

WARD: Easton **CONTACT OFFICER:** Ben Burke
SITE ADDRESS: Land To Rear Of Redfield Leisure Centre 163A Church Road Redfield Bristol BS5 9LA

APPLICATION NO: 13/04748/F Full Planning
EXPIRY DATE: 24 July 2014

Remove existing 5-A-Side astro pitch to allow for 10 No 3-bedroom terrace dwellings with associated private parking and allocated private front and rear gardens.

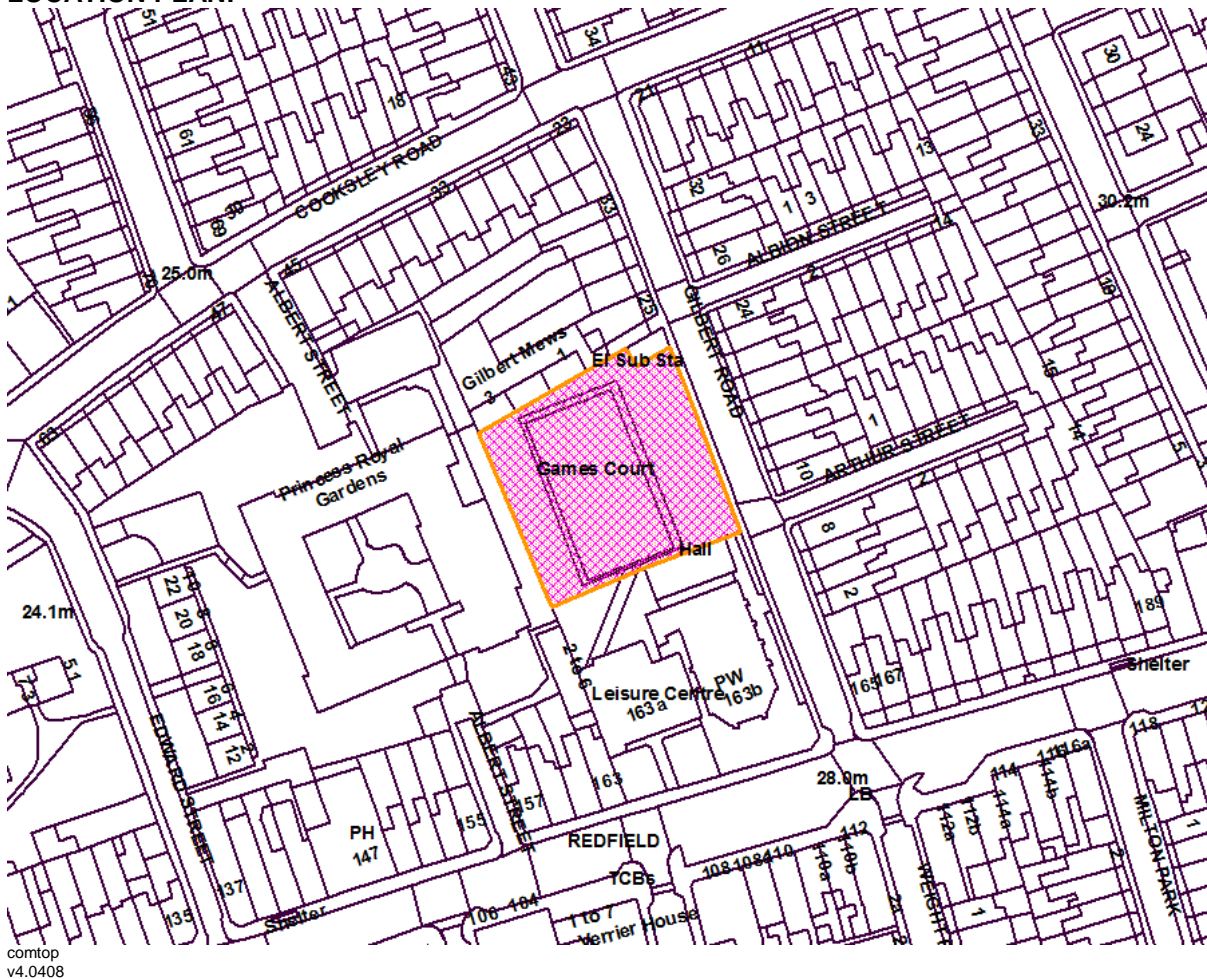
RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: Head Projects
 The Stables
 Coombe Lodge
 Bourne Lane
 Blagdon
 North Somerset
 BS40 7RG

APPLICANT: Mr M Den
 163A Church Road
 Redfield
 Bristol
 BS5 9LA

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



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SUMMARY

The application is for 10 3-bedroom 2-storey dwellings in the form of seven terraced dwellings at the front of the site facing Gilbert Road and three terraced dwellings at the rear. All of the properties have private rear gardens and dedicated parking, with an associated new access from Gilbert Road. The properties are to be faced (at the front) in render at ground floor level with pennant stone above and have tiled roofs. The site involves the removal of an Artificial Football Pitch (AFP) that falls under the definition of Community Facilities, as defined by the relevant Local Plan policies (BCS12 and DM5). The loss of this facility has been fully assessed against the provisions of these policies; and it has been determined that its loss will not result in a shortfall in either the provision or quality of such facilities within the locality. As such, the loss of the facility is compliant with the relevant local plan policies and acceptable. The proposed housing is of a size suitable for families; and includes 3 relatively large family houses at the rear of the site, two of which have been secured for affordable housing. The layout, mass, form and design of the terraced dwellings is in-keeping with and appropriate to the character and appearance of the area. Given that the loss of the AFP has been deemed acceptable; the housing is suitable for families and includes three larger units, of which 2 have been secured for affordable housing; and the proposal will deliver high quality urban design; the proposal is considered acceptable and recommended for approval, subject to a S106 Agreement (affordable housing) and conditions.

SITE DESCRIPTION

The site is located at the rear of Redfield Leisure Centre (RLC), a property on Church Road. RLC is located between a shopping frontage and a Hindu church, and falls within the St George (Church Road) Town Centre. The adjacent shopping frontage is designated as secondary. The site is currently only accessible through RLC. RLC is primarily used as a Tae-Kwan-Do Centre. The application site consists of an area of ground to the rear of the said church and RLC which contains a 5-a-side football pitch. The site is opposite and adjacent to residential properties on Gilbert Road. It also bounds the single storey properties of Gilbert Mews to the north, and Princess Royal Gardens, a Bristol City Council elderly persons housing complex to the west. The area to the rear of Church Road is primarily residential in character.

