read in conjunction with outline permission PK17/4826/RVC - Variation of conditions 12, 19 and 41 attached to outline planning permission PK12/1913/O to rationalise and validate amendments to conditions previously granted under application reference numbers PK15/5230/RVC, PK16/2449/RVC, and PK17/0039/NMA.	Parish:	Yate Town Council
Map Ref:	371154 184724	Ward:	Yate North
Application Category:	Major	Target Date:	3rd December 2021



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 100023410, 2008. N.T.S. P21/03161/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 Yate Town Council and a member of the public contrary to the officer recommendation.

1. THE PROPOSAL

This application seeks reserved matters consent for the erection of 138 no. dwellings with roads, drainage, landscaping and associated works with appearance, layout, scale, and landscaping to be determined. Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC. This outline consent included details of access into the site off Randolph Avenue and Leechpool Way, with provision for access from Peg Hill. The scheme benefits from an approved design code (North Yate New Neighbourhood Design Code Rev D March 2017) and masterplan (Condition 39 Detailed Masterplan 4739-LDA-00-XX-DRL-0013), as well as a number of framework plans approved at outline stage.

- 1.2 The application site comprises parcels 19, 20, 28 and 29 in the North Yate New Neighbourhood, as shown on the approved phasing plan. The site is located in the north eastern corner of the North Yate New Neighbourhood. Parcels 29A and 29B are located to the east of Tanhouse Lane and to the west of a Green Infrastructure Corridor which includes footpath LYA/45/20 and the Ladden Brook. Parcels 29a and B are to the south of an approved attenuation basin and the existing dwelling known as Hartstrow Farm and they are to the north of previously approved residential parcels. The remaining parcels 19, 20 and 28 are to the east of the afore mentioned Green Infrastructure Corridor and form the north eastern edge of the development with Green Infrastructure to the north and east and open countryside beyond. To the south is a retained hedge with approved residential parcels beyond.
- 1.3 The 138 dwellings proposed consist of a mixture of houses and flats of 1, 2, 3 and 4 beds of 2, 2.5 and 3 storeys in height. Of the 138 dwellings, 46 would be for affordable housing. A statement of compliance has been submitted in support of this application to set out how it complies with the approved parameter plans and Design Code. This has been updated to reflect changes in the layout and provide justification for deviation from the approved parameters and Design Code.
- 1.4 Through pre-application discussions and negotiation during the application process, the following are some of the improvements secured to the scheme:
- The house types and layout on the northern and eastern edges were amended to provide looser knit lower density development in line with the approved design code and create views from within the site to open countryside. This layout change also addressed the objection from Yate Town Council in respect of perpendicular parking and parking in open space;
 - The layout was amended around the retained trees in parcels 29 to create a larger area of open space around the trees and ensure that the development would not lead to future pressure to fell the trees;
 - Increased provision of block paving to shared surface streets and parking areas;
 - Reconsideration of siting of visitor parking;

- Significant improvement to the design of shared surface streets with block paving, buildouts and pinch points added to ensure vehicular speeds are kept very low creating a safe walking route to the play area (It is noted that Yate Town Council have objected to shared surface streets and improvements have been made in this area); and
- Adjustments to the layout to allow improvements to grading of levels and a significant reduction in the use of retaining walls.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework July 2021

National Planning Practice Guidance

National Design Guide

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 Improving Accessibility

CS9 Managing the Environment and Heritage

CS16 Housing Density

CS17 Housing Diversity

CS18 Affordable Housing

CS30 Yate and Chipping Sodbury

CS31 North Yate New Neighbourhood

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

PSP1 Local Distinctiveness

PSP2 Landscape

PSP3 Trees and Woodland

PSP6 Onsite Renewable and Low Carbon Energy

PSP8 Residential Amenity

PSP10 Active Travel Routes

PSP11 Transport Impact Management

PSP16 Parking Standards

PSP17 Heritage Assets and the Historic Environment

PSP19 Wider Biodiversity

PSP20 Flood Risk, Surface Water and Watercourse Management

PSP21 Environmental Pollution and Impacts

PSP37 Internal Space and Accessibility Standards for Affordable Dwellings

PSP43 Private Amenity Space Standards

PSP47 Site Allocations and Safeguarding

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

The South Gloucestershire Residential Parking Standards SPD

(adopted)

Waste Collection: Guidance for New Developers SPD (adopted)

Extra Care and Affordable Housing SPD (adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK10/042/SCO, Scoping Opinion for a proposed mixed-use site approximately 104ha in North Yate.
- 3.2 PK12/1913/O, Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved. Approved on 17th July 2015.
- 3.3 PK15/5230/RVC, Variation of condition 41 of Planning Permission PK12/1913/O to change the proposed wording which related to the need for an Energy Statement and energy targets. Approved on 6th May 2016.
- 3.4 PK16/2449/RVC, Variation of condition 12 attached to planning permission PK12/1913/O to allow for a programme for archaeological investigations across the site. Approved on 15th August 2016.
- 3.5 PK17/0039/NMA, Non-material amendment to Condition 19 of PK16/2449/RVC (Outline planning permission for the North Yate New Neighbourhood) to reflect the updated phasing plan submitted pursuant to Condition 4. Approved on 23rd February 2017.
- 3.6 PK17/4826/RVC Variation of conditions 12, 19 and 41 attached to outline planning permission PK12/1913/O to rationalise and validate amendments to conditions previously granted under application reference numbers PK15/5230/RVC, PK16/2449/RVC, and PK17/0039/NMA. Permitted 27th November 2017
- 3.7 P19/6296/RVC, Variation of condition 19 attached to outline planning permission PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA and PK17/4826/RVC) to amend the wording of the condition (19) to "There shall be no commencement of Phase 5 of the development as shown on the Phasing Plan submitted pursuant to condition 4, until such time as the internal link road linking Randolph Avenue, Leechpool Way and the access from the Peg Hill development (as approved by planning permission PK12/0429/O) has been implemented and is operational. Construction use and residential use are deemed operational". Approved on 13th September 2019.
- 3.8 PK17/4260/RM, Laying out of landscape and infrastructure (Phase 0) including primary and secondary streets, utilities, services, foul and surface water drainage, hard and soft landscaping. (Approval of reserved matters including appearance, landscaping, layout and scale to be read in conjunction with Outline Planning Permission PK12/1913/O superseded by PK16/2449/RVC). Approved on 21st May 2018.

- 3.9 PK18/1656/RM, Approval of remaining site wide infrastructure including primary and secondary streets, utilities, services, foul and surface water drainage, hard and soft landscaping in relation to Phase 0 (Reserved Matters application to be read in conjunction with outline planning permission PK12/1913/O) amended by PK17/4826/RVC in regards to landscaping, appearance, layout and scale). Permitted 5th December 2018.
- 3.10 P21/02991/NMA, Non material amendment to P19/6296/RVC to change the description of development as stated in outline planning permission reference PK12/1913/O and subsumed into outline planning permissions reference PK15/5230/RVC, PK/16/2449/RVC, PK17/4826/RVC and P19/6296/RVC to Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), residential care home or extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Permitted 02nd July 2021.
- 3.11 Reserved matters applications for neighbouring residential parcels.

4. **CONSULTATION RESPONSES**

4.1 Yate Town Council

Object

1. The plan continues to include some roads without footways physically separated from carriageways - this is not acceptable anywhere, except on private shared access ways for 2 - 3 houses.

2. The layout involves significant frontage areas of parking, which are nose to tail, something that the design code sought to avoid, and these face directly onto the play area at the north of the site. This will create reversing dangers for children going to the play area and will significantly increase the noise and pollution to the existing rural area to the north. We are surprised at the layout which proposes high density housing immediately opposite the play area with a row of 90 degree parking spaces, therefore this needs to be better aligned.

3. The visitor parking space on the section 35 - 44 is poorly located. It is in the area which was set out for landscaping, and that is not acceptable use of open space, and is at the head of a cul de sac, so will encourage faster cars coming along the cul de sac past the play area. It should be located at the other end of this cul de sac not on open space.

4. We have already encountered problems with visitor parking spaces on or adjacent to junctions creating problems, yet this is happening again and must be stopped. The visitor parking spaces opposite number 35 and beside number 35 are right on junctions and not acceptable, so is the open opposite 141 and by 108.

5. It is not acceptable for the visitor parking for the 114 - 127 section to be out on the main road, by the junction. Some visitor parking is needed within that development.

6. The visitor parking outside plot 425 is right on the junction and will form a dangerously narrow entrance to quite a large area of housing.

7. There is no pavement route for children to get to the play area from either phases to the west (where they would need to cross the open space, but no path is shown) or

from the right hand phase which is nearest the park. There is no pavement shown along the road approaching it. This needs to be addressed to allow children to get to the play area safely.

8. Too many parts of this development, et 124 130, have 90 degree parking all along open spaces. This creates a risk to children using the open space from reversing vehicles. Open space and cars do not mix.

9. Throughout the development, we want all houses set back from any carriage way, so there is plenty of space for people to have buggies etc outside the front door without children running into the carriageway - and want pavements throughout.

10. We also want every road checked for not just refuse vehicles, but for delivery vehicles. We have had examples in earlier phases where officially a refuse vehicle can get round a bend and past the visitor parking spaces but removal vans and larger delivery vans, of a kind that often turn up with bigger deliveries and cannot do so. The roads must all be wide enough to accommodate the furniture, white goods and building materials delivery vans that come to domestic properties - the refuse vehicle test is not enough.

