

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: 43/22

Date to Members: 28/10/2022

Member's Deadline: 03/11/2022 (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

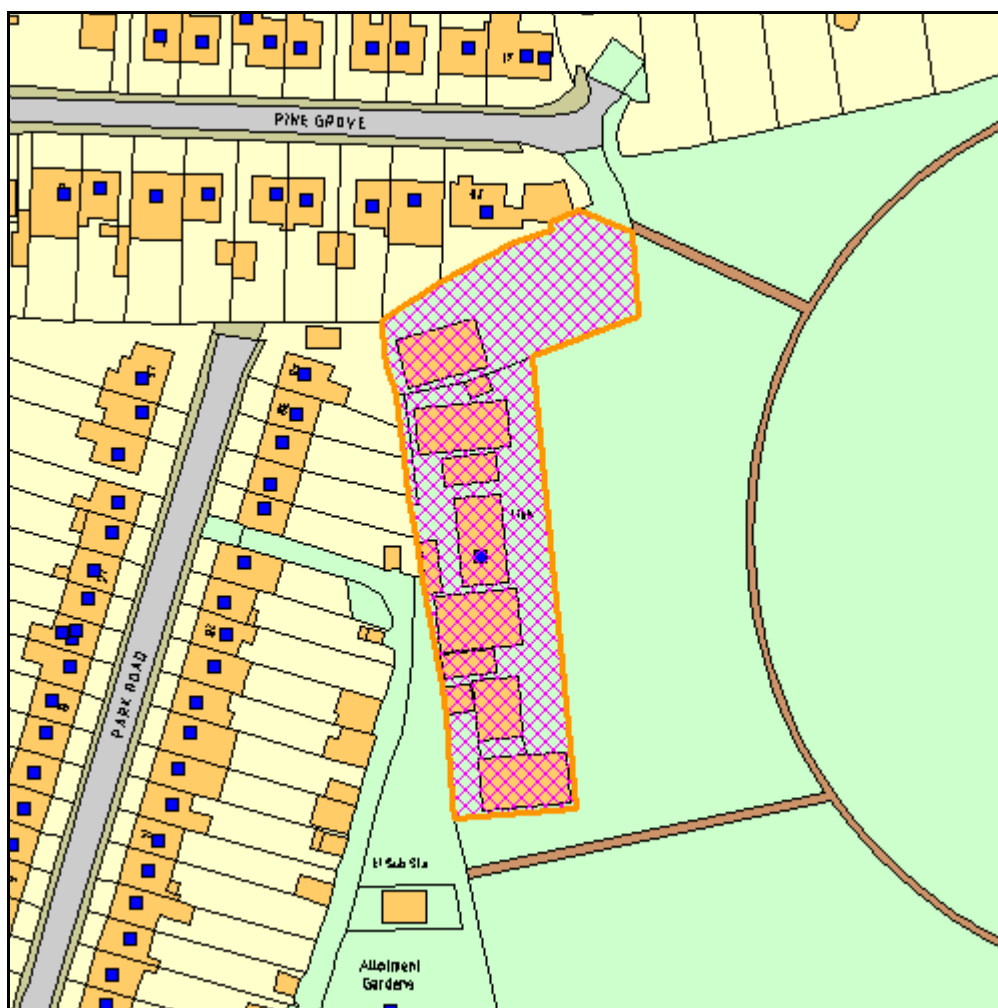
CIRCULATED SCHEDULE 28 October 2022

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/04538/F	Approve with Conditions	Squadron Air Training Corps Pine Grove Filton South Gloucestershire BS7 0SL	Filton	Filton Town Council
2	P22/05399/HH	Approve with Conditions	29 South Road Almondsbury South Gloucestershire BS32 4HU	Severn Vale	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 43/22 -28th October 2022

App No.:	P22/04538/F	Applicant:	Wessex-RFCA
Site:	Squadron Air Training Corps Pine Grove Filton South Gloucestershire BS7 0SL	Date Reg:	16th August 2022
Proposal:	Demolition of existing buildings. Erection of 1 no. building to form Cadet Training Centre with association works.	Parish:	Filton Town Council
Map Ref:	360075 178338	Ward:	Filton
Application Category:	Minor	Target Date:	10th October 2022



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N.T.S.

P22/04538/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the demolition of existing buildings and the erection of 1no. building to form a cadet training centre, with associated works.
- 1.2 The site is an existing collection of buildings in use as air cadet training facilities for the Wessex Reserve Forces and Cadet's Association (WxRFA). The site comprises generally of a collection of 10no. single storey buildings on a strip of land that sits between the properties on Park Road to the West, and Millennium Green to the East, accessed from Pine Grove to the North. The site is located within the North Fringe of Bristol Urban Area and is not subject to any restrictive or sensitive planning constraints.
- 1.3 Prior approval has already been granted for the demolition of the existing 10no. buildings by virtue of P22/03811/PND.
- 1.4 It is proposed to erect a new building parallel to the Western boundary of the site which would be two storey (max ridge c.9.2 metres) but due to levels, would appear as part 1.5 storey to the Northern end where the ridge would be c.7.6 metres. The building would be c.49 metres long, and 12.6 metres wide.
- 1.5 During consideration, the case officer has been made aware that the ownership certificate submitted originally (certificate A) was not correct, as the applicant was not the sole owner of the land which is understood to be owned by Filton Town Council. A revised ownership certificate (certificate B) has been duly submitted and a 21-day re-consultation carried out.

