

# Development Control B Committee Agenda



**Date:** Wednesday, 30 August 2017

**Time:** 6.00 pm

**Venue:** The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

## Distribution:

**Councillors:** Martin Fodor (Chair), Richard Eddy (Vice-Chair), Donald Alexander, Harriet Bradley, Harriet Clough, Mike Davies, Carla Denyer, Margaret Hickman, Olly Mead (substituting for Fabian Breckels), Afzal Shah and Chris Windows (substituting for Kevin Quartley)

**Copies to:** Zoe Willcox (Service Director – Planning), Gary Collins, Angelo Calabrese, Susannah Pettit, Matthew Bunt, Laurence Fallon, Jon Fellingham and Jeremy Livitt

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**Date:** Monday, 21 August 2017

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# Agenda

## 1. Welcome, Introduction and Safety Information

2.00 pm

(Pages 4 - 5)

## 2. Apologies for Absence

Councillor Fabian Breckels has given his apologies for this meeting, Councillor Olly Mead substituting.

## 3. Declarations of Interest

To note any interests relevant to the consideration of items on the agenda.

Any declarations of interest made at the meeting which are not on the register of interests should be notified to the Monitoring Officer for inclusion.

## 4. Minutes of the Previous Meeting

The Committee is requested to agree as a correct record the minutes of the last Committee held on Wednesday 12<sup>th</sup> July 2017.

(Pages 6 - 15)

## 5. Appeals

To note appeals lodged, imminent public inquiries and appeals awaiting decision.

(Pages 16 - 22)

## 6. Enforcement

To note enforcement notices.

(Page 23)

## 7. Public forum

Any member of the public or councillor may participate in public forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Please note that the following deadlines will apply in relation to this meeting:

### Questions:

Written questions must be received three clear working days prior to the meeting. For this meeting, this means that your question(s) must be received



at the latest **by 5pm on Wednesday 23<sup>rd</sup> August 2017.**

**Petitions and statements:**

Petitions and statements must be received by noon on the working day prior to the meeting. For this meeting, this means that your submission must be received at the latest **by 12 Noon on Tuesday 29<sup>th</sup> August 2017.**

The statement should be addressed to the Service Director, Legal Services, c/o The Democratic Services Team, City Hall, 3<sup>rd</sup> Floor Deanery Wing, College Green,  
P O Box 3176, Bristol, BS3 9FS or email - [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)

## **8. Planning and Development**

To consider the following applications for Development Control Committee B **(Page 24)**

- a) **Planning Application Number 17/00272/F - Land Adjacent 131 Bridgwater Road** **(Pages 25 - 46)**
- b) **Planning Application Number 17/01838/F - 125 Raleigh Road** **(Pages 47 - 63)**
- c) **Planning Application Number 17/02240/F - Accolade Park, Kings Weston lane, Avonmouth** **(Pages 64 - 88)**
- d) **Planning Application Number 17/01426/F - R/O 18 - 19 Falcondale Walk, Henleaze** **(Pages 89 - 109)**

## **9. Date of Next Meeting**

The next meeting is scheduled to be held at 2pm on Wednesday 27<sup>th</sup> September 2017.



# Public Information Sheet

Inspection of Papers - Local Government  
(Access to Information) Act 1985

You can find papers for all our meetings on our website at [www.bristol.gov.uk](http://www.bristol.gov.uk).

You can also inspect papers at the City Hall Reception, College Green, Bristol, BS1 5TR.

Other formats and languages and assistance  
For those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with induction loops to assist people with hearing impairment. If you require any assistance with this please speak to the Democratic Services Officer.

## Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee and be available in the meeting room one hour before the meeting. Please submit it to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk) or Democratic Services Section, City Hall, College Green, Bristol BS1 5UY. The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **three clear working days before the meeting**.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the committee. This information will also be made available at the meeting to which it relates and placed in the official minute book as a public record (available from Democratic Services).

We will try to remove personal information such as contact details. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement

contains information that you would prefer not to be in the public domain. Public Forum statements will not be posted on the council's website. Other committee papers may be placed on the council's website and information in them may be searchable on the internet.

### Process during the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.

### Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for two years. If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.



**Bristol City Council**  
**Minutes of the Development Control B Committee**

**12 July 2017 at 2.00 pm**



**Members Present:-**

**Councillors:** Harriet Bradley, Fabian Breckels, Mike Davies, Carla Denyer, Richard Eddy, Martin Fodor, Kevin Quartley and Afzal Shah

**Officers in Attendance:-** Gary Collins – Head of Development Management, Peter Westbury – Team Manager Development Management, Allison Taylor – Democratic Services.

**1. Election of Chair for Municipal Year 2017/18**

**Resolved – that Councillor Fodor be elected as Chair of Development Control Committee B for 2017/18.**

**2. Election of Vice Chair Municipal Year 2017/18.**

**Resolved – that Councillor Eddy be elected as Vice Chair of Development Control Committee B for 2017/18.**

**3. Terms of Reference.**

The Terms of reference as determined by Annual Council on 23 May 2017 were noted.

**4. Dates of Future Meetings.**

**Resolved – that the meetings for DC B Committee for 2017/18 were agreed as follows:-**

6pm on 30 August 2017;  
2pm on 27 September 2017;  
6 pm on 8 November 2017;  
2pm on 20 December 2017;



6pm on 31 January 2018;  
2 pm on 14 March 2018;  
6pm on 25 April 2018.

## 5. Welcome, Introduction and Safety Information

These were made.

## 6. Apologies for Absence

Apologies were received from Councillor Alexander, with Councillor Mead as substitute and Councillors Clough and Hickman.

## 7. Declarations of Interest

None declared.

## 8. Minutes of the previous meeting

The Minutes of the Development Control Committee B meeting on the 26 April 2017 were approved as a correct record and signed by the Chair.

**Resolved – that the Minutes of 26 April 2017 be agreed as a correct record and signed by the Chair.**

## 9. Appeals

The Committee considered a report of the Service Director, Planning noting appeals lodged, imminent public inquiries and appeals awaiting decision. The following appeals were highlighted:-

1. Item 3 – Old BRI Building – A 12-day Public Inquiry would start on 21 November 2017;
2. Item 10 – IT Center Digital Display. This was refused under delegated powers. The Planning Inspector dismissed the appeal solely on visual amenity grounds;
3. Item 19 – Filton Road Digital Display – This was refused under delegated powers. The Planning Inspector dismissed the appeal solely on visual amenity grounds;
4. Item 33 – Mosque – Stapleton Road, Eastville – DC A Committee had refused this on highway safety and visual amenity grounds. The Planning Inspector had agreed with the Committee's view and dismissed the appeal;
5. Item 29 – 541 – 551, Fishponds Road – DC A Committee refused this on highway safety grounds. The Planning Inspector took a different view and granted planning permission



6. Item 39 – Avonbank, Feeder Road. This application had been before the Committee twice. It was refused for air quality and noise pollution grounds. The Planning Inspector had dismissed the appeal for the reason of air quality;

7. Item 40 – Former Chocolate Factory, Greenbank Road – This application was deferred by DC A Committee and was appealed against due to non-determination. The Committee decided not to defend the appeal and the appeal was allowed despite no affordable housing being provided. More detailed feedback would be provided to DC A Committee who had considered this application.

The following points arose from discussion:-

1. The Chair referred to the Avonbank Appeal – and noted that Cllr Stevens, who had not been able to attend the meeting, had submitted a Public Forum Statement on this matter and in particular to the development of a new Local Plan. The Chair hoped that the issues raised in the statement would be taken into account in the new Local Plan;
2. Councillor Eddy referred to the Chocolate Factory Appeal and asked if there were any lessons learned and for an amount for costs and was informed that costs would be determined after the appellant had submitted a claim for them. The Inspector had found that the Council had acted unreasonably in delaying approval of the development. A lesson would be that if there was clear evidence that affordable housing was not possible a Committee should accept that evidence however unpalatable it was.

## 10 Enforcement

These were noted.

## 11 Public forum

### Statements

Members of the Committee received public forum statements in advance of the meeting.

The Statements were heard before the application they related to and were taken fully into consideration by the Committee prior to reaching a decision. *(A copy of the public forum statements are held on public record in the Minute Book).*

## 12 Planning and Development

The following items were considered:-

### 13 17/01836/F - 125 Raleigh Road Bristol BS3 1QU



This item was removed from the agenda.

**a. 17/01789/F - Former Mercedes Garage Winterstoke Road Bristol BS3 2LG**

An Amendment Sheet was provided to the Committee in advance of the meeting, detailing changes since the publication of the original report.

The representative of the Service Director – Planning and Development made the following points by way of introduction:-

1. The Application had been referred to the Committee for determination by the Ward Councillor, Mark Bradshaw;
2. The application sought planning permission for the erection of a 3-storey use class B8 self-storage unit on the site along with some office floor space to support the function of the self-storage unit;
3. The form of self-storage would be an 'L shape' that followed the western and northern boundaries of the site with a central parking and circulation space and vehicular access from two points on the southern boundary. This reflected the extant planning permission on the site;
4. There was a mixed use of development surrounding the site and Bower Ashton Terrace, a traditional, Victorian terraced Road faced the building's North elevation;
5. A contemporary tower was proposed on the North Western corner of the building of the same height and massing of the former Art Deco tower on the site;
6. The site was not allocated in the Development Plan for any particular use however BCS1 of the Core Strategy was the relevant policy for this application as it outlined the priority for South Bristol to deliver development and in particular industrial and warehousing and office floor space;
7. A report demonstrated that Bristol was under supplied for storage in comparison to other Core Cities;
8. The widening of Marsh Road would provide additional capacity for pedestrians on match days;
9. The application had a much stronger landscape buffer than the previous permission;
10. Officers had negotiated a greater separation distance from Bower Ashton Terrace than the previous permission. The closest building was now 20.38 away. A distance of 12m was the minimum separation distance and therefore officers considered this to be acceptable
11. A daylight assessment had found that there was no detriment to daylight and sunlight;
12. The site would be supervised during all days of the week and there would be 24 hour access for customers.

The following points arose from discussion:-

1. Housing developers had shown no interest in the site. There was a clear demand for storage sites;



2. The windows in the elevation facing Bower Ashton Terrace served two storage units;
3. The permissive footpath was in the ownership of the applicant so a larger pavement was proposed;
4. The shading assessment had been taken from each individual front garden of the Terrace and had not been assessed on the basis of an average for the whole terrace;
5. Councillor Shah noted the stress for housing in the City and asked whether this could have been incorporated in to the scheme. The representative of the Service Director – Planning and Development replied that the Bristol Local Plan set out a requirement for a level of housing until 2026. There were a number of sites allocated for housing and there were assumptions built in for windfall sites. The review of the Plan was about to start. The current Development Plan showed this site as completely unallocated. There were therefore no grounds to revisit the status of the site in the consideration of this application. Each proposal had to be assessed on its merits. As part of the review, a call for sites process takes place to landowners, developers and local communities. This feeds into the overall process and the sites are assessed for suitability, consulted on and examined by the Planning Inspector for deliverability. They would subsequently be adopted into the Local Plan;
6. Councillor Bradley questioned the height of the office space in terms of its impact on the terrace and was informed that it was necessary to determine what was before Committee and not possible to redesign the scheme. There were commercial reasons for the design and officers had had many discussions with the applicants which had resulted in improvements and mitigated the impacts. There was always a balance between commercial imperatives and mitigation of impacts;
7. Councillor Eddy acknowledged the concerns of residents but the key issue was the land use. This site had not been sought for housing and the need for housing in the area should be taken up by the two ward Councillors and the BS3 Planning Group. This application must be determined on its own merits. Its design was appropriate and there was no evidence of overshadowing or pollution control concerns. It was a disgrace that a site in a key location had been an eyesore for a decade and the sooner it was redeveloped the better;
8. Councillor Denyer noted there had been incidents of anti-social behaviour in an area out of sight due to the hoardings and asked whether this would remain out of sight when developed. She was informed that this would continue to exist but would be opened up with landscaping and CCTV would be in place. She also requested an amendment to Condition 12 so that it read 'pedestrians and cyclists' and not 'pedestrians and/or cyclists'. She would have preferred housing on the site but would vote for approval of the application as there were no material grounds to refuse it;
9. Councillor Mead stated that this was not the best use for the site but would vote for approval;
10. Councillor Bradley agreed with Councillor Eddy's comments. She asked that it be recorded that she felt sympathy for the residents and wouldn't want to live there and hoped mature trees were planted. She would vote for approval.
11. Councillor Mead moved the recommendations along with the minor amendment to Condition
12. This was seconded by Councillor Eddy.