11. Some dwellings are planned to get close to the existing tree canopy eg 483, 481 and 374. This is unacceptable as it will lead to future requests to remove the trees because of root damage to properties.

12. We are in a climate emergency, yet these houses are going to be double glazed, not triple, and have gas central heating. We need to be requiring developers to build to a standard that helps get us to carbon neutral, rather than designing in massive carbon footprints. Given gas boilers will not be sold after 2025, it is unacceptable to be designing houses which are not capable of being run on heat pumps - and to do that we need to specify either underfloor heating or bigger bore pipes throughout. At this stage we should be requiring all development to be post gas boiler ready. Otherwise these people will buy houses and not be able to replace their gas boiler without changing all the central heating.

13. We object to the variation of the conditions attached to PK12/1913 - condition 12, archaeological assessment; the phasing of the road building, condition 19 - we have significant problems with the fact the development was designed to spread traffic across three roads, but currently only one, Leechpool, is open. In addition to the construction already underway/to be occupied, another 300 dwellings accessing via Leechpool Way. There was a careful phasing agreement designed to spread traffic and yet again the developer is wanting to build more phases without meeting the internal road condition to link Randolph, Leechpool and Autumn Brook. The continuing variation to this condition means the developer is being able to build more and more houses without that road, and it has also delayed significantly the point at which the community building site has to be handed over under the s.106 agreement. The community is suffering badly as a result. We further object to the variation to condition 41 requiring Energy Statement - we are in a climate crisis, and rather than wanting to vary the condition to not comply with the 2012 condition, the council should be requiring MORE of the developer, not LESS.

4.2 Environment Agency – No objection but advises the applicant refers and considers re-running the model to take account of the Central Climate Change allowance for the 1% (1 in 100) 26% Annual Event Probability climate change Central allowance for the site.

4.3 Avon Fire and Rescue – Identified additional Hydrant requirements associated with this application and requested developer contributions towards these.

- 4.4 Crime Prevention Design Advisor – No objection subject to comments on security of cycle storage and lighting between buildings.
- 4.5 Tree Officer – awaiting Tree Protection Plan
- 4.6 Conservation Officer – replied with no comment
- 4.7 Affordable Housing Officer – Raised concerns about clustering of affordable units but acknowledges the applicants have attempted to separate the two apartment blocks but has placed them close together as this works best in the overall site layout.
- 4.8 Climate Change Officer – Whilst this scheme complies with current Building Regulations the performance with respect to energy demand, energy running costs and CO2 emissions is very disappointing given the climate emergency and significant and ongoing increases in the cost of energy.
- 4.9 Urban Design Officer – First response raised issues with adherence to the Design Code, the layout, street design, house type design, apartment design and lack of balconies, materials and recommended the applicants submit their application for review by the Design Panel. The second response acknowledged improvements to the scheme, highlighted those issues which had resolved in the revision and those which remained outstanding.
- 4.10 Landscape Officer – First response raised issues with relationship to neighbouring open space, level changes, use of retaining walls, impact on trees, poor parking arrangements, surface materials and planting. The second response requested improvements to the grading of landscaped areas, separation of the apartments from open space and amendments to planting details.
- 4.11 Ecology Officer – No written response received
- 4.12 Transportation Officer – First response raised a number of concerns in relation to shared surface road design, visitor parking, remote parking, awkward parking arrangements, junction details, traffic calming, conflicts in the layout, missing connections, refuse collection points, auto tracking and adoption. Final comments provided with no objection subject to providing additional block paving.
- 4.13 Drainage Officer – no objection
- 4.14 Public Art - No comment in relation to this site. Barratts are implementing the public art plan for the whole North Yate new neighbourhood
- 4.15 Public Rights of Way Officer - The application will affect public footpath LYA 45. A diversion order has been submitted and the proposed new route has been agreed with the PROW team. We therefore have no objection to this application
- 4.16 Archaeological Officer - No objection
- 4.17 Highway Structures Officer - Structure Numbers 78008, 78W055 and 78171 are 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.

4.18 POS Officer– First response raised concerns about conflict with infrastructure plans, use, design and responsibility for maintaining retaining walls, access to POS, use of land, provision of play area plan, design of play area, inaccurate plans. Second response confirms many issues address in the redesign but highlights issues with the revised layout such as positioning of hedges, adoptable areas, design of retaining walls, lack of detail regarding lighting.

4.19 Waste Engineer – Neutral

Other Representations

4.20 Local Residents

One neighbour objection relating to building on greenfield sites

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

5.1.1 North Yate New Neighbourhood is a major development site allocated by policy CS31 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 for a major mixed use development of up to 3000 dwellings. Outline consent was granted on 17th July 2015 for a mixed use development across 100.76 hectares of land comprising up to 2450 new dwellings, including 4.63 hectares of employment land, a local centre, two primary schools and supporting infrastructure. This approval covers a substantial area of the NYNN allocation. A masterplan and design code for the North Yate New Neighbourhood were subsequently approved by the Local Planning Authority on 20th January 2017 and 12th May 2017 respectively. The principle of the development is therefore, acceptable.

5.2 Environmental Impact Assessment

5.2.2 This Reserved Matters application is considered an EIA application as it is a subsequent application in respect of EIA development. It is considered that the proposal is within the scope of the original Environmental Statement and consideration of the reserved matters below sets out how the scheme complies with the principles and parameters secured in the outline permission to avoid and mitigate significant environmental impacts. There are considered to be no new significant effects.

5.3 Layout, landscaping, scale and appearance.

5.3.1 The approved Masterplan and Design Code set out a number of Framework Plans and the proposed form of development is largely consistent with these and deviations justified as set out in this report.

5.3.2 Residential use is specified for these parcels in the Land Use Framework. The Building Heights Framework suggests building heights of two storeys – up to 8.5m for the majority of the parcel. The proposed building heights do exceed this in places with taller buildings facing the secondary streets and taller apartment blocks near the open space. Whilst this is a deviation from the plan, it is considered that having 2.5/3 storey

buildings in place of two storey on inward facing parts of the parcels would not result in any harm to the character and appearance of the development and would make more efficient use of land. The Urban Structure Framework is also not strictly adhered to with a more semi continuous building line along the secondary street frontages rather than the looser frontage recommended. It is considered that this change is also justified and is an efficient layout of back to back housing between the approved road and green infrastructure. The layout also omits buildings and creates a new area of open space around retained trees which is considered to be an improvement on the approved parameters plans. The Access and Movement Framework is also relevant to the individual parcel layouts within this RM application and the pedestrian route on the western boundary has been brought away from the edge and instead runs through the new area of open space. The justification for this deviation was to enable a layout that responded to the available space between the retained trees and retained hedgerow. The proposal responds to the infrastructure approved under separate RMs which in turn responded to the Green Infrastructure Framework, Blue Infrastructure Network and the Access and Movement Framework approved under separate RM approvals. Revisions were made during the course of the application so that the scheme would respond better to the approved parameters. Overall, it is considered that the identified deviations from the approved parameter plans are justified and limited and on the whole the development as proposed would deliver the lower density, looser knit development envisaged for this part of the North Yate New Neighbourhood.

- 5.3.3 The approved Design Code expands on the principles secured in the parameters plan to provide more detailed guidance on the type of development for each location. Each character area contains specific codes and guidance to ensure that a distinct character emerges through the adherence to simple rules. A Code Reference Plan provided for each character area stipulates which codes must be used when designing at the RM stage. The site forms part of the Yate Meadows character area. This area is intended to have the strongest visual and physical relationship to the wider countryside. It is characterised by contiguous green space and contains extensive ponds, swales and recessed flood attenuation areas. The parcels surrounding the application site have approved Reserved Matters and have either been implemented or under construction and this evolving character provides a further point of reference. The parcels the subject of this application are at a point of transition between the North Yate New Neighbourhood and the open countryside.
- 5.3.4 The Urban Edge Codes specify the setback, the plot rhythm and the plot width and serve to create the character envisaged in the parameters plans such as the Urban Structure Framework and Density Framework. U1M and U9M detached houses with a 3 – 6m setback are specified for the majority of edges within these development parcels to create a lower density, loose knit development with U2M semi detached houses being specified along the secondary route. As set out earlier there is some deviation from the Urban Structure Framework and therefore there is also some deviation from the Urban Edge Code. Where edge properties are not detached they would appear as detached when viewed from outside the development and as such maintain the loose knit appearance sought by the code. The western edge of Parcel 19 fronting the secondary street is semi detached rather than detached and the southern edge contains a terrace and a pair of semi detached houses. The blocks of flat within Parcel 29 also deviate from the Design Code. However, it is considered that where different house types have been used they have been sited sensitively within the layout and would not undermine the vision for the character area. Although the

house types are different the other elements such as set backs are adhered to within the layout.