RELEVANT HISTORY

85/000398/F, All weather, floodlit sports court, Refused 14th April 1985
Allowed on appeal 12th May 1986

APPLICATION

This is a full application for the removal of an existing 5-A-Side astro pitch to allow for 10 No 3-bedroom terrace dwellings with associated private parking and allocated private front and rear gardens. The pitch will be referred to as an Artificial Football Pitch (AFP). The proposal comprises 10 3 bedroom 2-storey terraced dwellings, with a terrace of 7 properties at the front facing Gilbert Road and a terrace of 3 larger properties at the rear. A new access from Gilbert Road is proposed at the southern boundary, providing access to a parking area comprising 10 spaces at the rear and the rear terrace. The stone boundary wall at the front of the site is proposed to be retained at a height of 1.2m. The properties are proposed to be faced in render at ground floor level with pennant stone above, and all the roofs are to be tiled.

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i) Process - the Neighbourhood Planning Group (NPG) has advised as follows:

This application was listed at pre-application enquiry stage as a non-Major ('about 8 houses'), so pre application community involvement was not therefore expected. The size of the proposed development increased to become a Major (10 units) in January 2014 so community involvement is expected. The applicant has not followed BCC Guidelines, which expect him to contact the NPN to carry out pre app CI discussions with the local group and agree what sort of community involvement process is appropriate; the applicant chose to consult only by a letter distribution to neighbours, which elicited few responses. This is an example of poor pre-application community involvement process which does not comply with Bristol's SCI.

ii) Fundamental Outcomes - CIS

The outcomes of the CIS can be summarised as follows: 140 letters were distributed resulting in 4 responses. Responses have been issued to all the residents who responded to the consultation.

As outlined under part (i), the Community Involvement did not follow the Council's guidelines and Best Practice. Furthermore, community Involvement has also not resulted in any changes to the development scheme.

RESPONSE TO PUBLICITY AND CONSULTATION

Press notice was published, a site notice displayed (both expiring 21.05) and the occupants of 96 properties within the local area were consulted. A total of 8 objections have been received, which can be summarised as follows:.

(A) Loss of sports facility:

- The facility has been used regularly for a long period of time (over 25 years);
- The pitch is fit for purpose and used throughout the year by various teams;
- The pitch is not dilapidated;
- there are no alternative facilities within a 2-mile radius;
- a replacement is required for the sports facility;
- loss of the facility would be harmful the community's health and wellbeing;
- the cost and availability of other such facilities within the area are prohibitive to the needs of some members of the community;
- the area has a lack of sports facilities;
- consultation: The users of the pitch have not been consulted; therefore, it is not possible for them to object within the time frame given [a press notice was published, a site notice displayed (21.05.14) and consultation letters were sent to the occupants of 96 properties within the local area; which meets the statutory consultation requirements for such applications].
- loss of the facility would be harmful to the community's health and wellbeing;
- the State of the City 2013 report, chapter 3, Healthy lifestyles and Physical activity details support for taking regular exercise and the area concerned falls with the lower end of percentage of respondents taking exercise at least 5 times a week. The proposal will therefore reduce the availability of exercise facilities in an area of already low participation rates.

(B) Transport:

- There is currently heavy parking within the area and the development provides inadequate parking provision for the development, adding to local congestion.
- the access for the development will reduce on street parking spaces.
- a number of houses within the street have been converted to flats, resulting in an increased

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population density and increased parking pressures;

- events at the Hindu Temple, situated at the end of the street, result in parking pressures and issues;
- proposal would result in major parking issue for residents of Gilbert Road, as well as those visiting both the Temple and the Leisure Centre.

(C) Economy:

- The facility draws customers to the local shops and uses within the Town Centre.

(D) Archaeology:

The land directly behind the Temple is still consecrated ground;
there are still some remains not exhumed under the original programme;
there is one burial site of an important WW1 soldier, which cannot be moved without the consent of the Foreign and Commonwealth War Graves Commission.

The application was re-advertised on the basis of revised plans - 2 objections received.

- The latest changes do not address the issues previously raised;
- the archaeological issues previously raised remain to be addressed.

Bristol Civic Society:

Bristol Civic Society objects principally to the loss of recreational open space which would result from the proposed development which it considers is sufficient grounds for refusal. Should the Council consider granting permission, however, the Society suggests that a development of no more than seven houses with a lower roof line would be more compatible with the character of the area and its capacity to absorb additional car parking.

Planning Solutions (local amenity group): Objection:

This development lies within the Easton Ward, which has low provision of sports facilities within the ward, and has already been noted in the City's green spaces strategy as being below the standard provision of such facilities.

It is obvious from some of the objections already made, that although the standard of the fencing around this pitch is poor, the pitch itself is in reasonable condition and is used by clubs from a large area, because of the low cost and convenience, therefore we believe that the loss of such a facility would be detrimental to the area. Whilst the development is in itself a reasonable design, and an efficient use of the space, we also feel that it should be looked at with reference to the surrounding area. Currently the pitch is hidden from view by a blank wall running along Gilbert Road, which is a heavily congested residential one-way road normally packed with parked vehicles. The areas near to Gilbert Road are similar in that there are very few properties with off-street parking, and as a consequence, the majority of local streets are near to capacity with on-street parking for residents and the local businesses on nearby Church Road which has restricted parking. When events are held at the Redfield Leisure Centre, parking pressure on these roads is increased to such an extent that people often have to circle the streets in order to find a space. Whilst this development does have 10 parking spaces, it is more than likely that this will be insufficient, leading to more pressure on Gilbert Road. It will also remove a number of spaces to provide an access point, adding to this increase. It should also be noted that during the construction phase for this development, lorries entering and leaving the site will have difficulty turning, as Gilbert Road is very narrow.

We also note that in the application documents, the developer has limited the community involvement to notifying nearby residents about the development, but has made no attempt to contact the Local

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Planning Group (Planning Solutions), and appears to be using the fact that there were few comments from the local residents to show that they have carried out proper consultation. This appears to be in contravention of Bristol City Council SCI policy. In conclusion we feel that this is an inappropriate development of the site, and does not provide sufficient mitigation for the loss of a sports facility.