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

CS9	Managing the Environment and Heritage
CS23	Community Infrastructure and Cultural Activity
CS24	Green Infrastructure, Sport and Recreation Standards
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP44	Open Space, Sport and Recreation

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Landscape Character Assessment SPD (Adopted) November 2014

CIL and S106 SPD (Adopted) March 2015

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

Trees and Development Sites SPD (Adopted) April 2021

3. RELEVANT PLANNING HISTORY

3.1 P22/03811/PND (approved 03/08/2022):

Prior notification of the intention to demolish 10 single storey buildings

3.2 PT07/1558/RTC (approved 17/08/2007):

Erection of Elliott building. (Renewal of temporary consent granted under planning permission PT02/1453/F dated 17 June 2002.

3.3 PT01/0261/RVC (approved 06/03/2001):

Relaxation of condition 01 attached to permission P95/2627 (The use hereby authorised shall cease and the building shall be removed from the site no later than 31 January 2001), to allow the retention of the building.

3.4 PT02/1453/F (approved 17/06/2002):

Erection of Elliott building

3.5 P98/1178 (approved 22/04/1998):

Use of land for the stationing of an Elliott portable building, (approximately 8.5 metres long by 21 metres wide) to form drill and assembly hall for the ATC

3.6 P95/2627 (approved 15/01/1996):

Use of land for the stationing of a 5 Bay Elliott Medway portable building to form Cadet drill/assembly room.

- 3.7 P85/1316 (approved 24/04/1985):
Erection of building for use as cadets club room.
- 3.8 N5715/1 (approved 19/01/1984):
Erection of a prefabricated garage 5ms. x 4.8ms. (16ft. 6ins. x 15ft. 8ins.) for use as a store.
- 3.9 N5715 (approved 12/07/1979):
Erection of prefabricated garage (16ft. 6ins. x 15ft. 8ins.) for use as a store.
- 3.10 N2943 (approved 04/11/1976):
Erection of covered range for 0.22 rifle shooting at A.T.C. centre.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No response has been received.

4.2 Sustainable Transport

Main points summarised as follows:

- Consider that an increase in activity will have an impact on local residents, especially on Pine Grove. Please therefore to note that the transport assessment indicates that the site is well served by non-car travel modes and so is well placed to support a successful travel plan aimed at reducing vehicular movements.
- Conditions required in respect of the construction management plan
- Condition required to capture a highway condition survey pre and post development

A framework travel plan (FTP) has been submitted which has been reviewed by the Council's travel planning team and feedback provided. The highways officers agree that a revised FTP can be secured by condition pre-commencement, and full travel plan secured pre-occupation by condition.

It has been confirmed that the highway officers overall have no objection, subject to conditions.

4.3 Highway Structures

No comments have been received.

4.4 Environmental Protection

No objection. Condition recommended.

4.5 Tree Officer

No objection subject to conditions.

4.6 Archaeology Officer

No archaeological issue.

4.7 Drainage (LLFA)

Initial comments: drainage plan required.

Updated comments: No objection.

4.8 Ecology Officer

Initial comments: further information is required.

Updated comments: no objection, subject to conditions.

4.9 Local Residents

5no. representations have been received, 3 in objection the proposed development and 2 neutral. Responses are summarized as follows:

Objection

- Building will block view
- Building will overlook gardens
- Single storey building would be better
- Will overlook the lane
- Bats have been seen around the area
- Request buildings are single storey
- Impact on sunlight. What consideration has been given?
- Increased traffic flows and on street parking
- Impact on junction
- Issues raised with transport statement
- Issues raised with travel plan
- Impact on air quality
- Lack of SuDS
- Impact on slow worm and fox den
- Impact on wildlife
- Provision of continuous wildlife corridors

Neutral

- Cycle parking looks insufficient
- Different roof design suggested
- Condition should be included to ensure recently resurfaced road is 'made good' after works are complete
- Cancel my last comment – made in error

The total of 5no. representations, with 3no. objections is on the basis that an additional objection has been omitted on request (please note last 'neutral' response.).

5. ANALYSIS OF PROPOSAL

- 5.1 Planning permission is sought for the demolition of existing buildings and the erection of 1no. building to form a cadet training 'super centre', with associated works.

Principle of Development

- 5.2 The application site is located within the north fringe of Bristol. CS5 directs most new development to the urban areas and settlement boundaries as designated by the policies map. Given the site's location in an urban area, development is entirely acceptable in principle in this location, purely in locational terms.

- 5.3 The site as existing is used as an air cadets training facility. This would come under the remit of community infrastructure/facilities. Policy CS23 sets a presumption in favour of retaining such infrastructure, unless it can be proven that the use has ceased and there is no longer demand, or the facility is no longer fit for purpose and suitable alternative provision is available elsewhere within easy walking distance. In this instance the existing buildings and facilities would be removed. However, they would then be replaced with more expansive, modern and fit for purpose facilities. Resulting from the development would be vastly improved community infrastructure, and so the development proposals fully accord with the thrust of CS23 and are acceptable in principle.