- 5.3.5 The Boundary Codes specify the type, material and variation of boundary treatment along urban edges to create a consistent character. The specified boundary treatment is consistent with the code and neighbouring approved parcels. Walls are provided to the frontages along the primary and secondary routes and hedges to the green edges.
- 5.3.6 The Green Edge Codes specify street/footway dimensions, materials and landscape where development meets a green edge. The development layout and design of streets and paths at the urban edge are consistent with the guidance. As there is no path along the western edge of the development the green edge code specified is no longer applicable and as stated previously this is justified by improvements to the layout.
- 5.3.7 The Primary and Secondary Street Codes have been considered under a separate infrastructure Reserved Matters application. The Tertiary Street Guidance has been complied with to the satisfaction of officers following a number of revisions to improve the quality in terms of appearance and safety. This is discussed further in relation to highway safety.
- 5.3.8 The Green Infrastructure Areas separating the parcels the subject of this application have also been considered under a separate infrastructure Reserved Matters application and the submitted layout has demonstrated that it fits comfortably with the approved infrastructure. The drainage strategy for the site requires levels to be raised in order to achieve drainage runs. This initially resulted in a number of retaining walls and an unacceptable landscape edge to the development. The layout was redesigned to create a more natural transition and remove the majority of the retaining structures. It is considered that the treatment of changing levels will now appear more natural and better responds to existing topography and landscape features. The landscaping of the site has also been significantly improved by increasing the area of open space around the retained trees and making this space a feature of the development.
- 5.3.9 Architectural guidance for the Yate Meadows Character Area sets out the material palette and architectural details that should be employed in the house designs. It is not overly prescriptive. The proposed house types and materials are in keeping with the Design Code and previously approved parcels. The predominant material is red brick and cladding with areas of recon stone and buff brick. Materials for roofs, doors, windows etc are all in keeping with the Design Code. The house types have a mixture of roof forms and large window openings and features such as bay windows as recommended in the Design Code.
- 5.3.10 The Play Area design has been deferred to condition to provide final specification.
- 5.3.11 In addition to complying with the principle and parameters secured in the outline consent the proposal must also comply with the relevant policies contained within the Development Plan.
- 5.3.12 Core Strategy Policy CS1 seeks to ensure that new development is of the highest possible standard of design and is inter alia of an appropriate scale, form, appearance and layout that respects and enhances the character, distinctiveness and amenity of

both the site and its context. Policies Sites and Places Plan PSP 2 requires landscape design to be of a high standard. It is considered that by responding to the parameter plans and Design Code that the layout, scale and appearance of the proposed development complies with Policy CS1 and PSP2

5.3.15 The Reserved Matters have also adequately responded to other requirements such as conditions on the outline consent, housing requirements, highway safety, parking standards, private amenity space standards, back to back distances, tree protection, ecology, public rights of way, energy efficiency, designing out crime and waste collection and these are discussed in more detail later in the report. Overall, it is considered that the layout, landscaping, scale and appearance of the development are acceptable.

5.4 Other Matters

5.4.1 Residential Amenity - PSP8 requires development to provide acceptable living conditions for future occupants and not result in unacceptable harm to the amenities of existing residents. PSP21 relates to Environmental Pollution and Impacts and PSP43 provides Private Amenity Standards. There is also guidance on separation distances. There are no neighbouring uses that are incompatible with residential use or require specific design measures to safeguard amenity, There are some areas within the layout where back to back distances and front to front distances of houses are slightly less than desirable. However, it is considered that due to the specific orientation of these properties it would not be to the detriment of the amenities of future occupants. The apartment blocks have been brought closer together in revisions to reduce impact on the adjacent hedge and improve outlook for occupants which results in bedroom windows facing each other. It is considered that overall the apartments provide a good standard of amenity for future occupants. The layout also respects the amenities of existing nearby residential occupants and maintains an acceptable distance from these. The design of the apartment buildings has been amended to provide private amenity space in line with council standards. It is considered that the development will provide a satisfactory level of amenity for future residents in accordance with the above policies.

5.4.2 Affordable Housing - The proposal is for 138 dwellings of which 46 dwellings would be for affordable housing. A site wide affordable housing schedule has been agreed with the Council's Enabling Officer as required by condition 5 on the outline consent to ensure a sufficient quantum, mix and distribution of affordable homes throughout the parcels at the NYNN. The proposal is in accordance with the agreed schedule. Improvements have been made to the clustering of the affordable units, and the Council's Enabling Officer has confirmed that they have no objection to the distribution of affordable units in the parcels noting that there are urban design reasons to place the two apartment buildings side by side. The affordable dwellings must be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level. A condition is attached on this basis. The approved S106 agreement requires that any wheelchair units are constructed to meet South Gloucestershire Council's Wheelchair Specification. One of the affordable units is proposed as wheelchair accommodation, and the plans have been considered to ensure that the units comply with the Wheelchair Specification. The Council's Occupational Therapist raised a number of points regarding the layout of the wheelchair units. However, it was noted that it was

the same layout as approved on other parcels. Accordingly, there is no objection to the proposal in terms of affordable housing.

- 5.4.3 Public Rights of Way - The application will affect public footpath LYA 45. A diversion order has been submitted and the proposed new route has been agreed with the PROW team. We therefore have no objection to this application
- 5.4.4 Security- Having reviewed the revised plans, the Crime Prevention Design Advisor (CPDA) has confirmed that whilst there are several opportunities where crime prevention could be improved further in the scheme, the design complies with the crime prevention through environmental design principles and therefore, accords with policy CS1 in the Council's Core Strategy.
- 5.4.5 Sustainability - The aspirations and requirements of the development in relation to sustainability have already been agreed by virtue of the approval of the outline permission (granted on 17th July 2015), and reserved matters are required to be determined in the context of the conditions attached to the outline permission. Condition 40 on the outline permission requires an energy statement to be submitted to set out how passive solar gains and cooling of buildings and natural ventilation will be maximised, insulation measures to reduce energy demand, and a calculation of energy demand. The wording and requirements of condition 40 reflect the policy requirements of policy CS1 of the South Gloucestershire Core Strategy (2013), and focuses on passive solar gains and insulation measures to reduce energy demand; there is no requirement for any renewable/low carbon technology in this case. The condition pre-dates PSP6 in the Policies Sites and Places Plan Adopted November 2017, which imposes a more stringent energy saving requirement of 20% via renewable/low carbon energy generation sources on major greenfield residential development. The energy statement submitted focuses on a fabric first approach which prioritises improvements to the fabric of dwellings to avoid unnecessary energy demand and consequent CO2 reduction.
- 5.4.6 Transportation- The concerns raised by Yate Town Council regarding a lack of pavements in the layout is noted; however, the streets have been purposely designed for shared surface use with no segregation between pedestrians and vehicles. This approach has been accepted in principle by virtue of the NYNN design code and it is an approach that seeks to slow vehicular speeds, making streets safer and more pedestrian friendly. There was a lack of traffic calming in the scheme originally submitted as noted by Yate Town Council and therefore, officers have negotiated significant improvements to the design of the shared surface streets. The streets now incorporate far more block paving, buildouts and localised pinch points to calm vehicular speeds to well below 20mph. The various proposed traffic calming measures which include, transition strip located at the entrances to the parcels, block paving, the narrow width of the streets, and the absence of any pavements, will indicate to motorists the change in nature of the streets to a shared surface. The Highway Authority have raised no objection in respect to the design of the shared surface streets. The Highway Authority has raised no objections to the level of allocated parking and visitor parking proposed in the scheme. Therefore, the proposal is considered to be acceptable in this regard and complies with Policy PSP16. The tracking plans submitted show that refuse vehicles and delivery vehicles could manoeuvre safely within the parcels, and the Council's Transportation Officer has raised no objection on this basis. The highway design of the scheme and tracking will

be considered again at the S.38 highway adoption stage. An informative note is attached to encourage the developer to make future residents aware of the 20mph speed limit and for this speed restriction to be implemented as soon as practically possible. Accordingly, the design of the roads are such that it is not considered that there would be any adverse highway safety issues in relation to visibility and the Highway Authority have raised no objections on this basis.

- 5.4.7 Listed Building Impacts - The closest heritage assets to the site are the grade II listed Tanhouse Farm located approximately 100 metres to the east, and Leechpool Farmhouse located approximately 250 metres to the northwest of the application site. The principle of residential development in this location has also already been accepted in heritage terms by virtue of the approved outline consent. Given the level of separation, the compliance with the parameter plans, as well as intervening development, it is considered that there would not be a harmful effect on the setting of the listed buildings resulting from this reserved matters application.
- 5.4.8 Drainage - The Council's Drainage Officer has raised no objections to the proposal. The Drainage Officer is satisfied that the information submitted demonstrates compliance with the wider Surface Water Drainage Masterplan/Strategy. There is also a concurrent Discharge of Condition Application relating to drainage.
- 5.4.9 Waste Collection and Storage – No objection is raised to the waste collection strategy and tracking has demonstrated that the layout can accommodate the council's refuse collection vehicles.
- 5.4.10 Ecology - A number of ecological strategies were secured as part of the discharge of conditions on the outline consent. This included a Landscape and Ecological Management Plan, and wildlife mitigation strategies. These strategies were required to help mitigate the impact on, as well as measures to enhance wildlife. An informative note is attached to notify the developer of the requirement to accord with the relevant wildlife strategies. Most of the streets within the parcels will be adopted and therefore, will be required to have street lighting. The provision and design of street lighting falls under the S38 highway adoption process. A condition in respect of street lighting is however attached to avoid conflict between street lighting columns and street trees, and to ensure that green corridors are kept sufficiently dark in the interests of wildlife. Subject to this condition, the application is considered to comply with policy PSP19.
- 5.4.11 Consideration of likely impact on Equalities - The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services. With regards to the above this planning application it is considered to have a neutral impact on equality.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

- 7.1 Reserved matters consent is GRANTED subject to the following conditions.