On being put to the vote it was:-

**Resolved – (8 for, 1 abstention) that planning permission be granted subject to conditions as set out in the report and the Amendment Sheet with an amendment to Condition 12 as follows:-**

**Line 2 – delete ‘pedestrians and/or cyclists’ and replace with ‘pedestrians and cyclists’.**

**b. 16/05376/F & 16/05398/LA - Blackberry Hill Hospital Manor Road Fishponds Bristol BS16 2EW**

An Amendment Sheet was provided to the committee in advance of the meeting, detailing changes since the publication of the original report.

The representative of the Service Director – Planning and Development made the following points by way of introduction:-

1. There were two applications before members – one for planning permission for redevelopment of the hospital to provide predominantly residential development and for Listed Building Consent as a number of the buildings were Grade II listed;
2. The key issue of affordable housing has been the subject of intense negotiations. The Council’s independent viability consultant has advised the site could deliver 37 units. After originally proposing zero affordable housing, the applicant maintained for some time they could only deliver 17, recently this has been increased to 20 units;
3. Officers had liaised with Housing Delivery colleagues and the Homes and Communities Agency (HCA) and have found that, with grant support, the development was likely to deliver 100 units. The Affordable Housing Development Manager was present to respond to questions;
4. It was necessary to draw a distinction between the 20 guaranteed units which could be secured through the planning process and the 80 additional units which were outside the planning process and could not be secured by a s106 agreement;
5. This scheme had been four years in development and officers now felt it was worthy of support.

The following points arose from discussion:-

1. A Car Club Condition had been omitted from the report;
2. Councillor Denyer understood that it was not possible to secure the 100 units through the planning process but asked whether the 41 units that could be secured through a Section 106 Agreement could be conditioned, thus leaving 59 to be secured outside of the planning process. She was informed that this was technically possible thus leaving the shortfall from grant funded to a negotiated one. The key issue was whether agreement would ever be reached on that point as negotiations with the applicant had already been carried out over a long period. The Affordable Housing Development Manager added that grant funded affordable housing was a major step. The HCA and Council shared ownership but it was funded by the HCA;



3. Some of the affordable units were flats but there was a mix of dwelling types and were spread throughout the development in order to ensure tenure blindness. Some of these would be first to be delivered on site too so affordable units were spread across the site and the build programme;
4. Councillor Breckels expressed concern that insisting on more units through S106 would jeopardise the current agreement and asked how secure the grant funding was. The Affordable Housing Development Manager replied that the HCA had already made available funding for Galliford Try to draw down. 12 units had been secured through the HCA as shared ownership for rental. Subject to planning permission today, Sovereign would apply to the Council for funding for a further 60 affordable units. The Strategic Director for Neighbourhoods in liaison with the Cabinet Member for housing could approve a decision by August. The representative of the Service Director – Planning and Development added that the correspondence with the HCA was detailed in the Amendment Sheet. He confirmed that 72 units were HCA funded, Galliford Try would apply for the extra 8. It was necessary for the Committee to determine what weight it gave to the grant funding and the likeliness of it coming forward. The 72 units were more probable than the 8;
5. The Chair noted that the 12 month permission condition which had been negotiated and demonstrated the applicant's commitment delivery utilising grant funding;
6. It was noted that no final agreement had been reached with the Council and applicants regarding viability. The Planning Obligations Manager replied this was a failure to reach agreement on the sales values and build costs of houses on the Laundry Fields. The applicant believed these were BCIS medium quartile and the Council's consultant believed they were at the lower quartile. This difference was £1.5m and could have provided 41 units at the lower cost. This was not resolved despite much negotiation. HCA funded schemes could not be the subject of a viability review;
7. Councillor Eddy observed that this was an unusual affordable housing solution. He was reassured by the 1 year permission and sought confirmation that it was not possible to attach a higher planning condition to secure the affordable units and was informed that this was not possible. It was not easy to persuade developers to agree to sell units to housing associations so where there was an opportunity it should be taken;
8. Councillor Mead asked if reference could be made to mitigation for Bee populations and was informed that this could be added to Condition 21 – Landscape and Nature Conservation Management Plan;
9. Councillor Denyer was reassured that there would be 100 affordable units and that there was a strong chance of success of delivering these. She was minded to accept the recommendations but remained unsure of whether the 100 units would be provided through grant funding or whether to propose a condition to secure 41 units through a S106 agreement. The representative of the Service Director – Planning and Development replied that to seek to impose a number was unlikely to be successful. The viability had been in discussion for some time now without agreement. Galliford Try, the Council, Sovereign and the HCA would work in partnership to provide the grant funded 80 units;
10. Councillor Breckels, having heard the discussion and noting that government policy was stacked against affordable housing, believed the grant funding should be supported. If successful it



offered a new method of enabling affordable housing. He asked that the Committee be kept informed of progress;

11. Councillor Eddy supported the officer recommendations, stating that it was a great scheme providing 350 homes and promising 100 of affordable units. It was a difficult site and had been imaginatively designed;

12. Councillor Bradley endorsed the previous comments. She was pleased there was a one-year permission so that quick progress could be made;

13. Councillor Davies believed that the public purse should not have to fund the units and that the 41 units considered viable should be funded through a S106 agreement;

14. Councillor Mead moved the officer recommendations along with the amendments as set out in the Amendment Sheet, a Car Club Condition and a reference to Bees to Condition 21. This was seconded by Councillor Eddy.

15. The Chair asked that a progress report come to a Committee in one year along with a site visit.

On being put to the vote it was:-

**Resolved – (8 for, 1 abstention) That Planning Permission be granted subject to a Planning Agreement and subject to the following:-**

**i) an additional Highway condition as set out in the Amendment Sheet;**

**ii) a condition requiring the implementation of a Car Club;**

**iii) an amendment to Condition 21 so that Bees are referenced.**

**Resolved - (8 for, 1 abstention) That Listed Building consent be granted subject to conditions as set out in the report.**

#### **14 17/02240/F - Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG**

This item was removed from the agenda.

#### **15 17/02598/H - 3 Haverstock Road Bristol BS4 2DA**

The representative of the Service Director – Planning and Development made the following points by way of introduction:-

1. This was a retrospective application and was before the Committee as the applicant was an employee of the Council;
2. The applicant had believed the development in the roof was permitted development and did not require planning permission. Following a planning enforcement investigation, the applicant was informed



that planning permission was required. A retrospective application was subsequently submitted and this was refused under delegated authority and an appeal against refusal was dismissed;

3. A further application was submitted that modified the impact of the development with the introduction of false eaves and rendering of the dormer to match the host property. The false eaves gave the appearance that it fitted into the existing roof slope by introducing the appearance of the roof slope continuing below the dormer. Officers believed this balance was acceptable and mitigated the impact of the development.

The following points arose from discussion:-

1. Councillor Breckels asked whether there were other dormers in the area of a similar size. He questioned why a senior employee of the Council would not consult his colleagues before proceeding. The proposed changes allowed the development to be as close to permitted development as possible. He was informed that the dormer was standard in design, size, scale and form and was now acceptable in planning terms;
2. Councillor Bradley asked if it was legal to rest a dormer on coping stones and was informed that this was a party wall and this was a civil matter and outside the jurisdiction of the Committee;
3. Councillor Mead stated that this proposal did not address the reasons the original proposal was rejected. It overlooked gardens and did not improve the appearance. He proposed that the retrospective application should be refused for the same grounds as the first application and the Planning Inspector's reasons for dismissal. This would also send out a clear message regarding retrospective applications. In response, he was informed that the key point now was that the proposal more clearly resembled permitted development, which had not been the case previously. A refusal would be difficult to defend through the appeals process. Councillor Mead maintained his view on the matter;
4. This was seconded by Councillor Eddy;
5. Councillor Denyer shared Councillor Mead's concerns regarding the false roof but did not agree that the application as a whole was unacceptable. It was acceptable as an extension but not as a dormer. It was slightly oversized but not so much to knock down. It was finely balanced but the changes went some way to remedying the situation.
6. The representative of the Service Director – Planning and Development advised the Committee that the reasons for refusal should focus on the previous reasons given for refusal and not privacy. If the applicant was successful at appeal, it was unlikely that costs would be awarded against the Council;

On being put to the vote it was:-

**Resolved – (5 for, 1 against, 1 abstention) That Planning Permission be refused for the following reason:**

**The proposed modified rear roof extension would, by virtue of its scale, siting and overall design be a discordant feature which would have a detrimental impact on the host building and character and appearance of the surrounding area. This is contrary to Policy BCS21 of the Bristol Development Framework Core Strategy (June 2011); Policies DM26 and DM30 of the Bristol Local Plan - Site Allocations and Development Management Policies (July 2014), as well as guidance contained with**



**Supplementary Planning Guidance Document 2: A Guide for Designing House Alterations and Extensions (October 2005) and the National Planning Policy Framework.**

Meeting ended at 4.55 pm

**CHAIR** \_\_\_\_\_



# DEVELOPMENT CONTROL COMMITTEE B

30th August 2017

## REPORT OF THE SERVICE DIRECTOR - PLANNING

### LIST OF CURRENT APPEALS

#### Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
1	Central	<p>Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 3NU</p> <p>Amended proposal Conversion of the Old BRI Hospital building including two upper storey additions and partial demolition to accommodate 6283sqm Office floorspace (Use Class B1) and 4031sqm Medical School (Use Class D1); and part 6, part 7, part 8, part 12, part 14, part 16, and part 20 storey building to the rear for student accommodation (Sui Generis) comprising 738 student bedspaces; communal areas and refurbishment of Fripps Chapel for communal student facility with ground floor commercial use (Use Class A3); associated landscaping, car parking and cycle parking.</p> <p>Appeal against refusal</p> <p>Committee</p>	21/11/2017

#### Written representation

Item	Ward	Address, description and appeal type	Date lodged
2	Easton	<p>28 York Road Easton Bristol BS5 6BJ</p> <p>Enforcement notice appeal for the erection of a porch to the front.</p> <p>Appeal against an enforcement notice</p>	21/04/2017
3	Horfield	<p>73 Filton Grove Bristol BS7 0AW</p> <p>Removal of existing garage and construction of a 2 bedroom attached dwelling.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	08/05/2017
4	Filwood	<p>129 Leinster Avenue Bristol BS4 1NN</p> <p>1 no detached 2 storey house.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	23/05/2017

5	Henbury & Brentry	191 Passage Road Henbury Bristol BS10 7DJ Outline application for the construction of a house and two garages in garden of 191 Passage Road (with access and siting to be considered). Appeal against refusal Delegated decision	13/06/2017
6	Hartcliffe & Withywood	5 Crosscombe Drive Bristol BS13 0DN Demolition of garage and erection of two storey, 2 bed dwelling. Appeal against refusal Delegated decision	10/07/2017
7	Stoke Bishop	Land Between Ladies Mile & Clifton Down Bridge Valley Road Bristol BS8 Proposed pedestrian/cycle bridge over Bridge Valley Road. Appeal against refusal Committee	10/07/2017
8	Stockwood	52 Dutton Road Bristol BS14 8BW Erection of 2 storey, 2 bed dwelling. Appeal against refusal Delegated decision	10/07/2017
9	Brislington East	821 Bath Road Brislington Bristol BS4 5NL Replacement of 2 x illuminated 48-sheet advertising displays with 2 x 48-sheet digital LED displays. Appeal against refusal Delegated decision	21/07/2017
10	Ashley	Portland View Bishop Street Bristol Construction of 2no, 3 bed roof apartments at 5th floor (roof) level with associated works to ground floor rear for car parking and a secure cycle/refuse store. Appeal against refusal Delegated decision	25/07/2017
11	Clifton	9 Gloucester Street Clifton Bristol BS8 4JF Change of use of basement from builders store into an apartment, including alterations. Appeal against refusal Delegated decision	25/07/2017
12	Clifton	9 Gloucester Street Clifton Bristol BS8 4JF Change of use of basement from builders store into an apartment, including alterations. Appeal against refusal Delegated decision	25/07/2017

13	Eastville	310-312 Fishponds Road Eastville Bristol BS5 6RA Enforcement notice appeal for the installation of wooden railings around the perimeter of multiple flat roofs at the rear resulting in the creation of balconies Appeal against an enforcement notice	25/07/2017
14	Avonmouth & Lawrence Weston	24 Grove Road Coombe Dingle Bristol BS9 2RL Application to vary conditions 6 (Reptile Method Statement), 8 (Bird/Bat boxes), 9 (Badger Protection) and 22 (Listed of Approved Plans) attached to consent granted under app. No. 13/05391/F - proposed amendment to conditions 6, 8 and 9 to comply with approved plan and amended plans to reflect changes to development (Condition 22).  Committee	28/07/2017
15	Clifton	78 Princess Victoria Street Bristol BS8 4DB Erection of a new two storey dwelling. Appeal against refusal Delegated decision	02/08/2017
16	Clifton	60 Bellevue Crescent Bristol BS8 4TF Application for removal of condition 2 (which controls the use of the flat roof) and variation of condition 3 (which lists approved plans) of planning permission 15/03207/X. Appeal against refusal Delegated decision	02/08/2017
17	Clifton	60 Bellevue Crescent Bristol BS8 4TF Submission of detail in respect of glazing type required by condition 1 of permission 15/03207/X. Appeal against refusal Delegated decision	02/08/2017
18	Frome Vale	21 Sherston Close Bristol BS16 2LP Outline planning permission for the erection of dwelling with all matters reserved. Appeal against refusal Delegated decision	03/08/2017
19	Eastville	57 Redhill Drive Bristol BS16 2AG Demolition of existing garage and erection of a detached single dwelling, with associated access and parking. Appeal against refusal Delegated decision	08/08/2017