OTHER COMMENTS**Coal Authority:**

The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment (27 March 2014), are sufficient for the purposes of the planning system and meets the requirements of the NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

Sport England:

Sport England has considered this application as a non-statutory consultation and has assessed the application in the light of Sport England's Development Management guidance.

The NPPF (para 74) makes it clear that existing sports facilities (i.e. those which are used for sport, have been in the past or could be used in the future) should be protected unless specific conditions can be met. Fulfilling these conditions demands a proper understanding of the current and future needs and opportunities for sports facilities which will put the proposals into a wider context, providing the reference point for change and the basis for a reasoned justification to accompany a proposal.

We have been contacted by local users of the 5 a side court who claim that the site is well used by the community. The facility has also been picked up as a sports facility in the emerging Bristol work on sports facilities that aims to make sure that supply meets demand.

Sport England considers that the proposal conflicts with our national policy on the loss of sports facilities. Should redevelopment be unavoidable, an equivalent (or better) replacement facility should be provided in a suitable location. In light of the above and the lack of evidence of any other exceptional circumstances Sport England objects to the proposal.

Transport Development Management:

The proposed access meets the required standards, and does not raise highway safety issues. The cycle parking standards require the provision of 2 spaces per dwelling.

Archaeological Team:

There was a burial ground on this site dating from the late 19th century. This is thought to have been partially cleared in the 1980s, but the extent of this clearance is not clear and it is possible that there will still be burials in situ on the site. The burial clearance should be subject to archaeological monitoring and supervision to ensure proper recording of the burials and any associated artefacts, which should be secured by means of appropriate conditions. The site also lies in an area where Roman material has been found in the past. An archaeological watching brief to deal with this aspect should be carried out alongside the monitoring of the more recent burial exhumation. The standard conditions can be used to secure the above works.

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Landscape Team:

The proposal is acceptable in terms of its landscape impact, although the application should include hard and soft landscaping details.

Urban Design:

There are no UD issues with the principle of the proposal. The proposed layout conforms with the building line on Gilbert Road and the proposed elevations appear acceptable. We will need to see a street elevation drawing of the proposal including adjacent buildings and also the boundary wall to assess relationship to the existing character of the street. Appropriate conditions will need to be attached requiring details of window and door openings, specification of window and door units as well as samples of the stone, render and roof tiles. In addition, details of the how the existing boundary wall is to be modified.

RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

BCS3	Northern Arc and Inner East Bristol - Regeneration Areas
BCS5	Housing Provision
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS12	Community Facilities
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS17	Affordable Housing Provision
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

Bristol Site Allocations and Development Management Policies (Adopted July 2014)

DM1	Presumption in favour of sustainable development
DM3	Affordable housing provision: smaller sites
DM5	Protection of community facilities
DM14	The health impacts of development
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM29	Design of new buildings
DM32	Recycling and refuse provision in new development

Supplementary Planning Documents

Planning Obligations - Supplementary Planning Document - Adopted 27 Sept 2012	
SPD7	Archaeology and Development (March 2006)
SPD5	Sustainable Design and Construction (February 2006)
Affordable Housing Practice Note 2014	

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KEY ISSUES

(A) WOULD THE PROPOSAL BE ACCEPTABLE IN PRINCIPLE IN LAND USE TERMS?

Policy BCS3 concerns the Regeneration Areas of the city, which includes inner east Bristol (which the site falls within) and states that social, economic and physical regeneration will be promoted in the Inner East with the purpose of creating mixed, balanced and sustainable communities; and that there will be an emphasis on ensuring a mix of housing to meet local needs. Policy BCS5 concerns Housing Provision and states that the Core Strategy aims to deliver new homes within the built up area to contribute towards accommodating a growing population of people and households in the city. In addition, that the development of new homes will be on previously developed sites across the city. The application site, currently being a sports pitch, falls under the definition of previously developed land. Therefore, the development is consistent with this policy. However, the proposal results in the loss of an Artificial Football Pitch (AFP), which, in the context of the application site, is a community facility. As such the loss of this facility needs to be judged against the Local Plan Community Facilities policies (refer to key issue B). Subject to the application being compliant with this policy, the proposal is acceptable in principle in land use terms.

(B) WOULD THE LOSS OF THE COMMUNITY FACILITY/SPORTS FACILITY BE ACCEPTABLE?

Paragraph 74 of the National Planning Policy Framework (NPPF) concerns the loss of sports and recreational land and buildings. It states that these should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements, or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location, or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy BCS12 of the Core Strategy concerns 'Community Facilities'. The supporting text clarifies that the term community facilities is wide ranging and can include, amongst other things, sport and recreational facilities. The policy wording itself specifies that 'existing community facilities should be retained, unless it can be demonstrated that there is no longer a need to retain the use or where alternative provision is made.' Policy DM5 of the Site Allocation and Development Management Policies state that proposals involving the loss of community facilities land or buildings will not be permitted unless it is demonstrated that one of four criteria is met.

The submitted Community Surplus Assessment report comments that the continued use of the facility is unsustainable due to the poor physical condition of the games court and low demand for the facility resulting in an uneconomic land use. In addition that the facility is surplus to requirement due to the sufficient provision of other, more suitable facilities within the locality; and that the proposal is compliant with relevant planning policy.

Despite this facility not being classified as a playing field, Sport England has objected to the application commenting that (see Other Matters section for summary of full comments): 'Sport England therefore considers that the proposal conflicts with our national policy on the loss of sports facilities. Should redevelopment be unavoidable, an equivalent (or better) replacement facility should be provided in a suitable location. In light of the above and the lack of evidence of any other exceptional circumstances Sport England objects to the proposal.'

A number of objections on the loss of the facility have been received in response to the public consultation exercise. These can be summarised as follows:

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- The facility has been used regularly for a long period of time (over 25 years);
- The pitch is fit for purpose and used throughout the year by various teams;
- The pitch is not dilapidated;
- there are no alternative facilities within a 2-mile radius;
- a replacement is required for the sports facility;
- loss of the facility would be harmful to the community's health and wellbeing;
- the cost and availability of other such facilities within the area are prohibitive to the needs of some members of the community;
- The area has a lack of sports facilities.
- Loss of the facility would be harmful to the community's health and wellbeing;
- The State of the City 2013 report, chapter 3, Healthy lifestyles and Physical activity details support for taking regular exercise and the area concerned falls with the lower end of percentage of respondents taking exercise at least 5 times a week. The proposal will therefore reduce the availability of exercise facilities in an area of already low participation rates.