CONDITIONS

1. Notwithstanding the details submitted, no development (including any site clearance or demolition works) shall commence until a Tree Protection Plan and Arboricultural Method Statement is submitted and the location of the tree protection fencing agreed in writing by the Local Planning Authority. For the avoidance of doubt, the Tree Protection Plan shall accord with BS5837 (2012). Thereafter the development shall be implemented in accordance with the agreed details, with all tree protection fencing erected prior to any site clearance works. The Council must be notified when the tree protection fencing has been erected, to allow it to be checked on site and ensure that it is in accordance with the tree protection plan. The applicant's arboricultural consultant should oversee these works. After it has been erected, the fencing shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas unless specified in the approved Arboricultural Method Statement.

Reason

In the interest of the heath and visual amenity of trees and to accord with policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017. This is a pre-commencement condition to ensure that trees are given sufficient protection and are not damaged by construction activities.

2. Notwithstanding the details submitted, prior to the commencement of the development, the design of tree pits; the location of the tree pits and root support system; and the extent of the adoptable areas shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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. This is a pre-commencement condition to avoid any unnecessary remedial works.

3. Notwithstanding the details submitted, prior to the construction of any retaining walls the detailed design of the retaining walls shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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.

4. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, the detailed design of the Play Area shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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.

5. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, samples of weatherboard cladding shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

6. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

7. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of brickwork, demonstrating the colour, texture, facebond and pointing are to be erected on site and approved in writing by the Local Planning Authority. The approved sample panels shall be kept on site for reference until the brickwork is complete. Development shall be carried out in accordance with the agreed samples.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

8. Prior to the construction of development above Damp Proof Course (DPC) level, the detailed design including materials and finishes of the following items on all dwellings shall be submitted to and approved in writing by the local planning authority:
 1. Eaves, verges and ridges
 2. All windows (including cill, reveal and lintels)
 3. All external door hoods, architraves, canopies and porches
 4. Extracts, vents, flues & meter boxes
 5. Dormers
 6. Weatherboard cladding relative to masonry external leaf/window frames
 7. Balconies.

The scheme shall be implemented strictly in accordance with the approved details.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

9. Prior to the construction of development above Damp Proof Course (DPC) level, samples of roof tiles to be used shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

10. Prior to the first occupation of any dwelling in the parcels, details of any street lighting, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall also demonstrate the green corridors being dark (lux levels no higher than 1 lux) for wildlife. Development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling in the parcels.

Reason

In the interests of security and crime prevention and to ensure that the lighting scheme does not adversely impact on the landscaping scheme, and to ensure the health and appearance of vegetation in the interest of the character and appearance of the area and to accord with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

11. No dwelling shall be occupied until fire hydrants have been installed at the site in accordance with the locations indicated by the Avon Fire and Rescue response received on 18th November 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

12. All hard and soft landscape works shall be carried out in accordance with the details hereby approved. The works shall be carried out in the first planting season prior to occupation of the final dwelling approved under this reserved matters application or in accordance with the programme agreed in writing by the Local Planning Authority.

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.

13. Any trees or plants shown on the landscaping scheme hereby approved, which die, are removed, are damaged or become diseased before either: 5 years of the completion of the approved landscaping scheme; or prior to transfer of the relevant trees or plants to either residential occupiers or a private management company shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size, location and species as those lost.

Reason

In the interests of the character and appearance of the area, 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.

14. The bin storage shown on the drawings hereby approved shall be provided before the corresponding dwellings are first occupied, and thereafter retained for that purpose.

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

15. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided for the plot to which it relates before the corresponding building is first occupied, and thereafter retained for that purpose.

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

16. The residential units hereby approved shall be built to the fabric first/energy efficiency measures as set out in the Energy Statement hereby approved, including units achieving a minimum airtightness of 5.01m³/h.m² @50Pa.

Reason

In the interests of sustainability and reducing the energy demand of dwellings beyond statutory minimum building regulations and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

17. All Affordable Dwellings shown on the approved Planning Layout plan shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level. Where Wheelchair units are identified on the approved planning layout these units will be constructed to meet South Gloucestershire Council's Specification Requirements for Wheelchair Units.

Reason

To ensure inclusive design access for all in accordance with Policy CS1 of the South Gloucestershire Council Local Plan Core Strategy (adopted) December 2013.

18. The development hereby approved shall carried out in strict accordance with the following plans:
- 0642-10 Issue 5- Garden Areas Schedule-A4P, received 21st April 2022
 - 0642-10 Issue 5- Parking Matrix-A4P, received 21st April 2022
 - 0642-10-100 Topographical Survey-A0L, received 11 May 2021
 - 0642-10-101 Location Plan-A1L, received 11 May 2021
 - 0642-10-102 E Planning Layout-A0L, received 21st April 2022
 - 0642-10-103 D Street Scenes-A0L, received 7th April 2022
 - 0642-10-103-1 Street Scenes-A0L, received 09 March 2022
 - 0642-10-104-1 D External Works Layout-A0P, received 21st April 2022
 - 0642-10-104-2 C External Works Layout-A0L, received 7th April 2022
 - 0642-10-104-3 C External Works Layout-A0L, received 7th April 2022
 - 0642-10-104-4 D External Works Layout-A0L, received 21st April 2022
 - 0642-10-105-1 D Vehicle Tracking Layout-A0L, received 21st April 2022
 - 0642-10-105-2 D Vehicle Tracking Layout-A0L, received 21st April 2022
 - 0642-10-106 External Detailing-A3L, received 11 May 2021
 - 0642-10-107 D Adoption Plan-A0L, received 21st April 2022
 - 0642-10-108 E Materials Layout-A0L, received 21st April 2022
 - 0642-10-109 B Garages-A1L, received 09 March 2022
 - 0642-10-110 D Building Heights Layout-A0L, received 21st April 2022
 - 0642-10-111 D Refuse Strategy Layout-A0L, received 21st April 2022
 - 0642-10-112 D Code Reference Plan-A0L, received 21 April 2022
 - 0642-10-113 Cycle Storage-A4L, received 11 May 2021
 - 0642-10-114 C Bin and Cycle Store-A3L, received 21st April 2022
 - 0642-10-115 A Plot 84 Wheelchair Unit-A2L, received 23 August 2021
 - 0642-10-117 D Site Section to plots 34-36, 114 & 137-140, received 21st April 2022
 - 0642-10-118 E Site Section to plots 39-40, 42 & 44, received 7th April 2022
 - 0642-10-119 D Site Section to plots 107-108 & 118, received 7th April 2022
 - 0642-10-E-01-1 E General Layout Sheet 1 of 2 (A1L), received 21st April 2022
 - 0642-10-E-01-2 D General Layout Sheet 2 of 2 (A1P), received 7th April 2022
 - 0642-10-E-02-1 E Contours and FFLs Sheet 1 of 2 (A1L), received 21st April 2022
 - 0642-10-E-02-2 D Contours and FFLs Sheet 2 of 2 (A1P), received 7th April 2022
 - 0642-10-E-03-1 E Main Drainage Sheet 1 of 2 (A1L), received 21st April 2022
 - 0642-10-E-03-2 D Main Drainage Sheet 2 of 2 (A1P), received 7th April 2022
 - 0642-10-E-04-1 D Exceedance Flow Routes Sheet 1 of 2 (A1L), received 21st April 2022
 - 0642-10-E-04-2 C Exceedance Flow Routes Sheet 2 of 2 (A1L), received 7th April 2022
 - 0642-10-E-05-1 D Longsections Sheet 1 of 3 (A1L), received 7th April 2022

0642-10-E-05-2 D Longsections Sheet 2 of 3 (A1L), received 7th April 2022
0642-10-E-05-3 D Longsections Sheet 3 of 3 (A1L), received 7th April 2022
0642-10-E-06 Highway Details (A1L), received 11 May 2021
0642-10-E-07 Drainage Details (A1L), received 11 May 2021
0642-10-E-08-1 E Drainage Areas Plan 1 of 2 (A1L), received 21st April 2022
0642-10-E-08-2 D Drainage Areas Plan 2 of 2 (A1P), received 7th April 2022
0642-10-Microdrainage Calculations, received 09 March 2022
0642-10-HTB Issue 4 Housetype Booklet-A3L, received 7th April 2022
GL1356 01 A Play Area Proposals Phase 5, received 7th April 2022
GL1567 01 E Soft Landscape Proposals, received 21st April 2022
GL1567 02 E Soft Landscape Proposals, received 21st April 2022
GL1567 03 E Soft Landscape Proposals, received 21st April 2022
GL1567 04 A Tree Pit Details, received 7th April 2022
GL1567 05 B Detailed Infrastructure Proposals, received 21st April 2022
GL1567-06 A Soil Volumes Plan, received 7th April 2022
Sustainability Statement_North Yate Phase 5 DWH, received 09 March 2022
BBS21595-01B Tree Survey Plan, received 09 March 2022
BBS21596ss Tree Report, received 09 March 2022