20	Westbury-on-Trym & Henleaze	48 Stoke Lane Westbury Bristol BS9 3DN Demolition of existing bungalow and erection of four replacement dormer bungalows. Appeal against refusal Delegated decision	17/08/2017
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## List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
21	Eastville	351 Fishponds Road Eastville Bristol BS5 6RD Variation of condition 3 (which lists approved plans) of planning permission 15/05979/F (which consented the insertion of a front dormer extension in the roof of each of the 7 properties : 351 -363 Fishponds Road) to increase the size of each dormer. Appeal against refusal Delegated decision	Appeal allowed 12/07/2017
22	Bishopston & Ashley Down	318 Gloucester Road Horfield Bristol BS7 8TJ Enforcement notice appeal for the erection of structure to rear of property used in association with the commercial ground floor unit. Appeal against an enforcement notice	Appeal dismissed 11/07/2017
23	Eastville	351 Fishponds Road Eastville Bristol BS5 6RD Enforcement notice appeal for front dormer extension built larger than approved by planning permission 15/05979/F. Appeal against an enforcement notice	Appeal allowed 12/07/2017
24	Cotham	58 Ravenswood Road Bristol BS6 6BP Retention of existing single-storey side extension with alterations to the roof. Appeal against refusal Delegated decision	Appeal dismissed 02/06/2017
25	Clifton Down	101 Queens Road Clifton Bristol BS8 1LW Internal alterations to accommodate an additional bedroom (Flat 2) together with associated internal and external alterations. Appeal against refusal Delegated decision	Appeal dismissed 13/07/2017
26	Avonmouth & Lawrence Weston	11A High Street Shirehampton Bristol BS11 0DT Demolition of existing domestic garage and erection of detached two storey dwelling. Appeal against refusal Delegated decision	Appeal allowed 03/08/2017  Costs awarded

27	Ashley	(IT Center) 14 Mina Road Bristol BS2 9TB Erection of internally illuminated digital display and associated structure. Appeal against non-determination Delegated decision	Appeal dismissed 04/07/2017
28	Avonmouth & Lawrence Weston	16 Green Lane Bristol BS11 9JD Conversion of single dwelling house into two self contained one bedroom flats. Appeal against refusal Delegated decision	Appeal dismissed 03/08/2017
29	Brislington West	65 Winchester Road Bristol BS4 3NH Erection of detached dwelling house. Appeal against refusal Delegated decision	Appeal dismissed 03/08/2017
30	Brislington East	26 Capgrave Crescent Bristol BS4 4TW Demolition of existing 16 No. residential garages and construction of 3 No. three bedroom dormer bungalows. Appeal against refusal Delegated decision	Appeal dismissed 03/08/2017  Costs not awarded
31	Hengrove & Whitchurch Park	12 Widcombe Bristol BS14 0AS Proposed driveway and 2no. parking spaces with access onto Bamfield, to front of property. Appeal against refusal Delegated decision	Appeal allowed 06/07/2017
32	Ashley	Land To Rear Of 173 North Road Bishopston Bristol BS6 5AH Erection of single dwelling house (Revision to consent granted under app.no. 13/03853/F). Appeal against refusal Delegated decision	Appeal dismissed 07/08/2017
33	Central	Southey House 33 Wine Street Bristol BS1 2BQ Change of use of part of the lower ground floor from ancillary storage space (A1 Use Class) to residential (C3 Use Class) with ancillary selfcontained storage space. Appeal against refusal Delegated decision	Appeal dismissed 07/08/2017
34	Horfield	Adjacent 2 Filton Road Bristol Erection of an internally illuminated 48-sheet digital display. Appeal against refusal Delegated decision	Appeal dismissed 05/07/2017

35	Hengrove & Whitchurch Park	131 East Dundry Road Bristol BS14 0LP First floor extension to the rear of the property. Appeal against refusal Delegated decision	Appeal dismissed 18/07/2017
36	Clifton	Trinity House Kensington Place Bristol BS8 3AH Remodelling of the front boundary treatment to form vehicular access. Appeal against refusal Delegated decision	Appeal dismissed 24/07/2017
37	Hotwells & Harbourside	13 Christina Terrace Bristol BS8 4QB Installation of a new side elevation window, at ground floor level. Appeal against refusal Delegated decision	Appeal dismissed 03/08/2017
38	Windmill Hill	Land At St Johns Lane Site Adjacent To South-east Corner Of Railway Bridge Bristol BS3 5BE Replacement of an existing 48-sheet advertising display with a 48-sheet LED advertising display. Appeal against refusal Delegated decision	Appeal dismissed 03/08/2017
39	Windmill Hill	164-188 Bath Road Totterdown Bristol BS4 3EF Removal of the three existing advertisements (2x 12mx3m displays, 1x 6mx3m display), to be replaced with two internally illuminated digital advertisements. Appeal against refusal Delegated decision	Appeal allowed 04/08/2017
40	Bedminster	(Land At 64) Bedminster Down Road Bristol BS13 7AB Removal of the existing illuminated advertisement, measuring 12m x 3m, to be replaced by an internally illuminated digital advertisement, measuring 6m x 3m. Appeal against refusal Delegated decision	Appeal dismissed 04/08/2017
41	Horfield	47 Montreal Avenue Bristol BS7 0NB Erection of a single dwellinghouse, attached to existing property. Appeal against refusal Delegated decision	Appeal dismissed 14/08/2017
42	Lockleaze	Land To Rear Of 1 Dorchester Road Bristol BS7 0LA Application for planning permission for a new two bedroom dwelling. Appeal against refusal Delegated decision	Appeal dismissed 17/08/2017

43	Filwood	32 Creswicke Road Bristol BS4 1UD Proposed two storey side extension. Appeal against refusal Delegated decision	Appeal dismissed 04/08/2017
44	Hengrove & Whitchurch Park	Parkview Office Campus Whitchurch Lane Whitchurch Bristol BS14 0TJ Prior approval for the change of use from office floor space within Use Class B1 (a) to 305 units of residential accommodation falling within Class C3 (dwelling houses). Appeal against refusal Delegated decision	Appeal withdrawn 04/08/2017

## **DEVELOPMENT CONTROL COMMITTEE B**

**30th August 2017**

### **REPORT OF THE SERVICE DIRECTOR - PLANNING**

#### **LIST OF ENFORCEMENT NOTICES SERVED**

No Enforcement Notices to report

## Development Control Committee B 30 August 2017

### Report of the Service Director - Planning

#### Index

#### Planning Applications

Item	Ward	Officer Recommendation	Application No/Address/Description
1	Bishopsworth	Refuse	17/00272/F - Land Adjacent 131 Bridgwater Road Bristol BS13 8AE Retrospective application for erection of 14 dwellinghouses (13 x 3/4 bed and 1 x 2/3 bed) with associated vehicular and pedestrian access and cycle and bin storage, with access from Kings Walk (revision to planning permission 13/04789/F) (Major Application).
2	Southville	Grant	17/01836/F - 125 Raleigh Road Bristol BS3 1QU Proposed change of use of an existing office building (Building A) to the mixed use of cafe and bookshop (Use Classes A1 and A3), to include a single storey extension. Extension of an existing, two storey entrance building (Building B) to create a self-contained dwelling (Use Class C3).
3	Avonmouth & Lawrence Weston	Grant	17/02240/F - Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG Proposed single wind turbine (130m high), along with associated infrastructure including electrical housing.
4	Westbury-on-Trym & Henleaze	Grant	17/01426/F - R/o 18-19 Falcondale Walk Bristol BS9 3JG Proposed detached 4no. bed single dwelling house and associated works.

## Development Control Committee B – 30 August 2017

ITEM NO. 1

**WARD:** Bishopsworth

**SITE ADDRESS:** Land Adjacent 131 Bridgwater Road Bristol BS13 8AE

**APPLICATION NO:** 17/00272/F Full Planning

**DETERMINATION DEADLINE:** 25 August 2017

*Retrospective application for erection of 14 dwellinghouses (13 x 3/4 bed and 1 x 2/3 bed) with associated vehicular and pedestrian access and cycle and bin storage, with access from Kings Walk (revision to planning permission 13/04789/F) (Major Application).*

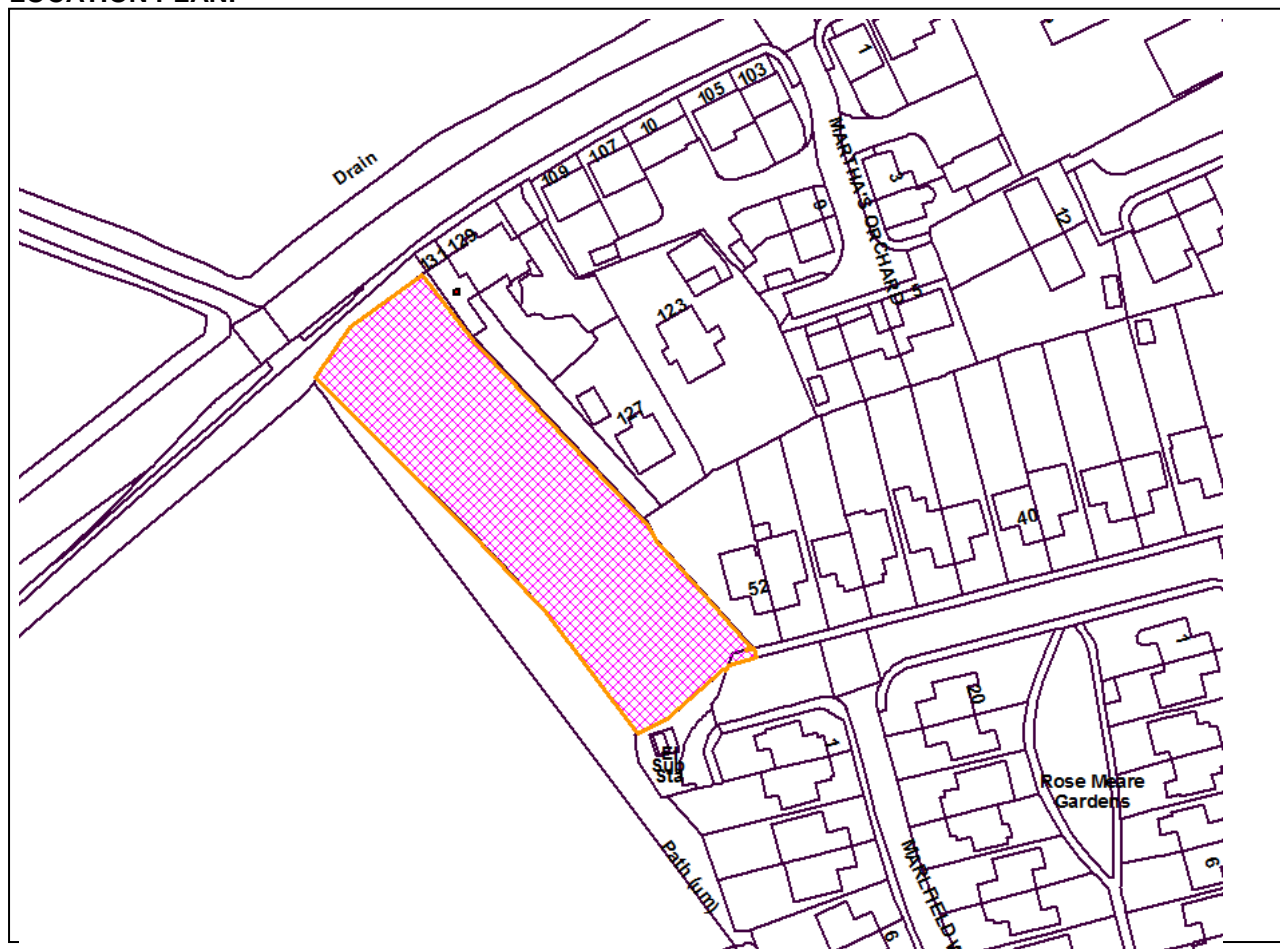
**RECOMMENDATION:** Refuse

**AGENT:** Stokes Morgan Planning Ltd  
G17 Kestrel Court  
1 Harbour Road  
Portishead  
Bristol BS20 7AN

**APPLICANT:** UKS Group Ltd  
1-3 Dixon Road  
Bristol  
BS4 5QY

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

### LOCATION PLAN:



**Development Control Committee B – 30 August 2017****Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE****SITE DESCRIPTION**

The application site is located on the south-western fringe of the City abutting the boundary with North Somerset. 14 houses are currently being built, which are the subject of this application. Prior to the construction the land was a grassed field covering an area of 0.28 hectares on the southern side of Bridgwater Road (A38), Bedminster Down. The south-western boundary is approximately 95 metres in extent and lies adjacent to a hedgerow, comprising two parallel hedges with a shallow ditch between, which is outside the application site. Beyond the hedgerow lies open countryside forming part of the Green Belt.