The site is described as Redfield Leisure Centre and consists of a two storey building fronting Church Road and a 5-a-side artificial football pitch at the rear. The main function of the building is as a Tae-kwon-do centre. The AFP is accessed through and serviced from this building. Both uses are considered to be community facility uses, but only the ASP falls within the application site, with the main building being unaffected.

Policy DM5 is the Council's detailed Local Plan policy on Community Facilities; and given that it is recently adopted it is entirely consistent with the NPPF. The proposal has, therefore, been assessed against the criteria of this policy, as follows:

Criterion i:

- i) The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality or, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land.

The applicant's evidence on this policy, contained within a Community Surplus Assessment document, will be summarised, as follows:

Provision of use:

The document refers to a number of benchmark standards for the provision of playing pitches within an area, including Fields In Trust 'Planning and Design for Outdoor Sport and Play' (2008) and Football Association guidance. However, this guidance is not specifically relevant to the Local Plan policies and can only be afforded limited weight. They have ascertained that a 15 minute walking distance equates to 1.24km and provided a list of synthetic pitches within this area. It is also commented that the City of Bristol Academy, a sports orientated school and college, is located 250m north-west of the site within the 1.24km radius, and that this provides a full size football pitch (which can be divided into a number of smaller pitches), together with other sports facilities.

It is stated that the facilities at the Academy alone exceed the benchmark standard identified above; and that if the site was redeveloped for alternative uses, local residents will still have good access to other synthetic pitches within a 10-15 minute walking distance. The report concludes that the games court has been determined to be surplus to requirements and that its loss would not create, or add to, a shortfall in the provision or quality of synthetic sports pitches within the locality.

Quality of use:

It is stated that a site visit was undertaken in September 2013 to ascertain the condition of the games court and peripheral area and that this affirms the court to be in a state of disrepair. It is stated that: 'Structural damage to the wall and support beams of the games court was noted and peripheral land was overgrown. To reinstate the games court to an acceptable standard capital investment is

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required and ongoing maintenance should be undertaken to ensure the upkeep of the games court.' They further comment that a capital injection of £25,000 would be required to re-turf the games court and ongoing investment will be required to ensure that the court is properly managed and maintained.

In respect of playing field policy, the Council, together with Sport England, is currently preparing a playing pitch strategy for the city. Therefore, the Council does not currently have an up to date policy document on playing pitches. As outlined above, the benchmark standards referenced by the applicant are not specifically relevant to policy DM5, so hold very limited weight.

It is agreed that the Sports Academy is located 250m to the north of the application site and is therefore within the locality of the site and within walking distance of the area local to the application site. The academy have confirmed that they have a full size flood lit third generation AFP, which can be divided into 4 5-aside pitches, and that it is hired out to the public weekday evenings and weekends. They have also advised that capacity is limited during the winter, due to bookings levels, although reasonable availability exists during the summer months. With regards to cost, this is greater than the application facility. Given the existence of this facility it is clear that the loss of 1 5-aside AFP at the application site will not result in a shortfall in such facilities within the local area. However, objectors have commented that the cost and availability of other such facilities within the area is prohibitive to the needs of some members of the community. Although the cost of the facility is greater, it is generally likely that such accessible good quality facilities will be popular and operating at or near to capacity at peak times; and the cost is very much influenced by the quality of the facility. Consequently, the fact that the facility is near to capacity at peak times and is more expensive than the application facility does not mean that there is a short fall of such provision within the local area. It is also relevant that there are further such facilities within the wider area such as Goals Soccer Centre (south) which has 12 (5-aside) AFPs.

Quality of Use:

From visiting the site it was observed that the facility, although usable, was in relatively poor condition. The details and report provided by the applicant concerning its condition can only be afforded limited weight, as they are not corroborated by expert reports from relevant structural or sports development engineers/consultants. However, it is clear that the facility is not of a high quality, and that given the high standard of other local provision, such as that of the City Academy, its loss would not result in a short fall in the quality of such facilities within the area. The second part of the policy refers to uses that have ceased. The current situation is not known, but as the facility was operating when the application was submitted, this part of the policy is not considered to apply.

On the basis of the above, it is considered that the loss of this facility would not create or add to a shortfall in the provision or quality of such facilities within the area; therefore, the loss of this facility complies with policies DM5 and BCS12 and is acceptable.

(C) WOULD THE PROPOSAL CONTRIBUTE TO THE ACHIEVEMENT OF MIXED AND BALANCED COMMUNITIES?

Policy BCS18 of the Core Strategy states that all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. In addition, that residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards. Policy BCS3 concerns the Regeneration Areas of the city, which includes inner east Bristol (which the site falls within) and states that social, economic and physical regeneration will be promoted in the Inner East with the purpose of creating mixed, balanced and sustainable communities; and that there will be an emphasis on ensuring a mix of housing to meet local needs. The supporting text highlights the importance of creating a balanced housing stock and that in parts of the Inner East, accommodation suitable for families will be particularly sought.

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Within the Easton ward 78 and 22% of properties consist of houses and flats respectively. For the Lower Super Output Area (LSOA) the figures are 71.6% and 28.3%. In respect of bedroom numbers 1 bedroom units comprise 20% of the housing stock, whereas both 2 and 3 bedroom units make up 40%. This is lower than the Bristol average for larger units, where 55% of units have 3 or more bedrooms. The proposal consists of 10 3-bedroom terraced dwellings all with private rear gardens and an off-street parking space, and will therefore contribute to the stock of larger housing within the area. The 7 terraced houses at the front of the site have an internal floor area of 85.85sqm. These comply with the space standards for a 2-storey 5-bedroom dwelling in terms of floor area as well as the number and range of rooms. The three terraced properties at the rear have been increased in size, as a result of negotiation, to achieve larger sized family units. These have a floor area of 106.05sqm and, therefore, exceed the area standard of 95-100sqm for a 6-bedroom 2 storey dwelling, they are also compliant in terms of range and type of rooms. On the basis of the above all the houses within the site are suitable for families, including three larger family housing units at the rear of the site. Therefore, the proposal will contribute to the achievement of mixed and balanced communities, and complies with policies BCS3 and BCS18.