5.4 Design and Visual Amenity

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.

- 5.5 The existing buildings are of varying ages but are generally in poor repair and are of no architectural or visual merit. The general surroundings of the site can be characterised as a mature suburban residential area, comprised generally of two storey semi-detached and terraced early 20th century dwellings.
- 5.6 The proposed building would be located on a North-South axis parallel to the Western boundary of the site. The building would be c.49 metres long and c.12.6 metres wide, with a ridge height to the North of c.7.6 metres and ridge to the South of c.9.2 metres. The difference results from the gentle slope of the land which means to the North the building would appear as 1.5 storey and to the South, as two storey. The roof would be pitched with North and South gable ends, and to the North would be a partially enclosed external staircase. The bulk of the openings would face East, towards Millennium Green.
- 5.7 Parking would be provided on hardstand to the North and South, with a strip of hardstand to the East running along the front of the building. In terms of design, the proposed new building would be a significant improvement on the existing

situation. The building would appear clean, modern, and commensurate with its community use. Should permission be granted, suitably worded conditions should be applied, to secure details of materials, in addition to a landscaping plan, both in the interest of ensuring a satisfactory standard of external appearance.

5.8 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.

5.9 The closest residential neighbours are the properties on the Eastern side of Park Road to the West of the site, and the properties on Pine Grove to the North.

5.10 In terms of overlooking and privacy, the majority of the openings are to the East overlooking Millennium Green. There would be a first-floor South elevation window, but this would not be directed towards any nearby residential properties and so would have no overlooking impact. There would be 2no. Ground floor windows facing West towards the backs of the properties on Park Road. These windows would serve 2no. office rooms. Whilst ground floor level, the case officer is mindful that the levels will be such that the cill of these windows will be at least 2 metres above ground level. These two windows would be a sufficient distance from the closest residential properties to avoid any unacceptable levels of inter-visibility or overlooking. It is noted that some concern is raised that the rear access lane would be overlooked, however as this is not private amenity space, there would be no overlooking concerns that would warrant refusal. The open-sided stairwell to the North elevation would allow views towards the properties to the North, however sufficient separation distance between the North elevation and the Northern site boundary is available to mitigate any overlooking.

5.11 In terms of light, outlook and overbearing, the Northern end of the building would be c.18 metres away from the closest residential property, and the Southern end which appears two-storey would be over 30 metres away from the closest property, and there would be separation between the site and the garden boundaries to the South in the form of the private access lane. The design is such that as the distance between the West elevation of the building and the properties to the West increases, the height of the building increases. This is a sensible approach as it helps to minimise any overbearing in respect of the properties on Park Road that are close to the site boundary and not separated by the access lane. There are therefore no objections to the proposed development in terms of overbearing or outlook impacts. In terms of light, sufficient separation is available to avoid unacceptable levels of overshadowing.

5.12 In terms of noise and disturbance, the use would remain the same, but it is acknowledged that there would be some increased usage of the site in terms of intensity. Nevertheless, it is not considered that there would be any

- unreasonable or unacceptable increase in noise and the Council's EP team having been consulted do not raise any concerns in that regard. The building would include a shooting range, and so has been accompanied by a noise assessment. This recommends suitable mitigation and is accepted by the Council's EP team. A suitably worded condition should be applied to ensure that works are implemented in accordance with the submitted noise mitigation measures. Subject to the above, there are no material residential amenity concerns in relation to the proposed development.
- 5.13 It is acknowledged that the site is close to nearby residential properties and so should permission be granted, suitably worded working hours condition should be applied, in the interest of protecting neighbouring residential amenity.
- 5.14 Transport
The application site is accessed from the Eastern end of Pine Grove. Pine Grove leads to the A38 Gloucester Road North due West. As part of the application, a Transport Assessment (Milestone Transport Planning) has been provided. The site access is to remain unchanged, and the new building would be provided with 21no. parking spaces plus 1no. disabled parking space. Cycle parking is also proposed.
- 5.15 The application site is within a sustainable location with good access to public transport, as well as good access to walking and cycling facilities. However, the proposed development would see an increase in the intensity of the use. This is because at present only one ATC detachment (2152 – N.Bristol) uses the site. However, the proposed development would see 3no. other ATC detachments within the wider Bristol area also use the site (2152DF – Downend; 2442 – Westbury on Trym; and 37 – Frampton Cotterell). It is therefore anticipated that the site *could* be used by up to 90 cadets every weekday night, with a ratio of 1 staff member to every 10 cadets and 2.5 HQ staff Mon-Fri during office hours.
- 5.16 It is however noted that attendance of existing ATC sites is c.50%, but in the interest of providing a full picture, the transport assessment considers an eventuality where there is full attendance, hence the up to 90 cadets figure noted above. Having considered the submitted transport assessment, the highways officers are satisfied with the findings and note that there will not be any severe or unacceptable impacts created on the local highway network, including the junction where Pine Grove joins Gloucester Road North.
- 5.17 Notwithstanding this, the increase in activity will have some impacts on local residents, especially those living on Pine Grove. The site being well served by non-car modes of transport will however go some way to mitigate this. In addition, the application is furnished with a framework travel plan (FTP), with the aim of reducing travel to and from the facility by private car. The submitted FTP has been reviewed by the Council's travel planning team, and several queries have been picked up. Therefore, as agreed with the highways officers, revised FTP will be required by condition (pre-commencement), and the full travel plan will then need to be secured by condition prior to the development being brought into use. This will help to ensure that sustainable, non-car modes of travel are encouraged which will help alleviate any perceived parking and highways concerns generated.