**RELEVANT HISTORY**

15/04424/X: Variation of condition No. 9 for planning permission 13/04789/F -Erection of 14 no. dwellings with associated vehicular and pedestrian access and cycle and bin. Refused 09.11.2015 for the following reason-

Archaeological remains

The proposal to remove the condition would result in a development that would fail to record potential remains of archaeological interest before destruction to the detriment of the archaeological history of the area, contrary to Policy BCS22 of the Bristol Development Framework Core Strategy and DM31 of Bristol Local Plan 2014.

13/04789/F: Erection of 14 no. dwellings with associated vehicular and pedestrian access and cycle and bin storage, with access from Kings Walk. (Major application) Granted by committee 25.02.2014.

10/00323/F: Erection of 8 no. four bedroom detached houses with associated access road parking and landscaping – withdrawn: 14/04/2010.

10/02355/F: Proposed erection of 8 no. four-bed dwellings with all associated infrastructure works – permission granted: 08/09/2010.

05/03535/F: Construction of 6 no. single dwellinghouses, with 6 no. detached garages – permission granted: 15/12/2005.

**APPLICATION**

This retrospective application for the erection of 14 dwellinghouses was submitted following a number of complaints to the Planning Enforcement Team following the commencement of work on the site. The investigating officer had advised the developer that they had invalidated their planning permission and constructed a scheme which was not in accordance with the approved plans and invited the applicant to submit a retrospective planning application. A number of pre-commencement conditions were also not satisfied before work started on site including the following-

Highway works  
Contaminated land  
Sustainable urban drainage.

The as built scheme consists of the same number of houses as previously approved but has increased the number of bedrooms which has been made possible by the increasing the height of

**Development Control Committee B – 30 August 2017****Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE**

the dwellings to accommodate rooms in the roof. Instead of 1 two bedroom house and 13 three bedroom houses, the as built scheme provides 13 x 3/4 bedroom houses and 1 x 2/3 bedroom houses (as stated on the DOD. The additional rooms created are not strictly bedrooms for planning purposes, which will be explained in key issue I of this report).

There are also design changes to the external appearance of the dwellings such as-

- Removal of traditional pitched canopies above entrance doors and replacement with modern canopies.
- Line detail added to rendered elevations.
- Box dormer windows added to front and rear elevations.
- Different style of windows without glazing bars.
- Reduction in downpipes on front elevations.

The application has been invalidated on two occasions due to issues with the certificates of ownership and accuracy of the plans submitted with the planning application.

During the assessment of the application the developer added further rooms to the roof space above the garage; the plans were amended by the applicant and a further round of consultation has been carried out on the revised plans.

Further revised plans received week commencing 15<sup>th</sup> August rectifying a further inaccuracy with how the boundary line is shown on the drawing, which is now at a slight angle next to the garage. The site plan has also been revised to address issues raised by the Highway safety team. These small revisions do not require further consultation with the public. The issues raised by the highways officers are discussed under Key issue D.

## RESPONSE TO PUBLICITY AND CONSULTATION

108 Neighbouring properties were consulted by letter a site notice was also erected on Bridgwater Road.

A total of 50 comments were received across the two consultation periods. The following issues were raised-

### Impact on character of the area Key issue B.

Development is out of character with the area

### Impact on residential amenity Key issue C

### Overshadowing to neighbouring properties.

Overlooking of surrounding properties.

### Highway safety Key issue D

New access road not built to an adoptable standard.

Access onto Bridgwater Road from front doors is not safe

Increase in bedrooms will increase traffic and on street parking.

Access for emergency services

**Development Control Committee B – 30 August 2017**

**Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE**

Access will result in damage to neighbouring properties

Other planning issues-

Impact on wildlife.

Drainage.

Other issues outside of the assessment of the planning application-

Removal of hedge along Bridgwater Road. (note- the hedge is not within the redline of the site and not on land owned by the applicant).

Application includes land outside of the applicants control- Case officer note: The applicant has stated that no other land outside of his control is included within the redline and the correct certificates have been served. The Local Planning Authority cannot be involved in land disputes and this is a private matter between the interested parties and as the agent has stated that no other land is outside of the ownership is included within the redline, the LPA cannot pursue this any further.

Please note, the following issues are also not material planning considerations:

Noise nuisance from building work.

Loss of value to existing houses.

Impact on views

The applicant has disregarded the planning process.

**OTHER COMMENTS**

Bedminster Down and Uplands Society are concerned with overlooking, overshadowing to neighbouring dwellings, the increase in bedrooms creating a high density and parking issues. They also have concerns with the visual impact on the area.

Malago Valley Conservation Group and the Highridge Forum Community Association have raised issues with the Enforcement process and registration of the application which are not relevant to the assessment of the application

**Contaminated Land Environmental Protection** has commented as follows:-

The current submission only provides the information we have already reviewed which is not adequate given the changes that have occurred at the site. The conditions attached to the previous consent have not been satisfactorily resolved.

The original report recommended CS2 protection measures, to date we have received no details of what methods of mitigation were proposed or if it was indeed installed to the now constructed buildings.

Until such time that the applicants can demonstrate this issue was adequately addressed as part of the build we are reluctant to recommend approval because the costs of retrofitting protection are significant. If the applicants can provide sufficient evidence prior to determination we will reconsider our position. If planning consent is granted then planning conditions are required, however given

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the previous application we have concerns that the conditions would not be complied with.

With respect to the potential risks in soft landscaping areas this is a relatively simple procedure, we have asked the consultants to demonstrate the depth and soils in the garden areas are suitable for use and await this information.

**Highways Development Management –**

As the road will not be adopted, on balance no objections are raised. See Key issue D.

**City Design team-**

No objections. See key issue section of the report.

**Flood Risk Team-**

A number of options have been agreed with the Drainage consultant, but further information is required regarding the maintenance arrangements and safeguarding of drainage features to ensure that they cannot be altered without prior approval. Without this information we cannot be satisfied that the development would not create any problems.

**RELEVANT POLICIES**

National Planning Policy Framework – March 2012

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocation and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2015.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

**KEY ISSUES****A) IS THE PRINCIPLE AND DENSITY OF DEVELOPMENT ACCEPTABLE?**

There is a long history of planning permission on this site for residential development. The last planning permission (13/04789/F) for 14 dwellings concluded that the development of the site for residential purposes was acceptable and as there is no change in the number of dwellings, the principle of 14 homes has been established and there has been no change in planning policy since that decision.

**B) WOULD THE PROPOSED DEVELOPMENT HARM THE CHARACTER OR APPEARANCE OF THIS PART OF THE AREA?**

Policy BCS21 requires development to deliver high urban design and proposals will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

Policy DM26 expands on BCS21 and requires development to responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and reflect locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; amongst other requirements. Development will not be permitted where it would be harmful to local character and

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distinctiveness

A number of site visits have been carried out by the case officer to assess the visual impact of the development and its compliance with the above policies. Concern was raised by the relationship of the taller buildings with the surrounding post war dwellings which are significantly smaller and consist of shallower pitched roofs.

An assessment has been made on the basis of the previous planning permission which is a material consideration and its overall impact on the local character. The officer report to the previous approval stated that the most notable feature of the application site is that it forms a transition between the built up area and the open space. The approved scheme was considered to have an appropriate visual impact on the area with a traditional style which responded to the existing surrounding post water dwellings.

At the request of the case officer advice was sought from the City Design Team (who commented on the previous scheme). The Design Officer has conducted a site visit to assess the impact.

The City Design team have reviewed the previous permissions from 2013 and 2010 and their conclusions in urban design teams is that differences between what has been constructed as compared to what was given permission in 2014, essentially with regards to layout and building height, are modest, with the two schemes being similar with regard to the number and disposition of dwellings and the number of storeys.

*Layout-*

The 2014 application received concerns from the design officer with regard to the more formal and intense layout than the scheme approved in September 2010. The earlier application took a similar approach onto Bridgwater Road with regard to providing a continuous terrace frontage, albeit comprising of the 4 dwellings rather than 5. The 2010 scheme took a more informal approach to the buildings along the longer south west facing boundary and provided 4 houses rather than the broken terrace of 9 houses contained in the 2014 approval.

The constructed scheme is very similar to the 2014 scheme in terms of layout, containing the same number of dwellings and arrangement of gaps as result of the inclusion of garages along the south western boundary. The siting of the buildings on the site is different however from the approved scheme in that the broken terrace of 9 dwellings overlooking the adjacent fields are located further to the north, this seems to be caused by both setting out the buildings further away from Kings Walk and having slightly wider garages. The result of these changes in layout mean a slight widening of the view to open countryside from Kings Walk, and a marginal increase in the gap between the houses. In either case these changes are not considered to create any adverse impact in urban design and layout terms to the scheme.

In addition the terrace of houses facing Bridgwater Road appears to have been set further forward. Whilst the location of the terrace remains behind the building line of 131 Bridgwater Road this may have contributed to the loss of the hedgerow onto Bridgwater Road which as a result will result in the houses being more prominent on the Bridgwater Road elevation. The loss of the hedgerow and the resultant prominence of the Bridgewater Road terrace is the most significant difference between the constructed and approved schemes when viewed from the public realm.

The case officer notes that the previous scheme drew attention to the retention of the old hedge, but this hedge is located on land not owned by the applicant and was not in the redline plan, therefore would not been within the control of the developer or the planning permission to retain.

**Development Control Committee B – 30 August 2017****Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE***Height-*

With regard to building heights it is recognised that the scheme as constructed appears to have increased the height of the buildings. This has resulted essentially in the appearance of the building having a gap between the first floor window head and the eaves, and as a result the ridges of the houses is higher than the 2014 approved scheme. The visual impact of the increase in overall height is relatively small when looking at the scheme in its wider context. In terms of the public realm impact the development is well screened by the hedgerow and trees on the south western boundary, and although the ridges of the building can be glimpsed in broken views from the new ring-road, the comparison of the impact of the constructed scheme from the approved scheme cannot be described as significant or intrusive.

The addition of accommodation above the garages has led to a greater increase in the ridge height. Although this is more significant in terms of a change to the approved scheme the impact of this change in the appearance of the development and visual impact on the surroundings is again marginal given the location of the garages which in the main are tucked between the houses. The exception to this is the garage unit which lies adjacent to Kings Walk where the impact of the garage height may be considered to be more apparent, however the apparent setting back of the buildings at this point will help to mitigate for the increased height.

The difference in building heights along Bridgwater Road is similar to the other buildings. It should perhaps be noted that the overall height of the buildings approved in 2010 was higher than the 2014 approval and the constructed scheme. The 2010 design also included a similar relationship to the eaves and first floor window heads as the constructed scheme.

*Changes to Architectural and detailed design of the dwellings-*

The overall palette of materials approved within the 2014 permission has essentially been conformed to (i.e. a mix of brick and render).

The main difference between the 2014 approval and the constructed scheme is the raising of the eaves above the first floor windows. Whilst it is true that a strong characteristic of the post-war buildings around Kings Walk is a low eaves set directly above first floor windows, these are typical of this age of buildings and is not a characteristic which had been protected within any designations for the wider area. Indeed neither the 2014 nor the 2010 schemes fully echo the characteristics of the post-war houses. The low eaves detail is also present on the cottage style dwellings facing Bridgwater Road although the eaves are not as deep and so present a different appearance and character from the Kings Walk dwellings. It is also noted that the roof pitches vary between the two most typical house types in the area. It is noteworthy that the 2010 permission did not include a low eaves detail onto Bridgewater Road, and whilst the design comments related to the recent 2014 permission did seek to reduce the overall scale and density of buildings the specific character of the dwellings on the original submission which included a raised eaves detail was not part of the objection. Given this context the Design officer does not consider that the raised eaves detail as executed on the constructed dwellings causes a design concern or indeed looks overly out of place given the mix of house styles in the immediate setting.