(D) WOULD THE PROPOSAL PROVIDE AN ADEQUATE LEVEL OF AFFORDABLE HOUSING?

Policy DM3 refers to affordable housing on smaller sites. It specifies that developments comprising 10-14 dwellings should make an appropriate contribution towards the provision of affordable housing, which amounts to 20% within the inner east area. The applicant has agreed to two of the large units (8 and 9) at the rear of the site being secured for Affordable Rent through a S106 Agreement, which has also been agreed by the Affordable Housing Team. The proposal is, therefore, compliant on this key issue and this matter has been given considerable weight in the determination of this application.

(E) WOULD THE PROPOSAL BE OF AN ACCEPTABLE DESIGN QUALITY AND RELATE APPROPRIATELY TO THE CHARACTER AND APPEARANCE OF THE AREA?

Policy BCS21 states that new development in Bristol should deliver high quality urban design; and that development in Bristol will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness. The site is located within a primarily residential area largely comprising two storey Victorian terraced housing, with mainly render and stone frontages. The proposed two storey terraced housing with render at ground floor level and stone above is therefore consistent with the character of the area. The proposal also reflects the traditional character of properties within the area, having chimney and parapet wall features, and painted hardwood doors at the front. The Urban Design team has requested a street elevation drawings showing the adjacent properties. This is not considered to be necessary as, being two storey, the properties are of an appropriate scale and height for the context. Furthermore, the terrace adjoins a single storey hall at the rear of the Hindu Church adjacent, and the terrace will be separated from the adjacent property, 25 Gilbert Road, by an existing substation. The proposal would therefore be of an acceptable design quality, relate appropriately to the character and appearance of the area and comply with policy BCS21.

(F) WOULD THE PROPOSAL BE ACCEPTABLE ON TRANSPORT ISSUES?

Policy DM23 concerns Transport Development Management and states that development should not give rise to unacceptable traffic conditions and will be expected to provide:

- i) Safe and adequate access for all sections of the community within the development and onto the highway network;
- ii) Adequate access to public transport;
- iii) For appropriate transport improvements to overcome unsatisfactory transport conditions;
- iv) For pedestrians and cyclists.

A number of objections have been received from local residents concerning traffic and parking issues.

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Given that the site is located within a sustainable location close to major bus routes on Church Road and that 10 parking spaces are included, it is considered that the proposal would not significantly affect parking or traffic within the locality. Transport Development Management (TDM) has advised that the amended plans for the access are acceptable, but that the proposal does not meet the required cycle parking standards. The cycle parking standards specify that for 2-3 bedroom dwellings, proposals should demonstrate how sufficient and appropriate storage space will be provided for 2 spaces. This is provided for all the units, except plot 9, by the provision of accesses to the rear gardens, which are all of an adequate size to store 2 bikes. Given that all but one of the properties complies with the standard and that the provision of a store at the front of the property would detract from the setting of the terrace, the proposal is considered acceptable in terms of cycle parking. Conditions are not required in respect of cycle parking as no specific stores are required. However, conditions will be attached concerning refuse and recycling storage and the temporary storage for units 8-10. The proposal is therefore acceptable on transport issues and compliant with the relevant policies.

(G) WOULD THE PROPOSAL DETRACT FROM THE AMENITY OF SURROUNDING PROPERTIES?

Redcliffe Leisure Centre (163A Church Road), which falls within the applicant's ownership and a Hindu Temple are located to the south of the site. Gilbert Mews, an electricity substation and an end terrace property are located to the north. Princess Royal Gardens, a Bristol City Council elderly persons housing complex, is located at a lower level to the west. Residential terraced properties are located to the east on the other side of Gilbert Road.

The proposed terrace at the front of the site would be separated from the adjacent Hindu Temple by the access road and landscaping, resulting in a separation distance of 5m. The adjacent building is a single storey hall to the rear of the main temple building. Given this separation distance, the proposal would not affect the amenity or operation of this property. The electricity sub-station adjacent to the northern end of the proposed front terrace is a modern station and screened from the site by a 2m high wall. This will therefore not affect the amenity of the end terrace property. The leisure centre building is located 13m from the site, being separated by a grassed area; and its rear elevation only has windows at first floor level lighting an office and storeroom. The proposed access road and parking area would adjoin the new boundary of the leisure centre; and the nearest proposed dwellings of the rear terrace would be sited 20m from this boundary. Given this, the amenity and operation of this property would also not be affected.

Gilbert Mews backs onto the site and consists of single storey mews style properties with no windows in their rear elevation. The rear terrace would be adjacent and sited a minimum of 6.5m from these properties. Given this, and that the properties have no windows in the rear, the proposed rear terrace would not affect their amenity, in respect of overlooking or being over bearing. The adjacent elevation of Princess Royal Gardens faces east and its main habitable windows would be 10.5m from the end wall of the proposed rear terrace; and there is currently a mature tree adjacent to the boundary where the rear terrace is proposed. Given this separation distance, orientation, and the fact that there is presently a large mature tree at this part of the boundary, which will be removed, it is considered that the proposal would also not detrimentally affect the amenity of this property, in terms of light or any overbearing impact. There would be a separation distance of 13.5m to the terrace on the opposite side of Gilbert Road, which is typical of terraced streets within the city, and would retain an adequate level of amenity for these properties. The proposal would not affect 25 Gilbert Road located to the north, as it has no windows in its end wall. On the basis of the above, it is considered that the proposal would not detract from the amenity of surrounding properties.

Development Control Committee A – 3 December 2014**Application No. 13/04748/F: Land To Rear Of Redfield Leisure Centre 163A Church Road Redfield Bristol BS5 9LA****(H) WOULD THE PROPOSAL DETRIMENTALLY AFFECT TREES WITHIN OR ADJACENT TO THE SITE AND PROVIDE FOR ADEQUATE LANDSCAPING?**

An arboricultural report has been submitted which details that one C Class mature tree within the site will be lost. To address this, the applicant is preparing a scheme of replacement tree planting in accordance with the Bristol Tree Replacement Standard, to mitigate for the loss of this tree within the site. The details of this scheme will be reported to members at the committee meeting. Subject to a suitable replacement scheme, the loss of the tree is acceptable. Details of landscaping will be reserved by condition. The proposal is therefore acceptable on this key issue.

(I) WOULD THE PROPOSAL ADEQUATELY ADDRESS ISSUES OF SUSTAINABLE DESIGN, CONSTRUCTION AND ENERGY?