Reason

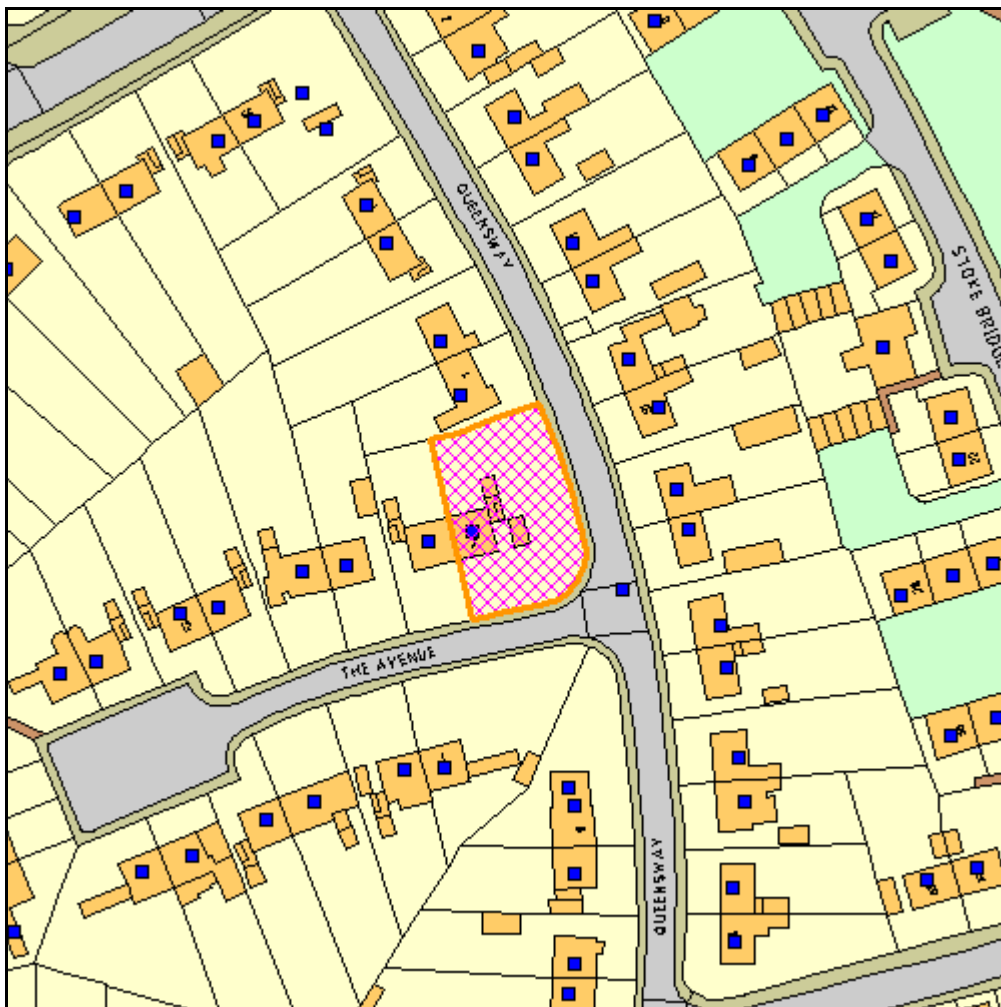
For the avoidance of doubt.

Case Officer: Eileen Medlin

Authorising Officer: Jonathan Ryan

CIRCULATED SCHEDULE NO. 17/22 - 28th April 2022

App No.:	P22/00195/F	Applicant:	W Templeman
Site:	2 The Avenue Little Stoke South Gloucestershire BS34 6LJ	Date Reg:	19th January 2022
Proposal:	Erection of 2 no. dwellings with new access, parking and associated works.	Parish:	Stoke Gifford Parish Council
Map Ref:	361476 180714	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	10th March 2022



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 100023410, 2008. **N.T.S.** **P22/00195/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 3 or more representations from interested parties have been received that are contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of 2no. dwellings with access, parking, and associated works.
- 1.2 The application site is land to the East of 2 The Avenue, forming part of the residential garden and curtilage for this dwelling. The site is within the North Fringe of Bristol Urban Area.
- 1.3 During the application's consideration, revised plans have been accepted to alter the siting of the proposed dwellings (to move them further South). A period of public re-consultation has been carried out in light of this change. Further adjustments have been made to the parking layout; however the scale of the changes have been such that no further re-consultation has been deemed necessary.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management

PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
CIL and S106 SPD (Adopted) March 2015
Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. RELEVANT PLANNING HISTORY

- 3.1 P21/07088/F (approved 13/01/2022):
Erection of 1 no. attached dwelling with associated works.
- 3.2 P21/06442/F (withdrawn 04/11/2021):
Erection of 2 no. dwellings with associated works.
- Nearby site - No 55 Kingsway – now built*
- 3.3 P20/16686/F (approved 26/10/2020):
Erection of 2 no. three bedroom semi-detached dwellings with new access and associated works (amendment to previously approved scheme PT17/5101/F).
- 3.4 PT17/5101/F (approved 04/05/2018):
Erection of 2 no. two bedroom semi-detached dwellings with new access and associated works.

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Initial comments:
No objection.

Updated comments:
No objection, working hours condition requested.

4.2 Transport

Initial comments
Objection in current form due to access concerns.

Updated comments
Maintain objection to the proposal.

Final comments
Changes overcome concerns – no further comments.

4.3 Drainage (LLFA)

No objection, informative recommended.

4.4 Archaeology Officer

No comments have been received.

4.5 Tree Officers

No objection – advice provided.

4.6 Local Residents

First consultation

2no. representations have been received objecting to the proposed development, summarised as follows:

- Insufficient parking
- Increased traffic and congestion
- Parking standards do not apply to real life scenarios
- Dropped kerbs will limit street parking
- Access for service vehicles will be difficult
- Damage has been caused to the pavement already by vehicles mounting the pavement
- Bins will limit view onto Queensway
- Construction traffic should be considered
- Render is not in keeping with the area
- Roads saturated with vehicles
- Drainage system is already overloaded
- Do not have a dropped kerb so vehicles park close to or opposite my property making it difficult/impossible to get car out

Re-consultation

1no. further objection has been received, which raised broadly the same issues as raised previously in the first consultation.

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 Policy CS5 outlines the spatial strategy for the district and instructs that new development will take place within the urban fringes of Bristol and at appropriate scales within the settlement boundaries as designated by the policies map. The site is located within the North Fringe of Bristol urban area, and therefore accords with the spatial strategy set out in CS5. Accordingly, the development is acceptable in principle on a purely locational basis.
- 5.2 Moreover, policy PSP38 is supportive of development within existing residential curtilages, including new dwellings within urban areas and settlement boundaries, provided they are acceptable in terms of design; residential amenity; parking and access; and the provision of satisfactory private amenity space. The site forms part of the defined curtilage of no.2, and is therefore also supported in principle by PSP38.

5.3 Design and Layout

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. PSP1 requires development proposals to demonstrate an understanding of and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area/locality.

- 5.4 The area is distinctly residential, with The Avenue forming a cul-de-sac off Queensway to the East. The host dwelling faces The Avenue and occupies a corner plot on the junction between The Avenue and Queensway. The locality comprises generally non-descript post war housing, with a mixture of gabled and hip-ended roof forms. The properties on the North and South sides of The Avenue are generally semi-detached pairs, whilst there is a terrace at the Western end of The Avenue. Properties on the side of Queensway that the application site would also front generally have hipped roofs and also form pairs of semi-detached properties.
- 5.5 The proposed dwelling(s) would form a further semi-detached pair which would be sited perpendicular to no.2 and would front Queensway. Vehicle access to the Southern dwelling in the pair would be from The Avenue, whilst vehicle access to the Northern dwelling would be from Queensway. Both would have pedestrian access on to Queensway. The pair of dwellings would have a hipped roof and amenity space would be to the side. The plans indicate that the new pair of semi-detached dwellings would be finished in brickwork to match the existing.
- 5.6 What is proposed can be considered to be materially very similar to a nearby scheme at no.55 Kingsway, now built out, at the other end of the rank of semis where Queensway joins Kingsway to the North. This scheme started as 2no. 2 bed dwellings (PT17/5101/F), which was later amended by P20/16686/F to allow for 2no. three bed dwellings, the same amount of development as proposed in this instance.
- 5.7 The proposed pair of dwellings in this case would match the development that has taken place c.70 metres to the North approved under the same local plan. What is now proposed in terms of layout of development would accord with the existing character of the area by virtue of the 55 Kingsway development and would have the effect of completing this rank of semi-detached pairs in the same fashion as done to the North. The proposed pair of dwellings would be of a form and design that accords with the design cues within the area through the use of a hipped roof and brickwork as the finishing material.
- 5.8 Overall, the proposed development would be in keeping with the character of the area and would be of an acceptable standard of design that accords with PSP38, PSP1 and CS1. Should permission be granted, suitably worded conditions should be applied to ensure that the materials match the existing dwelling. The plans show proposed planting in the form of 4no. trees, which is welcomed. In the event permission is granted, a hard and soft landscaping condition should also be applied to secure full details of the new planting and any hard landscape features (including boundary treatments), in the interests of visual amenity.

5.9 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.