- 5.18 In terms of construction, the road (Pine Grove) will be the only means to access the site for contractors and deliveries. Given the highly residential nature of Pine Grove, a construction traffic management plan (CTMP) has been submitted. This has been considered by the Council's highways officers, who note that the CTMP is broadly acceptable and indicates that movements are likely to be low during construction. No demand is included in the CTMP for contractor parking. However, this is also likely to be low level and in any case, it is noted that the CTMP discourages contractor parking on site or on the adjacent roads. Measures are included within the CMP to mitigate any impacts during construction and are considered appropriate and acceptable by the council's highways officers. A suitably worded condition will be ensure that works proceed in strict accordance the submitted CTMP at all times. A further condition is noted from the highway officer in relation to construction vehicle sizes, however this would be appropriately dealt with also by the CTMP condition.
- 5.19 The case officer notes that Pine Grove has relatively recently been re-surfaced, and there is concern that the additional movements created during development could lead to accelerated degradation of the surface on Pine Grove. This is also noted by the highways officers and is noted that pursuant to section 59 of the 1980 Highways Act, the local highway authority would wish to recover the cost of any damage caused by the construction traffic. Accordingly, a highways condition survey will be required pre and post development, to cover an area to be agreed in advance. This will inform the extent to which any repairs are required to the local highway network (if any). This can be addressed though suitably worded conditions, should permission be granted.
- 5.20 Further to the above, and subject to the conditions discussed already and conditions to ensure the provision of the proposed parking prior to first occupation, the proposed development would be acceptable in highways and transportation terms.
- 5.21 Environmental Issues
Initially, the Council's drainage engineers (LLFA) queried the method of surface water dispersal. It has been clarified that a soakaway(s) would be proposed to disperse surface water from the building itself, and the officer notes that the proposed hard landscaping comprises permeable tarmac. The proposed drainage layout has been reviewed and is considered acceptable to the LLFA. Given the scale of development, a SuDS condition need not be applied in this instance as the exact siting and design of the soakaways will be suitably addressed at the building control stage, should permission be granted.
- 5.22 Concerns are noted in respect of increased air pollution. The development would result in some increase in vehicle movements; however the site is not located within an air quality monitoring area (AQMA), and the proposal includes measures to reduce private vehicle movements to and from the site. There would therefore be no reasonable grounds to resist the development on the basis of air quality.

5.23 Ecology

The application was initially furnished with an ecological appraisal, prepared by Hampshire Ecological Services (July 2022). During consideration, information provided by an interested party suggested that there may also be a fox den on the site, though the exact location is not known. Accordingly, given the protected status of fox den's, a revised ecological appraisal was submitted (Hampshire Ecological Services, September 2022).

Bats

- 5.24 All 11 buildings were assessed for their bat roosting suitability. Building's B2 and B4 was assessed as having moderate suitability and B7 had low bat roost suitability. Further surveys were undertaken, and no bats emerged or re-entered the buildings. As roosting features are present however, a pre-commencement check of all buildings with suitability is required.

Birds

- 5.25 The habitat on site was deemed negligible for nesting birds, though the submitted report does not state if they were suitable for nesting birds or if any evidence was found. All buildings are therefore to be demolished outside of the nesting bird season (generally March – August). If this is not possible, then the buildings should be subject to a pre-commencement inspection, unless suitability is confirmed beforehand.

- 5.26 The site is noted to not provide suitable habitat for dormice. Due to the small area of suitable habitat for reptiles being impacted, it is excessive to request further reptile surveys, though it is known that there are records of slow worms adjacent to the site. Mitigation has been recommended in the updated report, in addition all vegetation to be removed from the site close to the boundaries is to be supervised by a suitably qualified ecologist. Mitigation has also been recommended in the case of the suspected fox den, which has been considered by the Council's ecologist and is noted to be acceptable.

- 5.27 There are therefore no ecological objections to the proposed development. In the event that permission is granted, suitably worded conditions should be applied to ensure that works proceed in strict accordance with the submitted mitigation. Details of locations and specifications of external lighting will also be required, as would the exact locations and specifications of all ecological enhancements. Finally, a condition would be required to ensure demolition takes place outside bird nesting season and if this is not possible, an inspection by a suitably qualified ecologist will be required prior to works starting.

5.28 Arboriculture

Limited trees and hedgerow exist on the site itself, but the site is bordered by several trees and dense hedgerow groups. The application has therefore been furnished with an arboricultural report (eco urban, August 2022). The report noted the presence of one category B tree, seven trees/groups rated category C, and no trees, groups or hedges rated category U. It is noted that all category B and C trees are to be retained.