Policies BCS13-15 concern matters of climate change and sustainability. BCS13 requires that development contributes to both mitigating and adapting to climate change, and to meet housing targets to reduce carbon dioxide emissions. Policy BCS14 specifies that development in Bristol should include measures to reduce carbon dioxide emissions from energy use in accordance with the following hierarchy:

1. Minimising energy requirements;
2. Incorporating renewable energy sources;
3. Incorporating low-carbon energy sources.

In addition, that development provides sufficient renewable energy generation to reduce carbon dioxide emissions from energy use in the buildings by at least 20%. The submitted Energy and Sustainability Statement demonstrates that this will be achieved through the provision of PV panels for each dwelling, which will be secured by condition. The sustainable design and construction details are also acceptable. The proposal is therefore compliant with the above policies.

(J) WOULD THE PROPOSAL ADEQUATELY ADDRESS ARCHAEOLOGICAL ISSUES?

Public objections have been received to the effect that the site is still a consecrated ground; some remains were not exhumed under the original clearance to form the sports pitch; and that there is one burial site of an important World War 1 soldier, which cannot be moved without the consent of the Foreign and Commonwealth War Graves Commission. It is advised in the Design and Access Statement that the graves were partially cleared in accordance with the Disused Burials (amendment) Act 1981 during construction of the sports pitch, with the only war graves present moved in accordance with Commonwealth War Graves Commission. In addition, that all site clearance will be performed in strict accordance with the said act prior to the commencement of any construction works; and that site clearance and general groundworks will be carried out under archeological supervision. It is considered that the ground is unlikely to be consecrated, having been used as an AFP for some time. The archeological team has advised that the burial clearance should be subject to archeological monitoring and supervision to ensure proper recording of the burials and any associated artefacts, and that this can be secured by condition. We are not aware of there being a WW1 grave within the site, but the removal of such a grave would, in any case, fall under the jurisdiction of the Commonwealth War Graves Commission. It is therefore considered that the proposal will adequately address archeological issues.

CONCLUSION

The proposed loss of the AFP, defined as a Community Facility, is acceptable and compliant with policies BCS12 and DM5. The proposal in providing family housing (including 2 affordable housing units), would contribute towards the provision of mixed and balanced communities; the design of the proposal would contribute positively to the area's character; the amenity of surrounding properties will

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Application No. 13/04748/F: Land To Rear Of Redfield Leisure Centre 163A Church Road
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be safeguarded, and the scheme is acceptable on transport grounds. The application is, therefore, recommended for approval, subject to a S106 Agreement (Affordable Housing) and conditions.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay?

The CIL liability for this development is £45950.49

RECOMMENDED GRANT subject to Planning Agreement

That the applicant be advised that the Local Planning Authority is disposed to grant planning permission, subject to the completion, within a period of six months from the date of this committee, or any other time as may be reasonably agreed with the Service Director, Planning and Sustainable Development and at the applicant's expense, of a planning agreement made under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended), entered into by the applicant, Bristol City Council and any other interested parties to cover the following matters:

- (A) The provision of plots 8 and 9 as shown on drawing no. 2208004A as Social Rent units prior to any of the market houses within the site being occupied.

A fee of £577.50 to cover the proper and reasonable costs incurred by the council in connection with the monitoring of the obligations contained in the agreement. All monetary contributions to be index linked to the date of committee.

- (B) That the Head of Legal Services be authorised to conclude the Planning Agreement to cover matters in recommendation (A).
- (C) That on completion of the Section 106 Agreement, planning permission be granted, subject to the following conditions:

Condition(s)

Time limit for commencement of development

1. Full Planning Permission

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre commencement condition(s)

2. Sample panels before specified elements started

Sample panels of the tiles, pennant stone, render and reconstituted stone demonstrating the colour, texture, face bond and pointing (where appropriate) are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Development Control Committee A – 3 December 2014**Application No. 13/04748/F: Land To Rear Of Redfield Leisure Centre 163A Church Road
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Reason: In order that the external appearance of the building is satisfactory.

3. The existing front boundary wall shall be retained at a height of 1.2 metres in accordance with a method statement and elevational drawings at a minimum scale of 1:100. The reduced wall shall be provided in accordance with the approved details prior to occupation of any of the dwellings, hereby approved.

Reason: To safeguard the visual amenity and character and appearance of the area.

4. To ensure implementation of a programme of archaeological works

No development shall take place within the area indicated on plan number 2208 002 until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- * The programme and methodology of site investigation and recording
- * The programme for post investigation assessment
- * Provision to be made for analysis of the site investigation and recording
- * Provision to be made for publication and dissemination of the analysis and records of the site investigation
- * Provision to be made for archive deposition of the analysis and records of the site investigation
- * Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

5. Land affected by contamination - Site characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- * human health,
- * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- * adjoining land,
- * groundwaters and surface waters,
- * ecological systems,
- * archaeological sites and ancient monuments;

Development Control Committee A – 3 December 2014**Application No. 13/04748/F: Land To Rear Of Redfield Leisure Centre 163A Church Road Redfield Bristol BS5 9LA**

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. Land affected by contamination - implementation of approved remediation scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. Land affected by contamination - submission of remediation scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. Submission and approval of landscaping scheme

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The approved scheme shall be implemented so that planting can be carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally

Development Control Committee A – 3 December 2014**Application No. 13/04748/F: Land To Rear Of Redfield Leisure Centre 163A Church Road Redfield Bristol BS5 9LA**

required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

9. Sustainable urban drainage system (SUDS)

No development shall take place until a detailed design of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the first occupation of the dwellings hereby approved.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

10. Artificial lighting (external)

Prior to first occupation of the dwellings hereby approved, a report detailing the lighting scheme and predicted light levels at neighbouring residential properties shall be submitted to and approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005. The approved scheme shall be provided prior to first occupation of the dwellings hereby approved.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

11. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to, and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- * Parking of vehicle of site operatives and visitors
- * hours of operation
- * method of prevention of mud being carried onto highway
- * Measures to minimise noise and dust pollution during the construction process
- * Measures for liaison with the local community

Reason: In the interests of safe operation of the highway.