5.10 The new pair of dwellings would be most likely to impact the host dwelling, no.2. However, following amendments to move the pair South, the case officer is satisfied that the new dwellings would not have any unacceptable overbearing, light or outlook impacts with regards to no.2. There would be limited openings facing West towards no.2, which would serve bathrooms at FFL and be high level windows at GFL. Should permission be granted, conditions should be applied to restrict openings on the West elevation and ensure that the approved windows are obscure glazed and non-opening where any part is below 1.7 metres above floor level in the room which they are installed. There would be some inter-visibility between no.7 Queensway and the new dwellings, however this relationship would be materially similar to existing side window relationships in this locality.

5.11 The Northern openings of the pair of dwellings would face towards no.7 Queensway and would offer some visibility into the garden of no.7, however this would not present any overlooking above and beyond what is already possible in the locality and the separation distances would accord with the 7-metre garden boundary test set out in the Household Design Guide SPD.

5.12 Internally, both new dwellings would accord with the NDSS for 3 bed, 4 person dwellings and would benefit from being dual aspect, providing sufficient levels of light and outlook for their occupants.

5.13 PSP43 requires 3 bed dwellings to provide at least 60sqm private amenity space. The host dwelling (no.2) would continue to benefit from c.87sqm should permission be granted, which is acceptable. The new dwellings would both benefit from over 60sqm of amenity space, which is acceptable in terms of amount. The amenity space would be less private than the amenity space serving no.2, however subject to appropriate boundary treatments, would be sufficiently private to a similar level as found acceptable at the nearby Kingsway development. Should permission be granted, a suitably worded condition should be applied to secure details of a landscaping plan, which would include proposed hard and soft boundary features, which would also be required in the interests of visual amenity as noted above.

5.14 Should permission be granted, a suitably worded condition should be applied to limit working hours, in the interest of protecting the amenities of neighbouring occupiers during the construction phase of the development.

5.15 Transportation

PSP11 requires residential development to be within an appropriate distance to key services and facilities and to be located on appropriate walking and or cycling routes. The site being located within an established urban location

- means that the proposal can be considered to broadly accord with the locational requirements of PSP11 as it is within a sustainable urban location.
- 5.16 Turning to parking and access, PSP16 sets out levels of parking which are determined by the number of bedrooms within a dwelling. It is noted that concerns have been raised by interested parties in relation to parking and access.
- 5.17 The host dwelling is confirmed as having three bedrooms, and both new dwellings would have three bedrooms. As such, each requires 2no. parking spaces to accord with PSP16 (6no. spaces in total between the two new dwellings and the existing dwelling). In that respect, each dwelling is provided with 2no. spaces which accords with the requirements of PSP16, and is to the satisfaction of the highways officers following clarification of the dimensions. Whilst comments are noted that this level may not be sufficient in a 'real-life' situation, the LPA must determine applications in accordance with the relevant development plan policies and it would be un-reasonable to refuse an application on parking grounds when the level of parking accords with policy. Wider concerns are noted relating to parking pressures in the locality, however as the proposal accommodates its own parking demand, there can be no grounds to resist the development in this respect.
- 5.18 Vehicle access to the parking for no.2 and the Southern dwelling would be from The Avenue via a new set of dropped kerbs. Access to the Northern dwelling would be from Queensway by a further set of dropped kerbs. Concerns were initially raised by the highways officer in relation to the dropped kerbs being scattered and being located close to the Junction. Following revision, the spaces have been rationalised and the spaces for the Southern dwelling in the pair have been moved away from the junction as far as practicable. Whilst the parking spaces are still closer to the junction than would otherwise be ideal, the highways officers are now satisfied that there would be no severe or unacceptable impacts that would arise from the development. Concerns regarding waste receptacles restricting visibility are noted, however space would be available within the respective curtilages to store receptacles between collection days. As such, the access arrangements are acceptable. Should permission be granted, suitably worded conditions should be applied to secure the provision of the parking in accordance with the submitted plans and the provision of EVCPs in accordance with existing and emerging policy.
- 5.19 Drainage
Concerns are noted regarding impacts on the existing sewer system. Impacts on the existing foul sewer are not material to the determination of this application as they are the responsibility of the relevant undertaker (Wessex Water). Surface water on a development of this scale is something that can be appropriately addressed through building regulations. In the case of both foul and any surface water sewer connections, the technical implementation of this will be addressed through building regulations.

Impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. Prior to first occupation of the dwellings hereby approved, the off street parking facilities and access arrangements as shown on plan PLN-1 (combined plans, as received 25th April 2022) shall be provided in full, and shall be retained thereafter.

Reason

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

3. Prior to first occupation, each new dwelling shall be provided with at least 1no. electric vehicle charging point rated at 7KW, 32Amp minimum, which shall be installed to an operational standard and shall be retained thereafter.

Reason

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

4. Prior to first occupation of the new dwellings, a scheme of hard and soft landscaping to include details of all new planting, hard surfaces and boundary treatments shall be submitted to the local planning authority for approval in writing. The approved landscaping shall be implemented prior to first occupation in the case of hard landscape features and in the first available planting season following first occupation, in the case of soft landscaping and planting. The agreed landscaping shall be retained thereafter.

Reason

To ensure a satisfactory standard of external appearance and in the interest of future occupiers in accordance with CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP8 and PSP43 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

5. No windows other than those shown on the plans hereby approved shall be inserted at any time in the rear (west) elevation of the property.

Reason

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

6. Prior to the use or occupation of the new dwellings hereby permitted, and at all times thereafter, the proposed windows on the rear (West) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'..

Reason

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

7. The materials to be used on the external surfaces of the new dwellings hereby approved shall match the materials used on the host dwelling, no.2 The Avenue, unless otherwise agreed in writing by the local planning authority.

Reason

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

8. The hours of working on site during the period of construction shall be restricted to:

Monday - Friday.....7:30am - 6:00pm

Saturday.....8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

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

Reason

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

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

Site location plan

As received 13th January 2022

PLN-1 - Combined plans

As received 25th April 2022

Reason

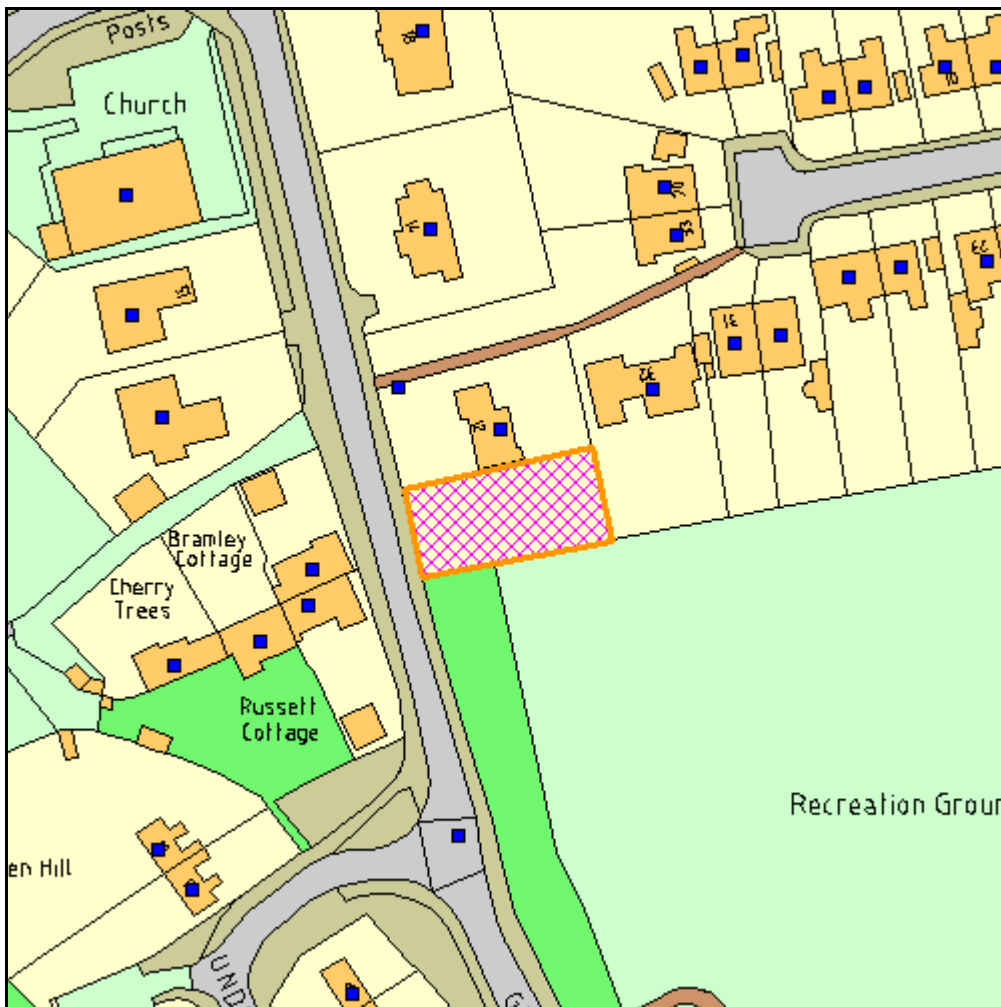
For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: Alex Hemming

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 17/22 - 28th April 2022

App No.:	P22/00411/F	Applicant:	Mr And Mrs D Attwood
Site:	Melrose 12 Greenhill Alveston South Gloucestershire BS35 2QX	Date Reg:	27th January 2022
Proposal:	Erection of 1 no. dwelling with new access, parking and associated works.	Parish:	Alveston Parish Council
Map Ref:	363305 187794	Ward:	Severn Vale
Application Category:	Minor	Target Date:	21st March 2022