- 5.29 The submitted protection measures having been reviewed by the Council's tree officer are acceptable. Works will take place within the root protection areas

(RPAs), and so a beam foundation has been recommended. This alternative foundation method will help prevent damage to the roots of the retained trees. Works within the RPAs will require a watching brief to be submitted for approval by condition. A detailed method statement would also be required for the installation of the foundation which will be able to be secured by appropriately worded condition. Subject to these conditions, there are no arboricultural objections to the proposed development.

Impact on Equalities

5.30 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.

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

Other Matters

5.32 Alternative roof design – it is noted that an alternative roof design has been suggested. However, as the development as presented/submitted is considered acceptable, a revised design need not be sought in this instance.

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. Standard Time Limit

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. Plans

Development shall be implemented in accordance with the following plans:

4392-P-03 A - Elevations as existing

4392-P-04 A - Site location plan, floor plans, and sections - as proposed

4392-P-05 A - Elevations/3D images as proposed

As received 4th August 2022

4392-P-01 - Floor plan/block plan existing

As received 15th August 2022

4392-P-02 C - Existing and proposed site layout

As received 20th September 2022

Reason

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

3. Submit Revised FTP

Prior to commencement of development (excluding demolition of the existing buildings), a revised framework travel plan (FTP) shall be submitted to the local planning authority for approval in writing. The revised FTP shall for the avoidance of doubt address and/or respond to the feedback provided on the original FTP (Milestone Transport Planning, August 2022).

Reason

In the absence of a fully adequate FTP being available pre-determination, a revised FTP is required pre-commencement to ensure an appropriate response to encouraging more sustainable travel options in relation to the proposed development is agreed, and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017, and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

4. Highway Condition Survey

Prior to commencement of development, a highway condition survey (to include photographs) of the adjoining highway network covering an area to be agreed by the local planning authority, shall be submitted to the local planning authority for approval in writing.

Reason

To provide the local planning authority with a clear understanding of the condition of the local highway network affected by the development pre-development, to inform any remedial works that may be required post development as a result of excess traffic created during implementation.

5. Arboricultural Watching Brief

Prior to the commencement of development within any root protection area (RPA) as identified in the arboricultural impact assessment (eco urban, August 2022), an arboricultural watching brief for works within the RPAs from the project arboriculturist shall be submitted to and approved by the Local Planning Authority. Thereafter, development shall proceed in accordance with the agreed programme, unless the Local Planning Authority agrees in writing to any variation.

Reason

To ensure that works proceed in an appropriate manner within the root protection zones, and to avoid harming the retained trees in accordance with PSP3 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

6. Foundation Method Statement

Prior to the installation the foundations within the root protection areas, a detailed arboricultural method statement for this operation shall be submitted to the local planning authority for approval in writing. Works shall then proceed in strict accordance with the agreed method statement thereafter.

Reason

To ensure that works proceed in an appropriate manner within the root protection zones, and to avoid harming the retained trees in accordance with PSP3 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017

7. Materials

Prior to application of any external facing materials, details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

8. Landscaping

Prior to construction above DPC, a hard and soft landscaping scheme shall be submitted to the local planning authority for approval in writing. For the avoidance of doubt, the scheme shall include all proposed planting, hard landscape features (inc.

hard surfaces), and new boundary treatments. The landscaping shall be implemented in full prior to first use of the development, or in the first available planting season following first use in the case of planting. Landscaping shall be retained thereafter.

Reason

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

9. Full Travel Plan Submission

Prior to the development being brought into use, a full (detailed) travel plan expanding on the contents of the agreed FTP as required by condition 3, shall be submitted to the local planning authority for approval in writing. The travel plan shall be implemented in full at the point the development is brought into beneficial use, and any deviation shall only occur with written agreement from the local planning authority.

Reason

To encourage more sustainable travel options in relation to the proposed development, and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017, and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

10. Ecology (lighting)

Prior to installation, details of all proposed external lighting are to be submitted to the local authority for approval in writing. The submitted details are to include the location and specifications. All external lighting shall be installed in accordance with the specifications and locations as agreed, and these shall be maintained thereafter in accordance with the details agreed.

Reason

To ensure that any lighting installed as part of the development does not have any adverse impact on protected species or other biodiversity that may be present, and to accord with PSP19 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

11. Ecological Enhancements

Prior to completion of works, a plan detailing the locations and specifications of all ecological enhancements detailed within Ecological Appraisal (Hampshire Ecological Services, September 2022) is to be submitted to the local authority for approval in writing. This includes, but not limited to hedgerow planting, insect, and bird boxes (unless agreed otherwise). The agreed ecological enhancements shall be installed within 1 month of approval, or in the next available planting season following approval in the case of any hedgerow planting, as the case may be.

Reason

To ensure that appropriate ecological enhancements are made, and to accord with PSP19 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

12. Highway Condition Survey

Following completion of development, a highway condition survey (including photographs) to cover the same extent as agreed under condition 4 (unless otherwise agreed) shall be submitted to the local planning authority for approval in writing.

Reason

To provide the local planning authority with a clear understanding of the condition of the local highway network affected by the development once works are complete, to inform any remedial works that may be required post development as a result of excess traffic created during the development's implementation.