Other design variations include the inclusion of dormers fronting Bridgwater Road. The Design officers do not consider that these changes would be resisted if the details came forward as a proposed amendment to the previous scheme as the scale of the constructed dormers sit well within the pantile roof in the longer views. The design officers consider that the render finish is well articulated and could not be seen as a material alteration to the scheme

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## Design conclusion-

The design officers have advised that the differences between the constructed scheme when compared to the 2014 approval is marginal with relatively little impact in terms of the layout, scale and mass of the buildings. Whilst accepting that there were some design reservations prior to the 2014 approval these primarily related to the overall intensity of the site, and were not considered to be significant in resisting the 2014 scheme on the part of the planning decision. There are some differences, primarily to the loss of the hedgerow onto Bridgwater Road, caused perhaps in part by bringing forward of the building line, and the increasing scale of the garage onto Kings Walk that have a greater effect on the impact of the scheme from the public realm. The Design officer has recommended further amendments to help reduce the small localized harm such as design amendments to the end garage next to Kings Walk and the reinsertion of a hedge, but considering the scope of the scheme the hedge cannot be secured by this permission, and the minor change to the garage would be of a small scale that it would have limited impact in reducing any small visual impact identified by the design officers.

Based on the advice provided by the Design team it is considered that the proposal does not result in significant harm to the character of the area (particularly in regards to the increase height), and it would be difficult for officers to recommend a refusal on design grounds and support an appeal on these grounds.

**C) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF THE AREA?**

In terms of the assessment of the impact on amenity a comparison must be made to the previous scheme which was approved by committee in 2014.

## Plots 10-14

The dwellings have been moved closer to Bridgwater Road by approximately 900mm. The dwellings have additional dormer windows at roof level on the rear elevation, but the level of overlooking created by these windows would not create any significant overlooking to the garden of 131 Bridgwater Road. The normal recommended window to window distance is 21m in suburban locations and the windows are 30m from the front garden of 127 Bridgwater road, which will not create any significant overlooking.

There is a side elevation window at first floor level which faces a side window in 131 Bridgwater Road. This can be obscure glazed by condition to removal any potential for overlooking.

The increase in height to this terrace, of approximately 1m would not significantly change the relationship when compared to the previous permission to such an extent that the buildings would be overbearing to the neighbouring garden or create a significant increase in overshadowing when compared to the previous scheme. This is also helped by the moving of the building closer to the main road.

## Plots 1- 9

The plots have been moved closer to the rear of the new terrace fronting Bridgwater Road by approx. 5m. The dwellings are positioned facing the side wall/boundaries and garden of 52 Kings Walk, 131 and 127 Bridgwater Road. The distance of the dwellings and the boundary of 131 Bridgwater Road and 52 Kings Walk has not changed and they are located approx. 10m from the boundary across the new access road.

As stated above (regarding plots 10-14), the increase in height would not result in a development which is significantly different from the approved scheme in terms of overbearing impact or result in

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significant overshadowing.

In terms of level of overlooking to 52 Kings Walk, the previous scheme would have resulted in similar overlooking to the side and rear garden of this property. The previous scheme would also have had the same level of overlooking to the garden of 131 Bridgwater Road

Regarding the relationship with 127 Bridgwater Road, the houses are located 15m from the boundary of this property and 21 m to the rear windows (it is noted that they are at a fairly oblique angle) to the rear windows of this property. There is a glazed door on the side elevation of this neighbouring property, but the distance from the windows of the application site is approx. 19m, and the position of the dwellings is no worse than the previous approval. The location of the first floor windows from ground level has increased by approx. 200mm when compared to the previous permission, but the change in the positioning of the windows is not significant to result in additional overlooking when compared to the previous scheme.

The additional roof lights could introduce overlooking to the existing dwellings, but further to a site visit it was noted that direct views out of these windows are restricted due to the height of these windows from the floor (approx. 1.5m) these windows are also restricted opening, so it is not possible to stand straight up out of these windows. It is also noted that these windows can easily be obscured glazed by condition if overlooking was a significant issue, but on the basis of this assessment, the overlooking is not significant and therefore, officers do not consider that it is reasonable to require this as there is no significant impact to rectify.

Based on the above assessment the changes from the previous scheme do not result in significant amenity impact to warrant a refusal of planning permission.

**D) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?**

**Access-**

A number of residents have raised concerns that the applicant does not own all of the land where the proposed access is located, but the agent acting on behalf of the applicant has confirmed by email that the access is on land all within the control of the applicant.

**Highway safety-**

During the assessment of the application the Highway Development Management Team have raised concerns with the ease of large HGV and family cars maneuvering within the site. The following points were raised-

- Lack of swept paths to demonstrate a 11.4m refuse vehicle can access and turn within the site.*
- The turning head is inadequate for highway adoption.*
- Larger vehicles would require excessive manoeuvres to turn, resulting in safety issues for vulnerable road users and damage to neighbouring properties.*
- Lack of turning area for refuse trucks will result in a significant number of bins being placed on the highway on collection day.*
- The bank of parking spaces at the end of the site (11 – 14) do not afford adequate space for with a protective buffer to prevent damage, but also adequate space for residents to access their properties through the rear accesses.*
- The parking bays to the frontage of the properties 1 – 7 have inadequate space to move in and out of the spaces.'*

On the 14<sup>th</sup> July in response to these issues the applicant has revised the site plan to accommodate more space (reduction in gardens to plots 11-14) and provided buffers to the neighbouring property

**Development Control Committee B – 30 August 2017****Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE**

on Kings Walk and a buffer behind the parking spaces for plots 11-14. The applicant has stated that the road will not be offered for adoption (will remain private) and that the tracking plan submitted has been based on a 11.2m industry standard refuse vehicle. The development will require a management company that will use a contractor that operates such a sized vehicle.

The highway officers reviewed the revised information there are still the following outstanding issues-

*'The applicants have submitted tracking drawings for a 11.2m refuse vehicle which is smaller than the vehicles used by the Council's waste collection company. There is no buffer space between the turning head and Plot 9. A 500mm buffer is essential to protect this building from damage. This will require the boundaries of the rear gardens to be reduced further to enable an appropriate buffer to be added to the side wall of plot 9.*

*The applicants appear to have used a dry lock on the steering to make the tracking work. This requires a driver of the refuse vehicle to turn the wheels of the vehicle on the spot. This is not suitable within block paved areas, as this will quickly become damaged creating a trip hazard for pedestrians. This turning area should therefore be surfaced in a bituminous material.*

*As the site will be inaccessible by the Council's waste collectors, a private waste contractor will be required. It is therefore necessary to provide a servicing strategy which would need to be part of any approval, as it is essential this is secured. It will not be possible for Bristol waste to enter the site to collect refuse as it will not be possible to turn their vehicle. This will need to be conditioned to ensure that later down the line there is no temptation for the management company to remove this facility, and forcing the Council's waste contractor into reversing into a tight shared surface over an excessive distance which is unsafe.'*

In regards to the highway works it is noted that the applicant is not offering the site for adoption. To this end it will be necessary for them to sign an exemption certificate which will be added as a land charge to each property within the site. Agreement to this is sought. If this is not signed the Council will serve an APC notice on the developers to the value of the bonded works which will not be returnable until this has been undertaken.

In response to these points the agent has provided a revised plan (14<sup>th</sup> August) but they have not satisfied the points raised by the highway officers regarding the surfacing of the road and the buffer to plot 9.

At the time of writing this report the Highway Development Management Control officer have carefully considered the position and have advised that the in the circumstances, they will not push for any further revisions. This is due to the fact that the road will not be put forward for adoption by the Council and as proposed it is not to a standard that would allow for its adoption. Consequently Highway officers considered that a refusal on these grounds would not stand scrutiny at appeal.

Therefore on balance, officers consider that the proposed scheme would not create significant highway safety issues to warrant a refusal of planning permission.

#### Parking-

A number of local residents have raised objections with the increase in bedrooms and the potential impact that this could have on surrounding streets because of the lack of parking on the site. The scheme provides a total of 19 parking spaces and 7 garages, which creates an additional parking space in front of each garage. A Bristol Local Plan maximum parking standards for a dwelling with 3 or more bedrooms is 1.5 spaces per dwelling and a 2bedroom dwelling 1.25 spaces. Therefore based on 14 dwellings the maximum parking promoted by the standard is a 21 which results in an over provision on this site, but given the location of the site it is expected that occupiers will rely

**Development Control Committee B – 30 August 2017****Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE**

heavily on cars therefore an overprovision is acceptable in this instance.

The car parking ratio would provide an average of 1.9 car parking spaces per dwelling. It is noted that neighbours have raised concerns about additional parking in the street, but with the level of parking included on site, some additional parking on surrounding streets would not impact on highway safety or compromise residential amenity.

In terms of cycle storage is provided for plots 10-14 in the gardens and plots 1-9 have large garages and gardens that can accommodate storage.

To conclude as the site is not offered for adoption, no objections are raised on highway safety grounds.

**E) DOES THE PROPOSAL RAISE ANY ECOLOGICAL ISSUES?**

A site visit was carried out by the City Ecologist and he has advised that while the loss of the hedgerow is regrettable (because of its biodiversity interests), there are no objections raised on ecological grounds.

While the applicant has proposed a new hedge to replace outside the application site next to the road, there is no mechanism to control through this planning application as the land is not owned by the applicant and also cannot be controlled by a planning condition.

**F) DOES THE DEVELOPMENT ADDRESS THE CLIMATE CHANGE POLICIES OF THE CORE STRATEGY?**

Policies BCS13-15 of Core Strategy concern climate change and sustainable design, energy and construction. The policies require development to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. They require development in Bristol to include measures to reduce carbon dioxide emissions from energy use and to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the building by at least 20%.

The previous application included a sustainability statement and the inclusion of solar panels to reduce energy use by the minimum 20%. The buildings on site do include solar panels, but the application does not include any updated sustainability statement so officers are unsure if the as-built scheme is policy compliant.

To address this issue officers consider that if permission was granted a suitability worded condition can be attached to a permission requiring an updated energy statement to be provided to ensure that the level of solar panels on site is sufficient to reduce the energy use of the larger properties by 20%.

**Drainage-**

Policy BCS16 requires all development to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

A requirement of the previous planning permission was the submission of a SUDS scheme before commencement of works on site. While information was submitted under application 16/04929/COND to approve this condition, the submitted information did not demonstrate compliance with the surface water drainage hierarchy and technical SUDS standards and the details were not approved.

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Further discussions have taken place between the Council Flood Team and the applicant's consultant and they have agreed a number of solutions but there has been no agreement from the applicant of what option will be pursued. The Council Flood Team have advised that the installed system could potentially raise issues as it appears that it is not maintainable, which means that it will potentially increase runoff in the future. Consequently this would increase flood risk to third parties over the lifetime of the development which is contrary to BCS16 and the guidance within the NPPF.

At the time of writing this report, officers require further information to be satisfied that the drainage will be satisfactorily maintained and protected and without this information the proposal does not comply with policy BCS16.

Refusal is therefore recommended on this issue, in the absence of the further information requested.

**G) HAS THE APPLICATION ADDRESSED ISSUES RELATING TO LAND CONTAMINATION?**

Policy DM34 requires new development to demonstrate that existing contamination will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area.

The previous planning permission included a standard condition requiring a remediation method statement to be approved before the commencement of work on site. The developer had submitted information under application 16/04929/COND but this did not include the required remediation statement. The Ground Contamination officer has advised that no further information has been provided to address issues relating to contamination and the applicant has not prepared a remediation statement. The application does include an old report which was submitted under 16/04929/COND which recommended CS2 protection measures (gas protection), but to date no details of what methods of mitigation were proposed or if this was installed to the constructed buildings. Until such time that the applicants can demonstrate that this issue was adequately addressed as part of the build, officers are reluctant to recommend approval.

In response to this the applicant has submitted further information which is being considered by the Contamination officer and members will be advised if this issue has been addressed at the committee meeting.

**H) IS THE PROPOSED DEVELOPMENT VIABLE, AND DOES IT PROVIDE AN APPROPRIATE LEVEL OF AFFORDABLE HOUSING?**

The proposed development falls within Use Class C3 of the Use Classes Order, meaning that it is required to address the Council's Affordable Housing Policies. It comprises 14 dwellings and therefore it is required to comply with Development Management Policy DM3, which requires the provision of up to 20% affordable housing (equivalent to 2.8 affordable dwellings) subject to scheme viability.

Government policy and guidance is very clear that scheme viability is a key consideration in determining the level of affordable housing that a development can provide, and that Council's should not require a level of affordable housing that would render a development unviable. The government's Planning Practice Guidance states as follows:

*Where affordable housing contributions are being sought, obligations should not prevent development from going forward. (Para 004 Reference ID: 23b-004-20140306)*

**Development Control Committee B – 30 August 2017****Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE**

In simple terms, a development is considered to be viable if the Residual Land Value (RLV) of the development is greater than the Site Value.