Pre occupation condition(s)

12. Implementation/installation of refuse storage and recycling facilities - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed

Development Control Committee A – 3 December 2014
Application No. 13/04748/F: Land To Rear Of Redfield Leisure Centre 163A Church Road
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for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

13. The temporary refuse collection point for units 8-10 shown on the Proposed Site Plan (Dwg no. 2208 004A) shall be provided prior to the first occupation of the dwellings hereby approved.

Reason: To ensure that adequate arrangements are in place for refuse and recycling collection.

14. Prior to the first occupation of the residential accommodation hereby approved, all of the solar panels shown on drawing entitled 'Proposed Roof Plans - 3 _ 7 Unit Blocks' (ref. no. 2208 103 Rev A) shall be installed in accordance with the submitted 'Energy and Sustainable Design Statement' rev 2 . Once installed the solar panels shall be operational and thereafter be maintained and retained for energy supply at all times thereafter.

Reason: In the interests of sustainable development and to reduce the consumption of non-renewable energy sources.

15. Completion of vehicular access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

16. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development

Reason: To ensure that there are adequate parking facilities to serve the development.

17. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 5 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

Development Control Committee A – 3 December 2014**Application No. 13/04748/F: Land To Rear Of Redfield Leisure Centre 163A Church Road Redfield Bristol BS5 9LA**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.

19. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under condition 6.

Reason: To record remains of archaeological interest before destruction.

20. Prior to first occupation of the dwellings, hereby approved; details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to first occupation of the approved dwellings.

Reason: In the interest of crime prevention and to safeguard the character and appearance of the area.

Post occupation management

21. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of the buildings hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

22. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

Development Control Committee A – 3 December 2014

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Redfield Bristol BS5 9LA**

List of approved plans

23. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

2208 001 Site location plan, received 26 November 2013

2208 002 Block plan, received 26 November 2013

2208 004 A Proposed site plan, received 6 November 2014

2208 101 A Proposed ground and first floor plans - 7 unit block, received 23 October 2014

2208 102 A Proposed ground and first floor plans - 3 unit block, received 23 October 2013

2208 103 A Proposed roof plans - 3 and 7 unit blocks, received 23 October 2014

2208 201 A Proposed elevations - front and side A facades, received 23 October 2014

2208 202 A Proposed elevations - rear and side B facades, received 23 October 2014

Advices

1. Alterations to vehicular access: There is a requirement to make alterations to vehicular access(es). Applicants should note the provisions of section 184 of the Highways Act 1980. The works should be to the specification and constructed to the satisfaction of the Highway Authority (Telephone 0117 9222100). You will be required to pay fees to cover the councils costs in undertaking the approval and inspection of the works.
2. The removal of any war graves (including those associated with WWI) will require the approval of the Commonwealth War Graves Commission.

BACKGROUND PAPERS

Urban Design
Archaeology Team
The Coal Authority
Landscape

8 May 2014
26 June 2014
13 May 2014
12 May 2014



+ 28.0m

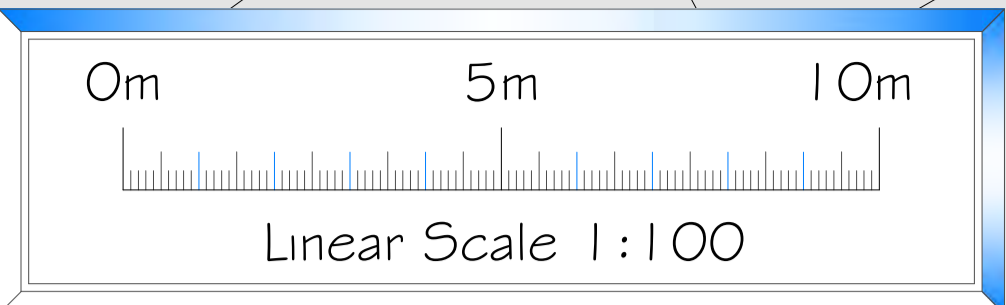
LB

TCBs

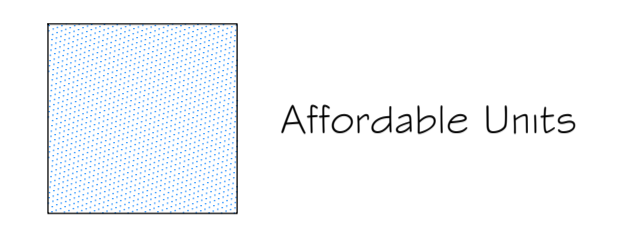
REV	DATE	DESCRIPTION	INITIAL	CHECKED

Planning

<p>The Stables Coombe Lodge Bourne Lane Blagdon BS40 7RG 01781 483880</p>	CLIENT Mr & Mrs M Dew		
	PROJECT Redfield Leisure Centre		
	TITLE Block Plan		
	SCALE 1:500 @ A4	DATE 03-07-2012	PROJECT ID 2208
	DRAWN SJB	CHECKED TB	AUTHORIZED FOR ISSUE TB
DRAWING REFERENCE 2208 002		CURRENT REVISION *	



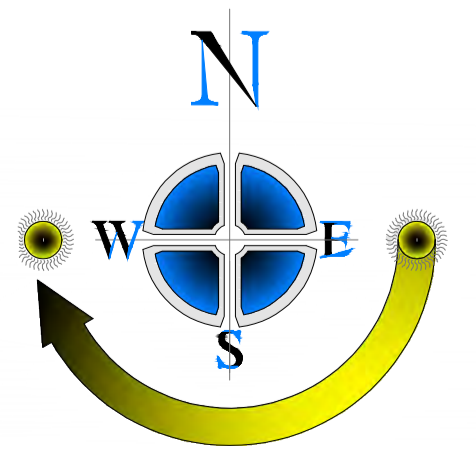
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 Any discrepancies in dimensions, details or information on or between these drawings should be drawn to our attention.
 All dimensions are in millimetres unless otherwise stated.
 Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by fixed dimensions.