13. Provide Parking

Prior to first use of the development hereby approved, the parking, access and turning arrangements as detailed on plan 4392-P-02 C (existing and proposed site layout, as received 20th September 2022) shall be provided in full, and shall be retained thereafter.

Reason

In the interest of highway safety and to ensure appropriate level of parking is provided and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

14. Cycle Parking

Cycle parking as agreed through the submitted framework travel plan as required by condition 3 and full travel plan as required by condition 9 shall be provided in accordance with the agreed details prior to first use of the development and shall be retained thereafter.

Reason

To ensure appropriate level of cycle parking is provided and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

15. CTMP Compliance

Development shall proceed at all times in strict accordance with the submitted construction traffic management plan (Milestone Transport Planning, August 2022), with any variation to be agreed with local planning authority in writing.

Reason

In the interest of highway safety and to ensure that impacts on the amenities of neighbouring occupiers are minimised, and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

16. Compliance With Noise Report

Development shall be implemented and operated in full accordance with the submitted noise impact assessment (24Acoustics, June 2022).

Reason

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

17. Ecology Works Outside Nesting Season

All buildings are to be demolished outside of the nesting bird season (March to August inclusive). If this is not possible or practicable, all buildings are to be subject to a pre-commencement inspection by a suitably qualified ecologist, no later than 48 hours prior to works commencing.

Reason

To ensure that works do not adversely impact nesting birds should works be undertaken when they are likely to be present, and to accord with PSP19 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

18. Ecology Report Compliance

The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Appraisal (Hampshire Ecological Services, September 2022). In addition, a pre-commencement inspection of all buildings with bat roosting potential is to be undertaken to ensure absence of bats and supervision of all vegetation clearance shall be undertaken by a suitably qualified ecologist.

Reason

To ensure that the works do not harm protected species or other biodiversity that may present, in accordance with PSP19 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

19. Arboricultural Report Compliance

Development shall proceed in strict accordance with the submitted arboricultural impact assessment (eco urban, August 2022).

Reason

To ensure retained trees are appropriately protected and to accord with PSP3 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

20. 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

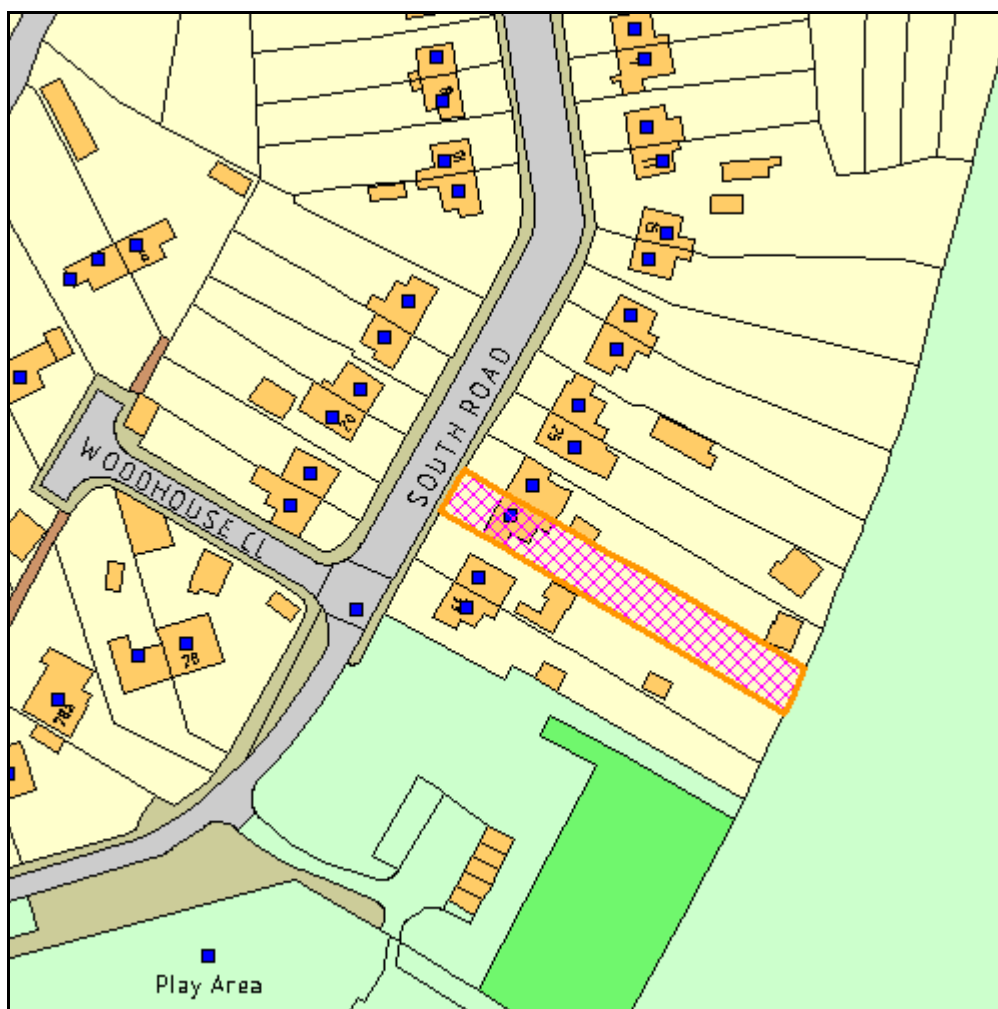
Reason

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

Case Officer: Alex Hemming
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 43/22 - 28th October 2022