The RLV is calculated by ascertaining the value of the completed development, and subtracting from this all the costs involved in bringing the development forward (eg build costs, professional fees, legal costs, financing costs etc) and the developers profit. All inputs are based on present day costs and values.

The applicant has claimed that, to remain viable in planning terms, the proposed scheme is unable to provide any affordable housing. The applicant's agent Aspect 360 (now renamed as Stokes Morgan Planning Ltd) has submitted a viability report and appraisal to support this claim.

The report and appraisal contains many inconsistencies including the following:

- The report bases sales values of the properties on advice given by Goodman Lilley Estate Agents, yet the appraisal uses lower values with no justification as to why
- The scheme comprises 1,649 square metres of floor space, yet the appraisal includes 1,761 square metres, meaning that the build costs are overly inflated.
- The report states that BCIS median build costs have been used, and includes an extract from BCIS. However the appraisal includes a cost of £1,050 per square metre, which is not reflected in any of the BCIS median information provided.
- The appraisal includes costs of £110,000 for hard standing parking spaces, yet the tender document provided includes these costs at £21,700.38.

Officers have assessed the information submitted and run an appraisal based on their view of the viability of the development. The inputs used by officers can be summarised as follows:

Residential sales values	Based on the information provided by Goodman Lilley Estate Agents and submitted by the applicant
Base Build Costs	Based on BCIS Median Build Costs
Infrastructure, External and Service Provision Build Costs	Based on tender information provided by the applicant
Fees	Reflective of industry norms
Finance costs	Reflective of current returns required by lenders
Developers profit	Reflective of industry norms

As far as the Site Value is concerned, the applicant considers that the Site Value should be £1,000,000, which equates to approximately £1,500,000 per acre. This is significantly in excess of current suburban development land values on sites in South Bristol which benefit from planning permission and which are providing Affordable Housing.

For example, the Redrow Site on Bedminster Road traded for approx. £950,000 per acre, and the Persimmon Site at Imperial Park traded for approx. £450,000 per acre. In a recent dispute (with the current applicant) over the Site Value of a site in Withywood (the former Woods PH), an arbitration process identified a Site Value of approx. £700,000 per acre.

The issue is slightly complicated by the recent sale of land at 93 to 95 Bridgwater Road for £790,000, which equates to approx. £1,500,000 per acre. However this land benefits from a planning permission for 8 dwellings, and it is therefore below the affordable housing threshold and does not have to take account of the Council's Affordable Housing policies.

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Officers have applied a Site Value of £640,000, which equates to £1,000,000 per acre. This is in excess of values currently being achieved on sites that are required to take account of the Council's Affordable Housing Policies, and therefore is considered to be a generous Site Value on which to appraise the viability of the development.

When appraising the development on this basis, officers conclude that the scheme could provide 3 affordable dwellings (only 2.8 are required but for the purposes of the appraisal it is easier to deal in whole dwellings), and still deliver a surplus to the developer of approx. £520,000 in excess of the developers 20% profit.

Even when the development is sensitivity tested using the developers Site Value of £1,000,000, (which officers do not agree with), officers still conclude that the scheme could provide 3 affordable dwellings, and deliver a surplus to the developer of approx. £150,000 in excess of the developers 20% profit.

Consequently, officers conclude that the development could provide 2.8 affordable dwellings. The applicant has not agreed to this, and therefore it is recommended that the application be refused due to lack of provision of affordable housing.

I) **DOES THE DEVELOPMENT PROVIDE A SATISFACTORY LIVING ENVIRONMENT FOR FUTURE OCCUPIERS?**

Policy BCS18 requires residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards

Plots 1-9 provide 9 four bedrooms dwellings. The room marked study on the 2<sup>nd</sup> floor is not large enough to meet the minimum Government Standards for a one bed space of 7.5sqm. The room marked lounge on the first floor is large enough to be classed as a bedroom (9.3 sqm) and as it is located on the first floor most likely to be used as a bedroom not a lounge, so has been included in the calculation.

The total floorspace for these dwellings is 105 sqm which meets the minimum space standards for 4 bedroom 5 person unit (103sqm)

Plots 10-13 consists of 3 bedroom dwellings as the room marked study on the second floor is too small to be regarded as a single bedroom. The total floor space is 104 sqm, which meets the minimum space standards for a 3 bedroom 5 person unit of 99sqm.

Plot 14 consists of 2 bedrooms as the study is too small to be classed a single bedroom. The total floor space is 86sqm, which meets the minimum standards for a 2 bed 3 person unit of 70 sqm.

In summary, the proposal would comply with policy BCS18 and would provide a suitable living environment for future occupiers.

## **EQUALITIES ASSESSMENT**

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval / refusal of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

**Development Control Committee B – 30 August 2017****Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE****CONCLUSION**

The proposal is seeking retrospective consent for the erection of 14 dwellings. It is noted that the Local Plan and the NPPF promote the development of additional housing to meet the needs of a growing population.

The site has a history of permission for the development of housing and no objections are raised to the principle of development and the physical changes to the development. It is considered that the proposal does not have a significant impact on the character of the area and neighbouring properties or result in significant highway safety issues to warrant a refusal of permission.

But, in order for the proposal to be policy compliant this scheme must include the provision of affordable housing which officers consider can be achieved on this site with the requirement for 2.8 dwellings. No such provision is proposed. Consequently refusal is recommended on this issue alongside the lack of details regarding contamination and drainage.

**COMMUNITY INFRASTRUCTURE LEVY**

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

The CIL liability for this development is £99392.41.

**A) RECOMMENDED REFUSE**

The following reason(s) for refusal are associated with this decision:

**Reason(s)**

1. The development fails to make an appropriate contribution towards the provision of affordable housing and is therefore contrary to policy DM3 of the Site Allocations and Development management Policies 2014.
2. Insufficient information has been demonstrated that the existing ground conditions will be appropriately mitigated so that there is no unacceptable risk of pollution for future occupiers, which is contrary to policy DM34 of the Site Allocations and Development Management Policies 2014.
3. Insufficient information has been submitted to establish if the development incorporates water management measures to reduce surface water run off as required by policy BCS16 of the Bristol Core Strategy.

**Planning Enforcement****B) To serve a Planning Enforcement Notice stipulating that;**

- i) None of the 14 dwellings shall be occupied until it has been demonstrated to the satisfaction of the LPA that a) the development incorporates water management measures to reduce surface water run off as required by policy BCS16 of the Bristol Core Strategy; b) the existing ground conditions will be appropriately mitigated so that there is no unacceptable risk of pollution for future occupiers, which would be contrary to policy DM34 of the Site Allocations and Development Management Policies 2014.

**Development Control Committee B – 30 August 2017**

**Application No. 17/00272/F: Land Adjacent 131 Bridgwater Road Bristol BS13 8AE**

- ii) Subject to the satisfaction of the matters set out in i) above no more than 11 of the dwellinghouses shall be occupied until the affordable housing requirements of adopted planning policy have been met.

**Advice(s)**

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows:-

BRS.2601\_01\_1 Site location plan, received 17 March 2017

17.015-011 Proposed elevations & floor plans - Type B, received 17 March 2017

17.015-012 Proposed elevations & floor plans - Type C, received 17 March 2017

17.015-010 Proposed elevations & floor plans - Type A, received 17 March 2017

17.015-050 Proposed layout plan, received 17 March 2017

17.015-051 Proposed street scene, received 17 March 2017

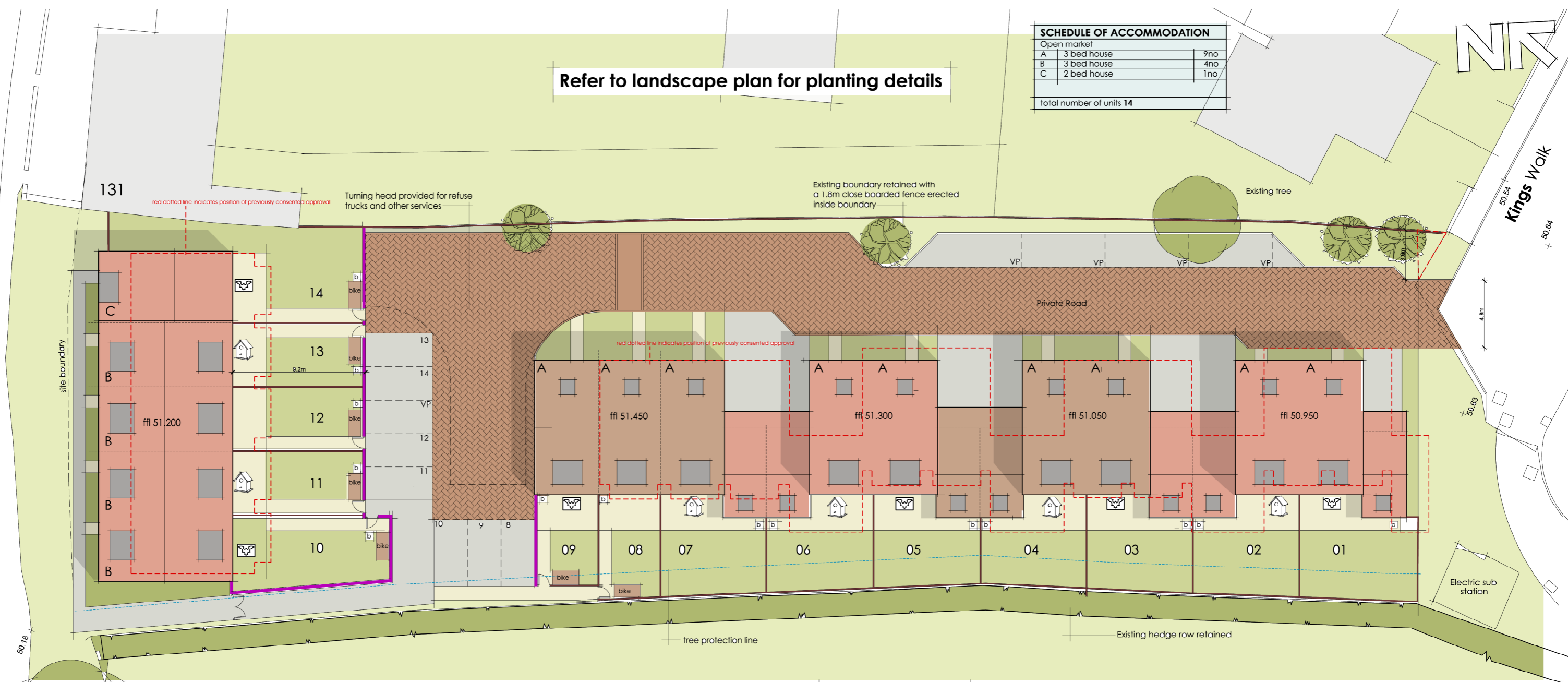
## Supporting Documents

### **1. Land Adjacent 131 Bridgwater Road**

1. Site plan
2. As built elevations
3. As built elevations 2
4. As built floor plans 1
5. As built floor plans 2

Refer to landscape plan for planting details

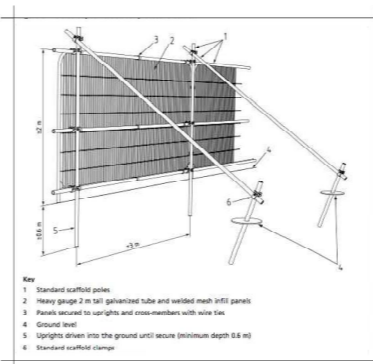
SCHEDULE OF ACCOMMODATION		
Open market		
A	3 bed house	9no
B	3 bed house	4no
C	2 bed house	1no
total number of units 14		



## Materials key

	Shared surface roads to be block paved
	All drive to be Tarmac
	Path and patio areas to be 450mm sq buff riven slabs
	Existing trees to be retained
	Each dwelling to be provided with a hardstanding for the storage of refuse bins and recycling containers

	Proposed new tree planting Refer to Pegasus Soft Landscape Proposals
	1.8m boundary wall
	1.8m close boarded fence