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 100023410, 2008. N.T.S. P22/00411/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.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of 1 no. dwelling with new access, parking and associated works.
- 1.2 The application site consists of the garden of a 4no. bedroom detached dwelling, located at the property known as Melrose, 12 Greenhill, and set within the area of Alveston. The proposal would see the sub-division of the gardens to this property for the erection of a new detached dwelling.
- 1.3 The site is within the Alveston settlement boundary and is washed over by the Bristol/Bath green belt. These considerations have been assessed within this recommendation.
- 1.4 Throughout the course of the application process, amended plans were submitted to the Council upon receipt of concerns raised by the case officer, neighbours and consultees. As such, a full re-consultation was carried out to allow comments based on the updated plans. The revised plans therefore form the basis of this assessment.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS16	Housing Density
PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP5	Undesignated Open Spaces
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Development in the Green Belt SPD (Adopted) June 2007
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Householder Design Guide SPD (Adopted) March 2021

3. **RELEVANT PLANNING HISTORY**

3.1 **PT03/2591/F (Approved – 25/09/2003)**

Erection of two storey side and rear extension to form study, shower room, utility room and family room with 2 no. bedrooms and bathroom over. Erection of side and rear sun lounge

3.2 **PT03/1458/F (Refused – 26/06/2003)**

Erection of two storey side and rear extension to form garage, shower room, utility room and family room with 2 no. bedrooms and bathroom over. Erection of rear conservatory

4. **CONSULTATION RESPONSES**

First Consultation:

4.1 Alveston Parish Council

The Parish Council Planning Committee object to P22/00411/F due to; the entrance/exit being located at the narrowest part of Greenhill Rd generating more traffic movement in an area which is already congested at school peak hours, furthermore the design raises the roofline 1.5 metres higher than neighbouring buildings. The Parish Council is concerned that the erection of this home does not consider activity within the neighbouring Jubilee Field and potential damage caused to the house resulting in sporting activity on the field. (The house is within easy shot of a six from the Cricket square). The Parish Council will not stop recreational sport on the field and should the development be given approval requests that South Glos Council planners add a condition which passes responsibility for the protection of the home to the developer and not to hold field users liable for damage caused due to the close proximity of the development to the sports pitches.

4.2 Sustainable Transport

No objection subject to conditions

[Officer comment: These conditions have been discussed in section 5 within this report]

4.3 Tree Team

There is an existing tree adjacent to the boundary of the proposed site. In order to ensure the protection of the tree an Arboricultural report with Tree protection plan in accordance with BS:5837:2012 will be required.

4.4 Lead Local Flood Authority

No objection

4.5 Landscape Officer

Consider that the height and mass of the new dwelling is unacceptable but defer to further comment from the Urban Design and Case Officers. If planning permission is granted, recommend that the following is agreed as a condition of planning: Detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (to be implemented in the first season following completion of construction works); together with details of all proposed boundary and hard landscape surface treatments.

4.6 Local Residents

4no. letters of objection have been received, as summarised:

- Impact on Alveston Park
- Damage to trees within the park from property foundations
- Pedestrian safety with the proposed driveway next to the entrance of the park
- Out of keeping with the building line of David's Close and garage breaks through the Greenhill Road building line by several metres
- Sets unwanted precedent
- Loss of privacy and overlooking into the park and neighbouring gardens
- Poorly conceived architectural plans
- Size of dwelling would be bigger than others in the area
- Use of inappropriate materials and design unsympathetic to the area
- Unclear where foul drainage would link to sewers
- Unclear whether foundations would extend beyond the boundary of the site
- Roofline considerably higher than other properties in the area and would dwarf neighbouring houses and buildings
- Impact on the solar panels of 32 David's Close through loss of light and energy generation
- Health and safety concerns for users of the park
- Not an infill construction project

[Officer Comments: In light of the concerns raised by the case officer, the consultees and the neighbours, additional and amended plans were submitted and received by the Council on 31/03/2022. As such, a full re-consultation was carried out from 01/04/2022-24/04/2022. Comments from the re-consultation are as follows:]

Second Consultation:

4.7 Alveston Parish Council

The Parish Council Planning Committee object to P22/00411/F due to; the entrance/exit being located at the narrowest part of Greenhill Rd generating more traffic movement in an area which is already congested at school peak hours. The Parish Council is concerned that the erection of this home does not consider activity within the neighbouring Jubilee Field and potential damage caused to the house resulting in sporting activity on the field. (The house is within easy shot of a six from the Cricket square). The Parish Council will not stop recreational sport on the field and should the development be given approval requests that South Glos Council planners add a condition which passes responsibility for the protection of the home to the developer and not to hold field users liable for damage caused due to the close proximity of the development to the sports pitches.

4.8 Sustainable Transport

I refer to the revised details posted on the 31st March on which I have no further comments

4.9 Tree Team

The proposal for works within the RPA of the existing off site Lime tree includes geogrid matting. Whilst this is good for preventing erosion of gravel or grass driveways, it is not appropriate for use within an RPA in order to prevent soil compaction by vehicles accessing the site. A Cellular confinement system specifically designed for the purpose will be required. The applicant will also be required to submit an arboricultural method statement with details relating to the installation following an assessment by an Arboricultural consultant as to the suitability on this site.

4.10 Lead Local Flood Authority

Comment as Previous dated 08-02-22

4.11 Landscape Officer

Revised dwelling footprint and reduced roof pitch and height more sympathetic. Tree and planting Plan -01 shows a watching brief in respect of the area of tree root zone that will be potentially affected by the new driveway works, together with standard protective fencing to retained boundary vegetation. 3No. replacement trees are proposed; species and stock sizes are acceptable, and the supporting implementation notes helpful. Additional shrub planting to the front garden is also welcomed.

From a landscape perspective, the revised house design is acceptable.

Following condition of planning is recommended:

Detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting- compliance condition with Tree and planting Plan -01, also stating that all planting is to be implemented in the first season following completion of construction works.

4.12 Urban Design Officer

No comments have been received

4.13 Local Residents

2no. letters of objection have been received, as summarised:

- Highway and pedestrian safety
- Proposed access to the property would be difficult to use
- Any dwelling in this location would change the view from the park
- Change the building line of David's Close and A38/exceeds building line on Greenhill
- Sets unwanted precedent
- Loss of privacy from the bedroom 4 window
- Impact to solar panels on neighbouring property
- Juliet balcony would overlook children in the park
- Impact on privacy/visual amenity/appearance of the area
- Lack of information regarding foul drainage
- Health and safety risk from the cricket ground with risk of injury or property damage from cricket balls landing in gardens
- Inaccuracy on eastern elevation drawing - The drawing is missing the second storey on the left hand side which would be visible as this sits just behind the lantern rooflight

- Bi-fold doors do not appear to be structurally possible

[Officer comments: The comments received relating to potential injury or property damage as a result of activities occurring on the recreation ground have been noted, however this is not a matter that the Local Authority can condition in this instance. The applicant has been made aware of the concerns raised and accepts this responsibility.

Similarly, works relating to connecting to the drainage and waste water system and structural implications of the bi-fold doors will be a matter for the applicant to address under building regulations.]

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages, including new dwellings, in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.

5.2 Similarly, Policy CS5 of the Core Strategy states that small scale infill development in the green belt may be permitted within settlement boundaries of villages set out within the Policies Map. Additionally, other proposals for development in the green belt will need to comply with the provisions in the NPPF and other relevant local planning policy.

5.3 The development is acceptable in principle, subject to the following detailed consideration.

5.4 The site sits within the settlement boundary on the southern edge of Alveston. The proposal seeks to essentially sub-divide the gardens of the existing property at the application site, in order to erect a new detached dwelling. The plans show that the new dwelling would be a two storey, 4no. bedroom dwelling.

5.5 Green Belt

The purpose of the green belt is to prevent urban sprawl by keeping land permanently open, and serves 5 purposes, according to Section 13 of the NPPF:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

On that basis, local planning authorities have a responsibility to ensure substantial weight is given to any proposal which is likely to harm the green belt.