App No.:	P22/05399/HH	Applicant:	Mr Robert Telesinski
Site:	29 South Road Almondsbury South Gloucestershire BS32 4HU	Date Reg:	12th September 2022
Proposal:	Erection of two storey and single storey rear extension to provide additional living accommodation. Erection of front porch. Render all walls and replace all glazing. Erection of outbuilding in garden. (Re submission of P22/03179/HH)	Parish:	Almondsbury Parish Council
Map Ref:	362034 184936	Ward:	Severn Vale
Application Category:	Householder	Target Date:	4th November 2022



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N.T.S.

P22/05399/HH

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

REASON FOR APPEARANCE ON CIRCULATED SCHEDULE

The application has been referred to the Circulated Schedule following the receipt of an objection from the Almondsbury Parish council, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of two storey and single storey rear extension to provide additional living accommodation. Erection of front porch. Render all walls and replace all glazing. Erection of outbuilding in garden. (Re submission of P22/03179/HH) at 29 South Road, Almondsbury.
- 1.2 The application site is situated in open countryside, outside of a defined settlement boundary, as well as the Bristol & Bath Green Belt. The site comprises a semi-detached two-storey dwellinghouse.
- 1.3 This application is the re-submission of the refused application P22/03179/HH. The previous application was refused on three grounds: design, residential amenity, and Green Belt. This revised application has reduced the scale of the two-storey rear extension.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP40	Residential development in the countryside
PSP43	Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 P22/03179/HH - Erection of a two-storey rear extension to provide additional living accommodation. Erection of a single storey front porch and erection of outbuilding in rear garden.
Refused 02.08.2022.

Refusal reasons:

1. **Green Belt:** The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt as the extensions and outbuilding are disproportionate. In addition, the applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. The proposal is therefore contrary to the provisions of Policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; the adopted Development in the Green Belt SPD (2007); and the National Planning Policy Framework.
2. **Design and visual amenity:** The proposed development would fail to reach the highest possible standards of design by virtue of its siting, form and scale and it would fail to be informed by, respect or enhance the character and distinctiveness of the host dwelling and the surrounding area. The rear extension would introduce an inharmonious element which would be harmful to the visual amenity of the area. The proposal is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; the adopted SGC Householder Design Guide and the provisions of the National Planning Policy Framework.
3. **Residential amenity:** The proposed rear extension would have an unacceptable impact in terms of loss of light and outlook to the rear first floor rooms of the adjoining No.27 South Road, to the detriment of the residential amenity of the occupants. The application is therefore contrary to the Council's Householder Design Guide Supplementary Planning Document Adopted March 2021, and the requirements of policy PSP8 and policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

Objection. Comment summarised below:

- Extensions and outbuilding are disproportionate development in the green belt.
- Development would fail to reach the highest possible standards of design by virtue of its siting, form and scale and it would fail to be informed by, respect or enhance the character and distinctiveness of the host dwelling and the surrounding area.

4.2 Transportation DC

No comment.

4.3 Landscape Officer

No objection.

4.4 Local Residents

None.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

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

Notwithstanding the above, the NPPF and policy PSP7 set out strict criteria to avoid inappropriate development in the green belt. A key issue to assess is, whether the proposed development would be considered inappropriate having regard the NPPF and local plan policies.

5.2 **Green Belt**

The application site is in the Bristol and Bath Green Belt, where development is strictly controlled to prevent urban sprawl by keeping land permanently open. Paragraph 149 of the NPPF sets out that local planning authorities should regard the construction of new buildings as inappropriate development in the Green Belt. There are several exceptions to this, which are set out within paragraphs 149 and 150 of the NPPF. The most relevant exception for this application is '*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*'.

5.3 PSP7 reflects this, and sets out that as a general guide, an addition resulting in a volume increase up to 30% of the original building would likely be

proportionate, additions that exceed 30% volume increase will need to be carefully assessed in terms of whether it would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extension(s) will be considered proportionate. Additions resulting in a volume increase of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.