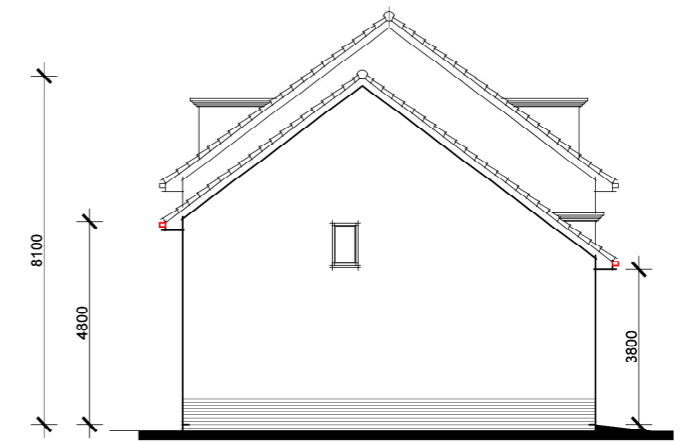
Rev D	08.06.17	UPDATES
Rev C	28.03.17	PLOT LEVELS ADDED
Rev B	31.03.17	ADDITIONAL INFORMATION AND REVISIONS
Rev A	13.02.17	ADDITIONAL INFORMATION AND REVISIONS

**GE2**  
URBAN DESIGN

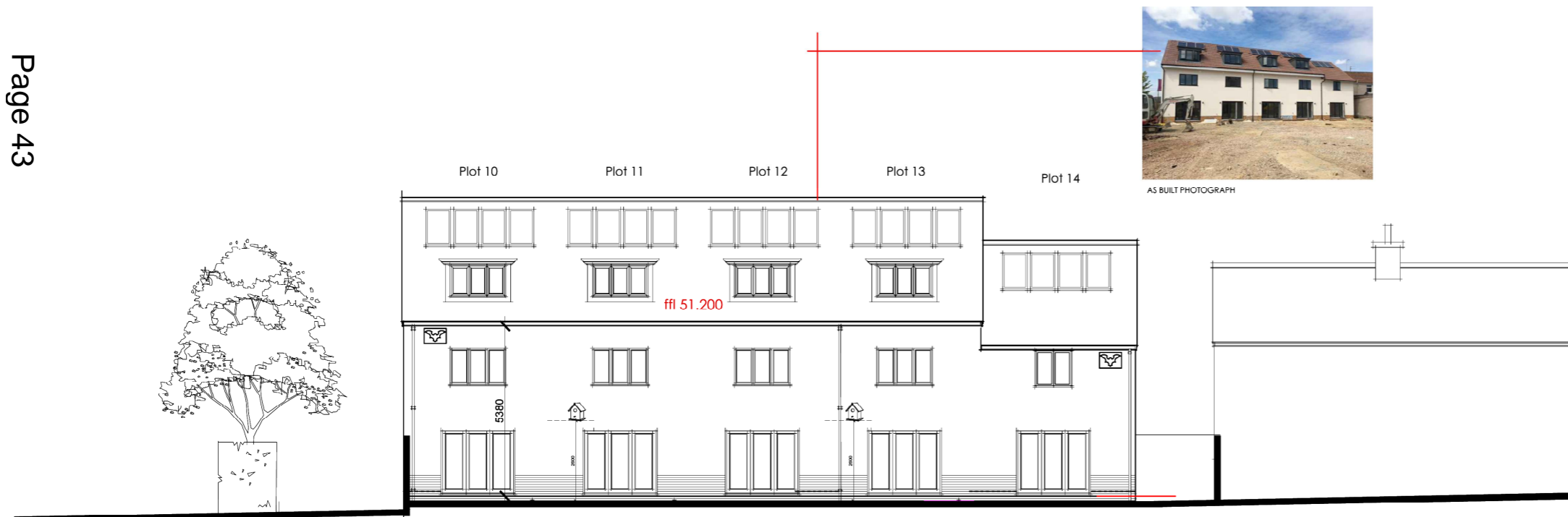
20 Parsonage Road, Long Ashton, Bristol BS41 9LL t: 01275791846 www.ge2.co.uk

Project : Land adjacent of 131 Bridgwater Rd Highridge, Bristol  
Title : PROPOSED SITE PLAN

Scale : 1:200 @A2  
Date : 03.01.17  
Drawing No: 17.015 - 050D



**Street Scene** plots 10 - 14 (Bridgwater Road)

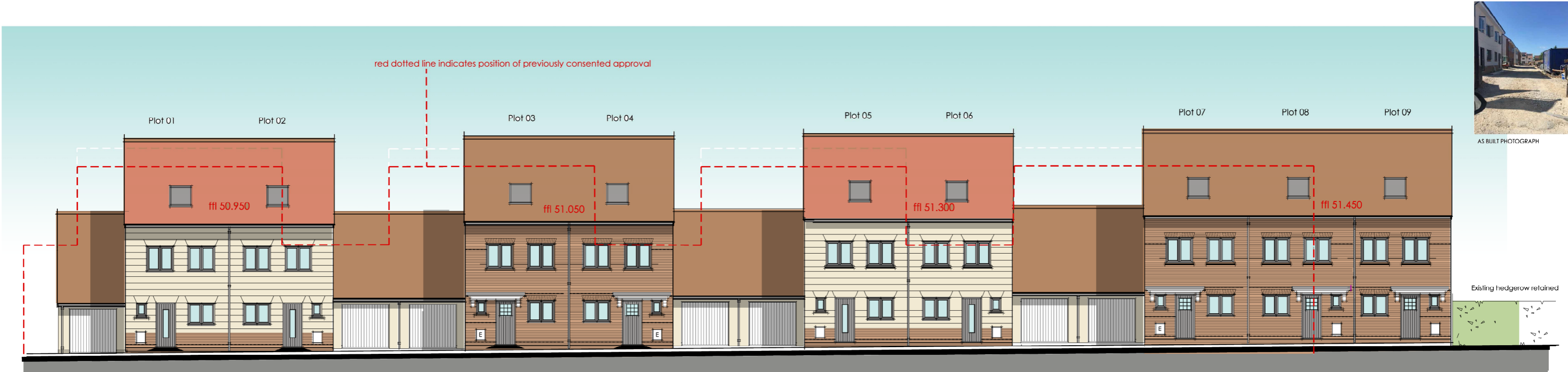


Rev C	08.06.17	UPDATES
Rev B	28.04.17	additional; information added
Rev A	13.02.17	Plots 1-9 front dormer removed

U R B A N D E S I G N

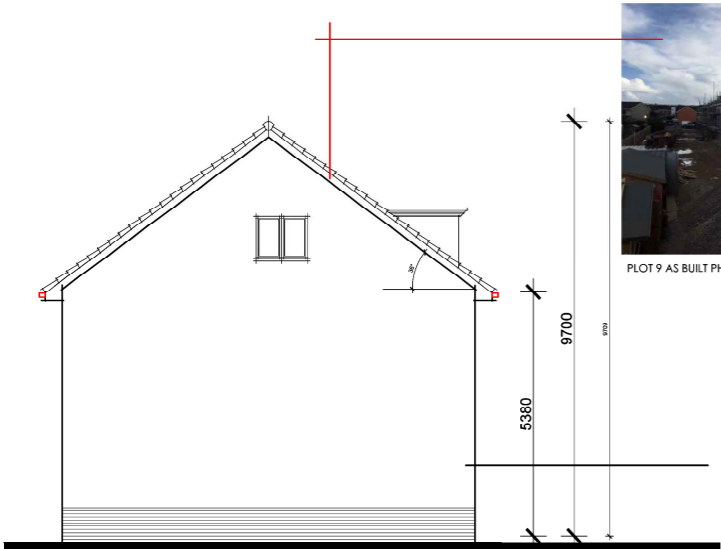
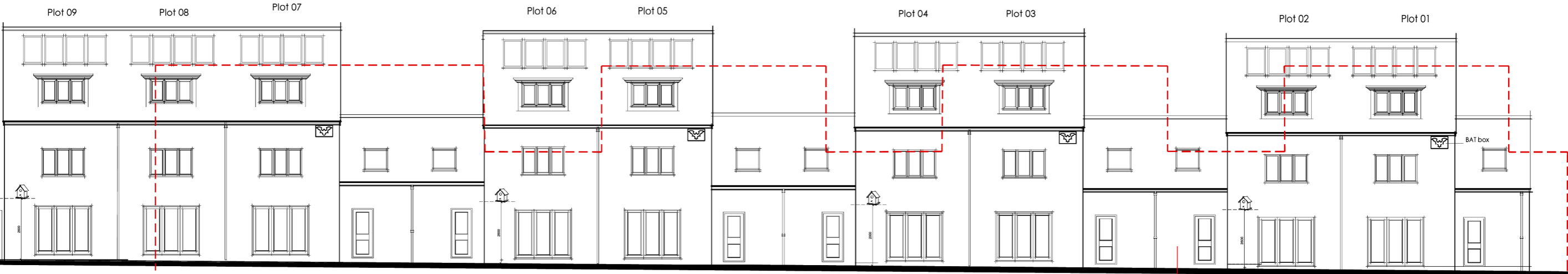
20 Parsonage Road, Long Ashton, Bristol BS41 9LL      t: 01275791846      [www.ge2.co.uk](http://www.ge2.co.uk)

Project :	<b>Land adjacent of 131 Bridgewater Rd</b>	Scale :	1:125 @A2
	<b>Highbidge, Bristol</b>	Date :	03.01.17
Title :	PLOTS 10-14 ELEVATIONS	Drawing No:	17.015 - 154C