- 5.6 Whilst development in the Green Belt is strictly controlled, the NPPF provides a number of exceptions where new buildings in the Green Belt may be appropriate. These are listed under paragraphs 149 and 150. One such exception is limited infilling, which is described in the Core Strategy as being:
- “the development of a relatively small gap between existing buildings, normally within a built up area”.
- 5.7 In this instance, the proposed dwelling would sit within the Alveston settlement boundary, albeit close to the edge, with surrounding residential buildings to the north, east and west, and an open recreation ground to the south. It is also made clear that new buildings should be considered as “limited” and, given the overall size of the proposed development and plot size, it is therefore accepted that the proposal could be considered as limited infill.
- 5.8 To summarise, the proposal would constitute limited infilling within the settlement boundary and would meet the exception provided for within paragraph 149 e) of the NPPF. It would therefore not be inappropriate development in the Green Belt and would accord with Policies CS34 and CS5 of the Core Strategy and Policy PSP7 of the PSP, which together seek to ensure that the Green Belt is protected from inappropriate development.
- 5.9 Amount of Development
The proposal is for 1no. detached dwelling within the curtilage of the property known as Melrose at 12 Greenhill. The plot is considered to be sufficient to accommodate 1no. dwelling in principle, providing the property can reflect and respect the character of its immediate surroundings
- 5.10 Design & Visual Amenity
Policy CS1 of the Core Strategy states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Furthermore, policy PSP38 of the Policies, Sites and Places Plan expresses that new dwellings within existing residential curtilages will be acceptable where they respect the character and appearance of the host dwelling and existing street scene by taking into account building line, form, scale, proportions, architectural style, landscaping and use of materials. The policy also underlines the importance of development within residential curtilages and the impact that this has on residential amenity, and that development should not prejudice the private amenity space or the amenity of neighbours.
- 5.11 In terms of its design, the plans for the new dwelling have been revised since the original submission following concerns from the case officer and objections raised throughout the consultation process. The case officer has therefore made a design assessment based on these amended plans.
- 5.12 The revisions present a dwelling which would sit much more appropriately in its context. The plans show that the new property would be finished predominantly in render, to match the neighbouring property at Melrose. The plans do also show that the garage would be constructed and finished in natural stone, which the case officer feels adds an element of character to the rendered property, given its semi-rural location on the edge of the settlement boundary.

- 5.13 The area itself is a mix of different property sizes, types and finishes including painted render, brick and natural stone. The case officer is therefore of the view that, from a visual amenity perspective, the dwelling would integrate well within context of the area and in terms of its relationship with the neighbouring dwellinghouse.
- 5.14 Concerns have also been raised with regards to proportions of the new dwellings and its integration with existing building lines. However, whilst slightly out of line with No. 12, the new dwelling would not be out of keeping with the prevailing street scene, with particular emphasis on the building lines and orientation of No. 14. Taking this into account, the new dwelling would not appear out of keeping with regards to building lines due to the varying nature of the orientation and positioning of the neighbouring properties.
- 5.15 For the reasons above, the case officer finds the application compliant with the policies set out within the development plan and the supplementary guidance within the SGC Householder Design Guide which seeks to promote high quality design.
- 5.16 Impact to Trees and Landscape
Taking into account the siting of the new dwelling, there is a large established tree to the southern boundary of the plot, within the recreation ground. The case officer has therefore taken into account the comments received from the tree team and the impact the development is likely to have on the surrounding trees and landscape.
- 5.17 It is duly noted that a landscape plan has been provided, incorporating a cellular confinement system (Cellweb) with detail in place of the geogrid, following the tree officer's comments.
- 5.18 In the absence of an Arboricultural Method Statement, the case officer feels it appropriate to condition its submission as a pre-commencement condition to ensure the protection of the nearby established tree within the recreation ground, so as not to cause unnecessary harm to the landscape or tree itself. The applicant has confirmed they are agreeable to such a condition.
- 5.19 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. Similarly, policy PSP43 reinstates the requirement for the provision of sufficient private amenity space standards and that private and communal external amenity space should be; functional, safe, accessible, of sufficient size and should take into account the context of the development and, including the character of the surrounding area.
- 5.20 Similarly, Technical Advice Note: Assessing Residential Amenity provides supporting guidance on residential amenity considerations and how the above policies are applied in the determination of applications.
- 5.21 The case officer has noted the objections received during the consultation period regarding impact to loss of privacy, overlooking and dominating presence. This will aim to be addressed within this section of the report.

- 5.22 Whilst the site is occupied by a residential property, there are other neighbouring properties on Greenhill and David's Close which are likely to be affected by the proposed dwelling. These neighbours have therefore been given consideration with regards to impact of the new dwelling on adjoining residential amenity.
- 5.23 The overall size and scale of the proposed dwelling has been reduced significantly throughout the course of the application process. The revised plans now present a dwelling which is two storeys in height, with 1no. window to the rear first floor and side elevation windows and Juliet balcony which overlook the recreation ground and the side elevation of the property at Melrose.
- 5.24 Comments have been noted regarding the potential overlooking to the property to the rear on David's Close and the overlooking to the recreation ground. In this instance, it is demonstrable that the revised plans have taken into account the possible harm to residential amenity by reducing the number of windows to the first floor rear elevation. The distance between the proposed rear elevation and the boundary to the perpendicular neighbouring rear garden is approximately 8.7m, and just over 10.5m to the perpendicular building line of each property. The case officer is therefore of the view that this is of a sufficient distance so as not to cause significantly detrimental harm to the residential amenity of the neighbouring property at David's Close.
- 5.25 Similarly, the concerns are noted regarding the overlooking to the adjacent recreation ground as a result of the Juliet balcony. Whilst this has been taken into account, the SGC Householder Design Guide refers to Juliet balconies as more like a window rather than a traditional balcony due to the lack of a projecting external access. This stance has been taken when assessing this application. It is therefore demonstrable that no significant harm will be caused with respect to overlooking of the recreation ground from the side elevation of the proposed dwelling.
- 5.26 Furthermore, the overall height of the proposed house has been reduced to a two storey unit with no side elevation windows which are likely to impact the residential amenity of the neighbours at Melrose.
- 5.27 On that basis, there is sufficient evidence to ensure that residential amenity of the neighbouring properties would be protected, should the development proceed. As such, the proposal is compliant with PSP8 and PSP43 of the development plan which seeks to ensure residential amenity is protected and safeguarded.
- 5.28 Transport & Highways
The case officer has taken into account the comments received from both neighbours and the sustainable transport team with regards to highway and transportation safety. The case officer will therefore aim to make a detailed analysis based on this information.
- 5.29 In terms of access, the plans show that the proposed dwelling would be accessed using the existing driveway access point used by Melrose. The proposed conditions and informatives put forward by the transportation officer state that:
- Notwithstanding the submitted details, the dwelling shall not be occupied until visibility splays at the site access of 2m set back x 43m in both directions along Greenhill Road to the nearside road edge have been provided clear of any obstruction

(pillar or hedge) above a height of 1m in accordance with details to be submitted to and approved in writing by the Local Planning Authority;

- The dwelling shall not be occupied until a 7Kw 32 Amp Electric Vehicle Charging Point has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority; and

- The proposed development will require a vehicle crossover from the carriageway and under Section 184 of the Highways Act 1980 the Applicant is required to obtain the permission of South Gloucestershire Council (Developments Implementation Team) as Highway Authority

5.30 The case officer feels this necessary and reasonable to ensure sufficient and safe access to the property. The applicant is also agreeable to such imposition of the conditions put forward.

5.31 Parking Standards

PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.

5.32 The property is proposed as a 4no. bedroom dwelling. As such, 2no. off-street car parking spaces are expected to be provided, in line with PSP16 of the development plan. Furthermore, sufficient parking is able to be retained at Melrose, should the development proceed.

5.33 The plans clearly show that the dwelling who be able to provide an integral garage as well as sufficient driveway space. The proposal is therefore compliant with regards to the parking standards set out in PSP16 of the development plan and the Residential Standards SPD.

5.34 Consideration of likely impact on Equalities

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

6. CONCLUSION

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

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

7. **RECOMMENDATION**

7.1 It is recommended that permission 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. The development/works hereby permitted shall only be implemented in accordance with the following plans:

Received by the Local Authority on 23 January 2022:
Existing Elevations, Site Plan and Location Plan (Drawing No. 01)
Design and Access Statement

Received by the Local Authority on 31 March 2022:
Proposed Site Plan (Drawing No. 02 - Revision A)
Proposed Floor Plans (Drawing No. 03 - Revision A)
Proposed Elevations (Drawing No. 04 - Revision A)
Proposed Street View (Drawing No. 05 - Revision A)

Received by the Local Authority on 22 April 2022:
Tree Constraints, Protection and Replacement Planting Plan - Existing and Proposed (Drawing No. 268/PA/01A)

Reason

To define the terms and extent of the permission.

3. Notwithstanding the details on the approved plans, prior to the commencement of works a cellular confinement system will be required to be submitted to and approved in writing by the local planning authority for works within the RPA of the off-site lime trees. The applicant will also be required to submit an arboricultural method statement with details relating to the installation following an assessment by an Arboricultural consultant as to the suitability on this site. The development shall commence strictly in accordance with the approved details.

Reason

A pre-commencement condition is required as the works have the potential to damage off-site trees, and then your normal tree reason with the policies.

4. Notwithstanding the details on the approved plans, a detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and mitigation planting (to be implemented in the first season following completion of construction works); together with details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required, must be submitted to the Local Planning Authority prior to the commencement of work.

Reason

Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies PSP1, PSP2, PSP3 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

5. Notwithstanding the submitted details, the dwelling shall not be occupied until visibility splays at the site access of 2m set back x 43m in both directions along Greenhill Road to the nearside road edge have been provided clear of any obstruction (pillar or hedge) above a height of 1m in accordance with details to be submitted to and approved in writing by the Local Planning Authority

Reason

In the interest of highway safety and to accord with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013. .

6. The dwelling shall not be occupied until a 7Kw 32 Amp Electric Vehicle Charging Point has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To promote sustainable travel and to accord with SGC Policy CS8 of the of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

7. Notwithstanding the approved plans, the dwelling shall not be occupied until the access and car parking arrangements have been provided in accordance with the submitted details.

Reason

In the interest of highway safety and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

Case Officer: Lucie Rozsos
Authorising Officer: Marie Bath