- 5.4 For clarity, it is noted that the term 'original dwellinghouse' means a building as it existed on 1 July 1948. Any additions that have occurred since the introduction of the Town and Country Planning Act will be considered cumulatively and will count against the overall increase in volume of the dwelling when assessing new additions. This is required because small reductions in openness, repeated many times, can have a cumulatively harmful effect on the Green Belt.
- 5.5 A review of planning history indicates 29 South Road has not been previously extended, therefore the existing volume is considered original. The proposed development would result in a volumetric increase of approximately 93.9% over and above the original dwellinghouse. However, the proposed extensions to the dwellinghouse alone, would result in a volumetric increase of 45.9%, which falls within the threshold of PSP7. The extensions have been designed to appear proportionate and subservient to the main property. The extensions alone are acceptable in green belt terms as proportionate additions to a building.
- 5.6 Moving to the proposed outbuilding, it is noted the building is large however it will be of similar size to existing outbuilding at the neighbouring properties, No.27 and No.31. The outbuilding, with a volumetric increase of 48%, pushes the proposal over the 50% threshold as prescribed by PSP7. Notwithstanding, the outbuilding will be in line with the similar outbuilding at No.31 South Road and will be set closer to the main dwelling than the outbuilding at No.27 South Road. Accordingly, the proposed outbuilding will not significantly impact upon the openness of the green belt as it will be set between existing outbuildings.
- 5.7 The proposal as a whole is considerably above the volume increases considered proportionate by PSP7. However, as detailed above the proposed enlargements to the dwellinghouse are below the 50% threshold and are proportionate additions. The inclusion of the outbuilding pushes the percentages considerably over but will not significantly harm the openness of the greenbelt due to the existing neighbouring outbuildings. The green belt assessment should not solely be based on the volume numbers and a judgement should be taken on the specific site characteristics. On balance, the proposal is acceptable development in the greenbelt.
- 5.8 It should be noted that the previous refused application P22/03179/HH resulted in a volumetric increase of 109.9% over and above the original dwellinghouse. This was found to be disproportionate and resulted in a greenbelt refusal. This revised scheme has reduced the scale of the proposed two-storey extension that previously contributed to the oversized and disproportionate proposal.

This revised design, as identified above, will have a reduced effect on the openness of the greenbelt, which has been assessed as appropriate.

5.9 Having regard to Policy PSP7, the proposed development will result in a proportionate addition to 29 South Road and is therefore appropriate Green Belt development. Consequently, the proposal falls within the exception categories of the NPPF and is appropriate development.

5.10 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal comprises three separate elements: porch, rear extensions, and outbuilding. These will be discussed in turn below.

5.9 Front porch

The proposed porch extends 1.5m from the front elevation and features a simple pitched roof. The porch would be a width of 2.1m, have an eaves height of 2.4m, and a maximum height of 3.3m. The porch appears largely subservient and respectfully to the character of the building. The off-centre positioning of the front door somewhat unbalances the extension when viewed from the front, however as the porch mirrors the design of the front porch at no.31, a design objection is not appropriate, and the porch is acceptable.

5.10 Rear extensions

The rear extension is part single-storey and two-storey. The extension protrudes 4 m from the rear extension and spans the full 5.8m width of the rear elevation. The single storey element is positioned adjacent to the boundary with No.27 and features a flat roof with a roof height of 3.3m. The two-storey element is positioned 2.3m away from the boundary with No.27 and features a hipped roof which is set well below the main ridge to appear subservient. The eaves height is 4.8m and the maximum height is 6.6m. The proposal complies with the Householder Design Guide SPD principles and appears as a well-designed addition to the dwelling. The rear extension complies with policies CS1, PSP1 and PSP38.

5.11 The previous application P22/03179/HH received a design refusal reason owing to the oversized and bulky two storey enlargement. This revised proposal has been significantly reduced in scale to meet the design principles and is an acceptable enlargement of the dwelling in design terms.

5.12 Outbuilding

The proposed single-storey outbuilding is sited towards the centre of the rear garden and features a single pitched roof. The building is sizable, measuring 5.5m in width and 8m in length. The building has an eaves height of 2.15m and a maximum height of 3.95m. The building would be positioned in line with the neighbour's outbuilding and is of a similar scale. Furthermore, the outbuilding remains subservient to the main dwelling. The proposal has been carefully assessed and is acceptable in design terms.

The above elements are to be externally clad in smooth pale olive render with roman roof tiles to match the existing. The choice of proposed material is acceptable.

5.13 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

5.14 The proposed front porch and outbuilding raise no residential amenity concerns due to their sitting and scale. The element that has the greatest potential impact on neighbouring occupiers is the two-storey rear extension. The extension has been designed to protect the residential amenity of the neighbouring occupiers by being sited 2.3m away from the shared boundary. Due to the respectful design, the extension passes the 45-degree test ensuring no.27 nearest room of primary living accommodation continues to receive adequate lighting and benefits from satisfactory outlook. Consequently, the proposal raises no residential amenity concerns, and the proposal is acceptable in accordance with PSP8.

5.15 Once again, the previous application P22/03179/HH received a residential amenity refusal reason. This revised scheme has moved the first-floor enlargement away from the adjoining neighbour, removing the area of concern and previous reason for refusal.

5.16 Private Amenity Space

Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The property benefits from an adequately sized front and rear garden that post development will provides over 70m² of private amenity space. The proposal therefore accords with the above policy.

5.17 Transport (Access and Parking)

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The proposed works would provide an additional bedroom to the property, resulting in a total of 4. The site benefits from a front driveway that post-development can accommodate the required 2.no parking spaces.

5.18 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and

victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. **CONCLUSION**

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise. The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

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

CONDITIONS

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

Reason

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

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

Site plan (SP 100)

Block plan (BP 100)

Drawings as existing (EX 100)

Workshop as proposed (SD 102)

Drawing as proposed Scheme C (SD 103)

(above plans received 09/09/2022)

Reason

To define the terms and extent of the permission.

Case Officer: Charlie Morris

Authorising Officer: Suzanne D'Arcy