REV	DATE	DESCRIPTION	INITIAL	CHECKED
A	20-10-2014	ACCESS ROAD WIDENED TO 4.1 METRES WITH 500MM BUFFERS EACH SIDE, TURNING SPACE ADDED, 3 BLOCK UNIT UPDATED WITH PLAN CHANGES, CYCLE STORE ADDED FOR PLOT 9, 3 BLOCK REFUSE COLLECTION AREA MOVED CLOSER TO ENTRANCE.	SJB	TB

Planning

 The Stables Coombe Lodge Bourne Lane Blagdon BS40 7RG 01761 463860	CLIENT	Mr & Mrs M Dew		
	PROJECT	Redfield Leisure Centre		
	TITLE	Proposed Site Plan		
	SCALE	DATE	PROJECT ID	
	1:100 @ A1	09-05-2012	*	
DRAWN	CHECKED	AUTHORISED FOR ISSUE		
SJB	TB	TB		
DRAWING REFERENCE	CURRENT REVISION			
2208 004	A			



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Materials:

Roof:
 35° Concrete 'roman style' interlocking tiles - Red/Brown. Red multi stock bricks to false chimneys

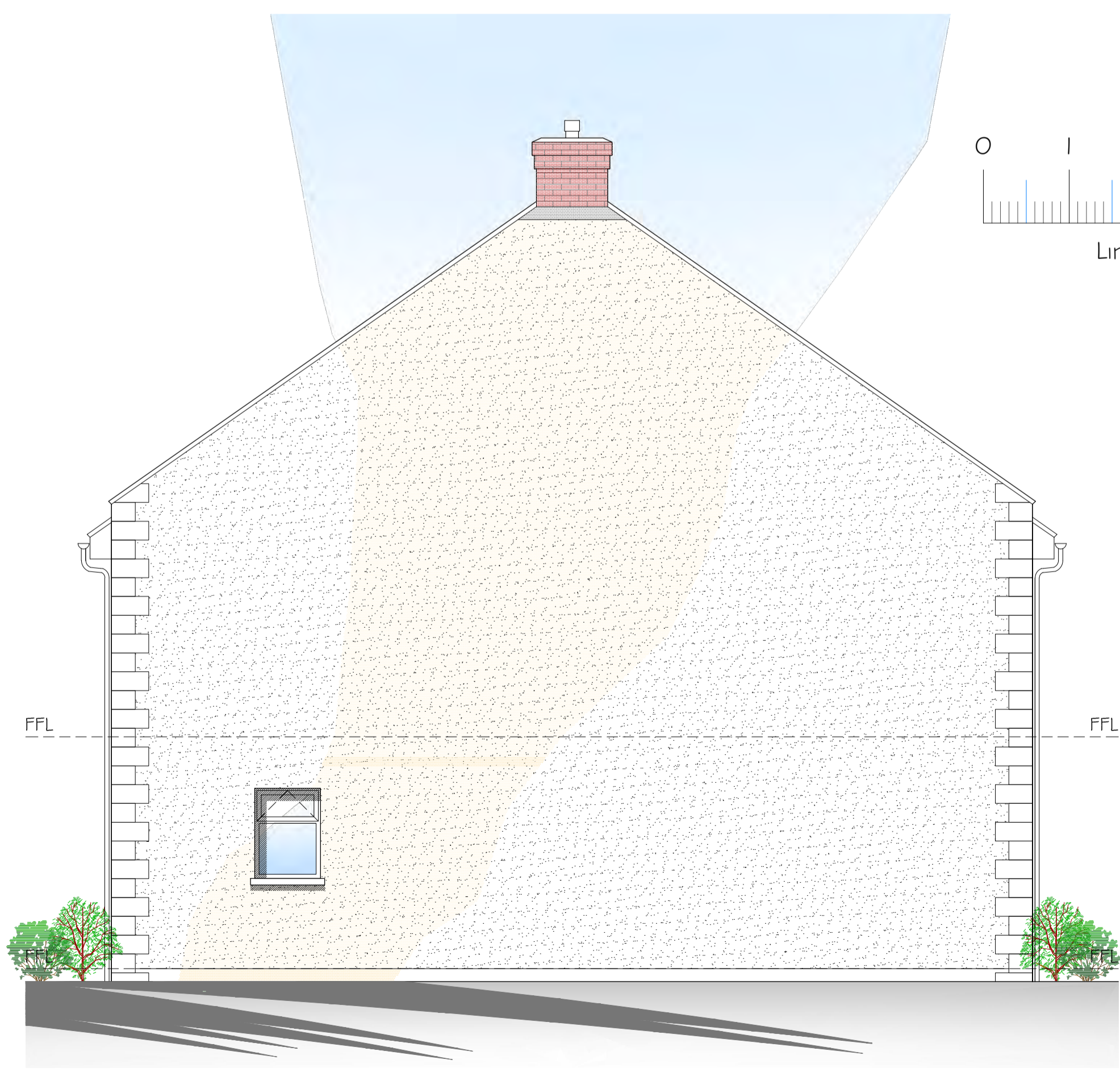
Walls:
 Smooth texture render below feature band with pennant stone band cladding above. Reconstituted stone features including feature band, cills, plinths and quoins

WINDOWS & DOORS:
 Sash style grey PVCu double glazed casement windows and rear doors. Front doors to be painted hardwood timber

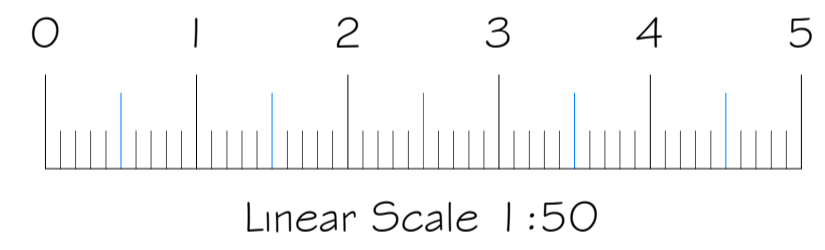
Proposed Front Elevation - 7 Unit Block



Proposed Front Elevation - 3 Unit Block



Proposed Side Elevation A - 3 & 7 Unit Block



REV	DATE	DESCRIPTION	INITIAL	CHECKED
A	21-10-2014	3 BLOCK UNIT ELEVATION UPDATED IN ACCORDANCE WITH PLAN AMENDMENTS	SJB	TB

Planning

	CLIENT	Mr & Mrs Dew			
	PROJECT	Land To Rear Of Redfield Leisure Centre, Redfield			
	TITLE	Proposed Elevations - Front & Side A Facades			
	SCALE	1:50 @ A1	DATE	03-09-2013	
DRAWN	SJB	CHECKED	TB	PROJECT ID	*
DRAWING REFERENCE	2208 201	AUTHORISED FOR ISSUE	TB	CURRENT REVISION	A

The Stables
Coombe Lodge
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01761 463860