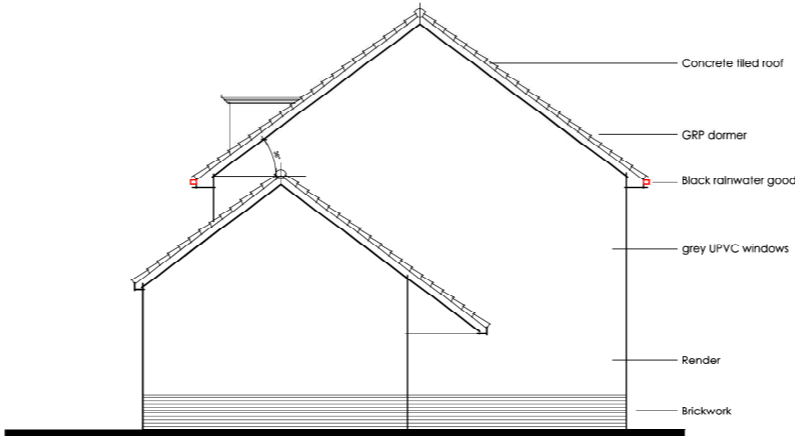


Street Scene plots 1- 9

Page 44



Side Elevation - plot 9



Side Elevation - plot 1



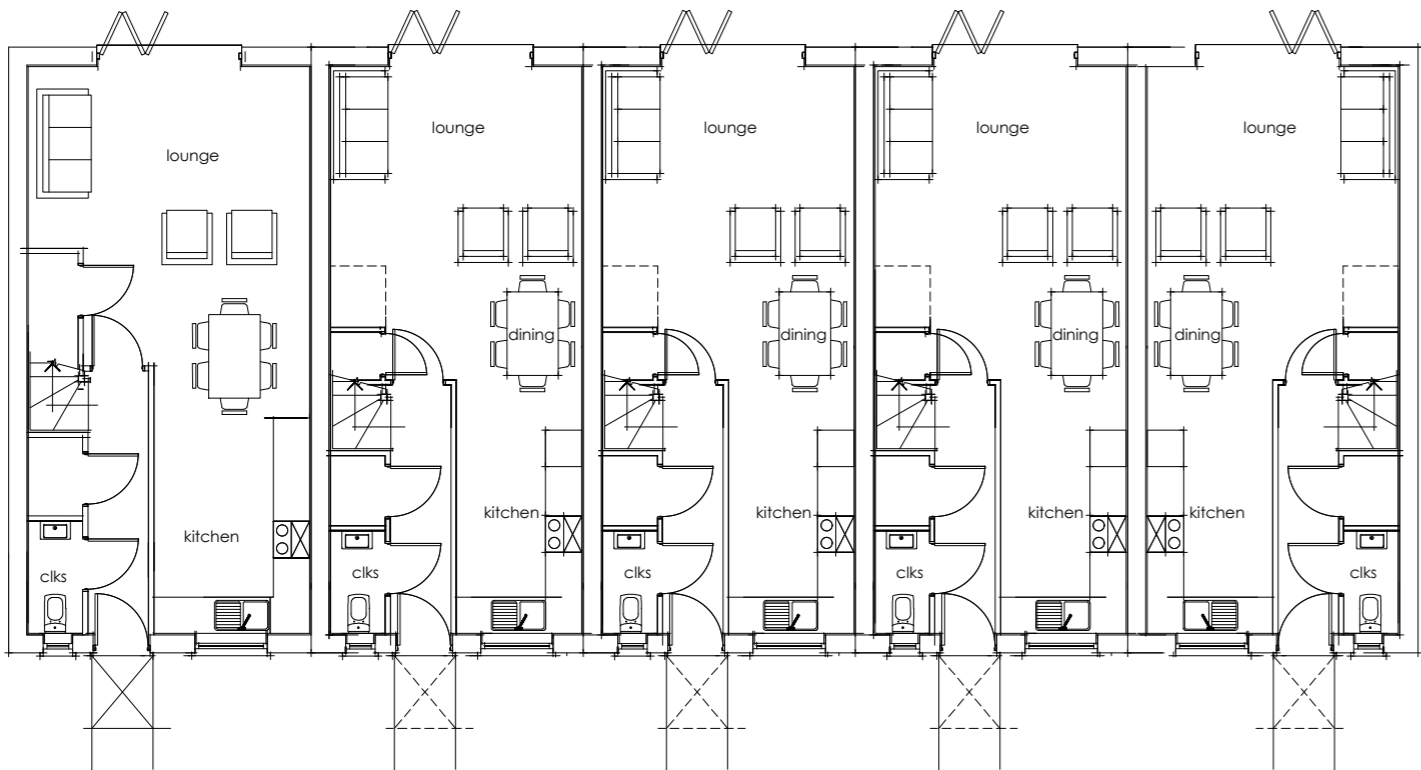
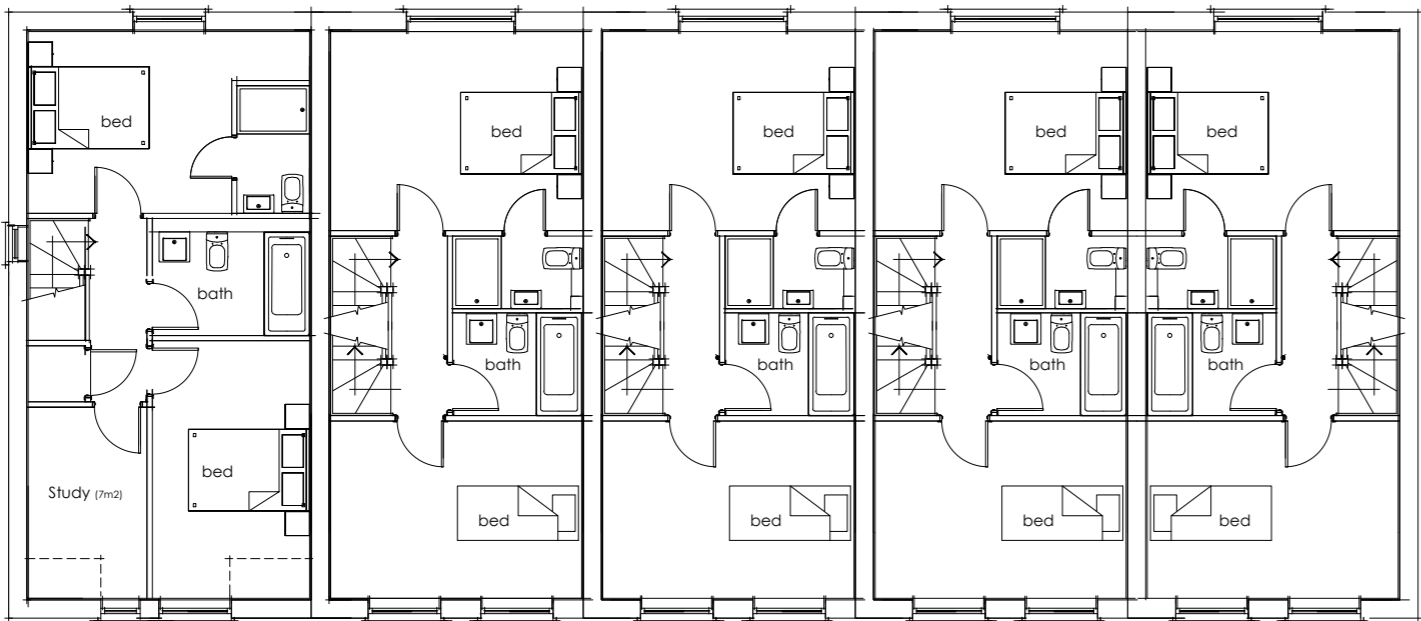
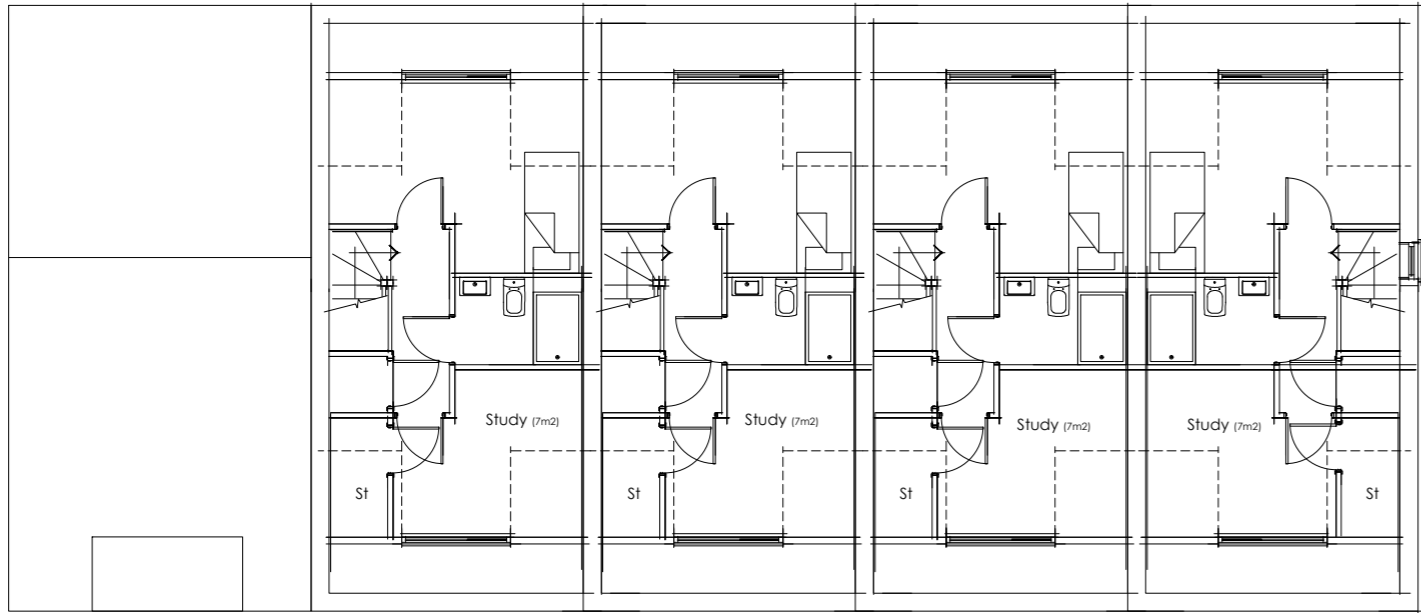
Rev C 08.06.17 UPDATES  
Rev B 28.04.17 additional; information added  
Rev A 13.02.17 Plots 1-9 front dormer removed

**GE2**

U R B A N D E S I G N

20 Parsonage Road, Long Ashton, Bristol BS41 9LL t: 01275791846 www.ge2.co.uk

Project : Land adjacent of 131 Bridgewater Rd Highridge, Bristol Scale : 1:125 @A2  
Date : 03.01.17  
Title : PLOTS 1-9 ELEVATIONS Drawing No: 17.015 - 152C



## SUSTAINABILITY

P.V. PANEL 1610X861 SOLAR P.V. PANELS  
6m providing 1kW/peak solar PV

Plots10-13 to be provided with 0.65 Kwp solar panel each  
in accordance with sustainability statement



Rev B 08.06.17 UPDATES  
Rev A 28.04.17 additional; information added

GE2

U R B A N D E S I G N

20 Parsonage Road, Long Ashton, Bristol BS41 9LL

t: 01275791846

www.ge2.co.uk

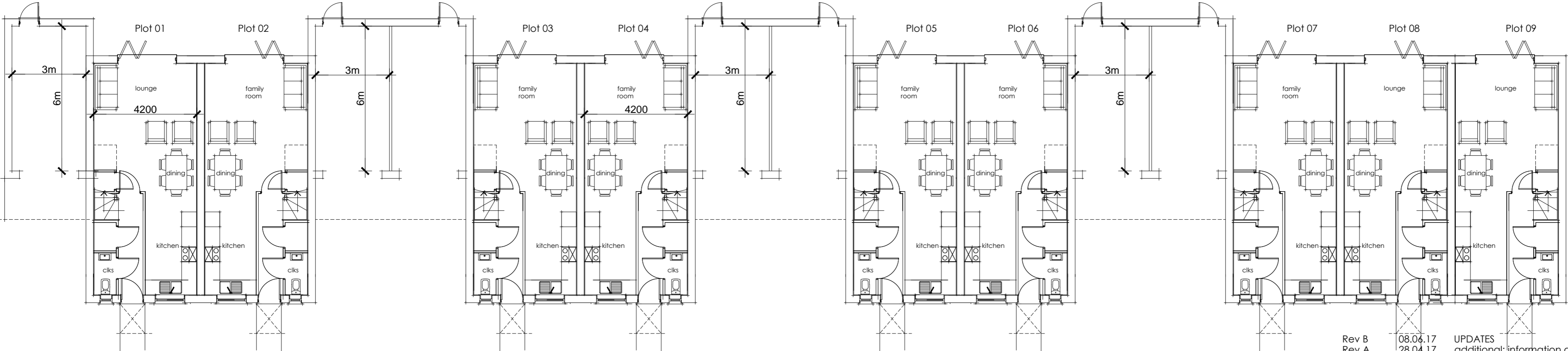
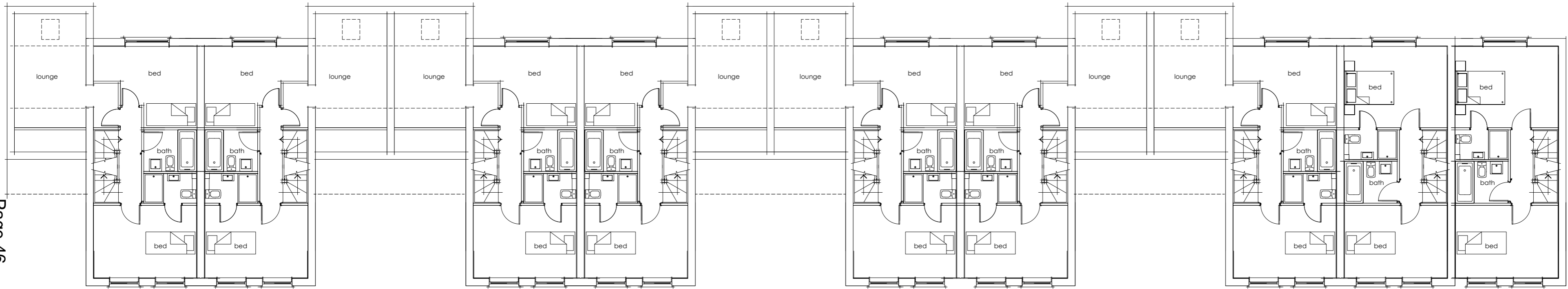
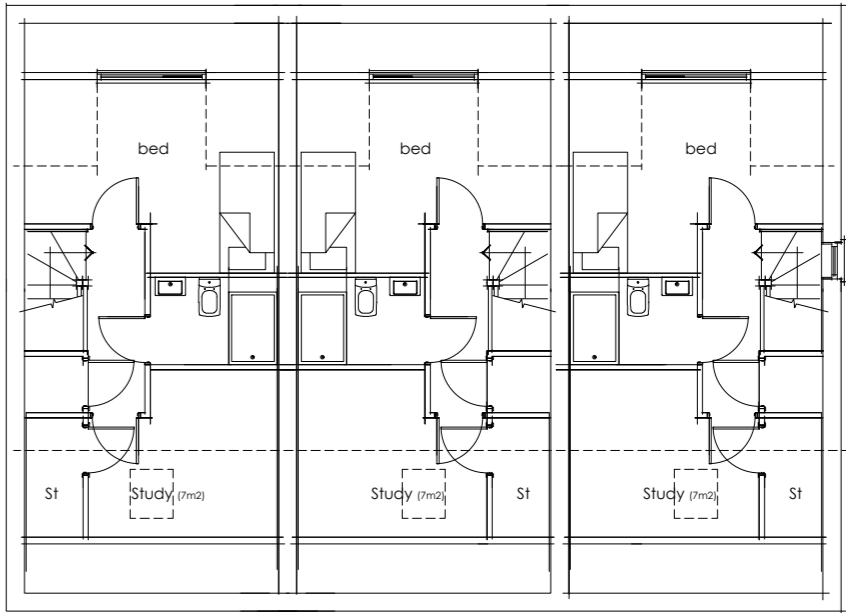
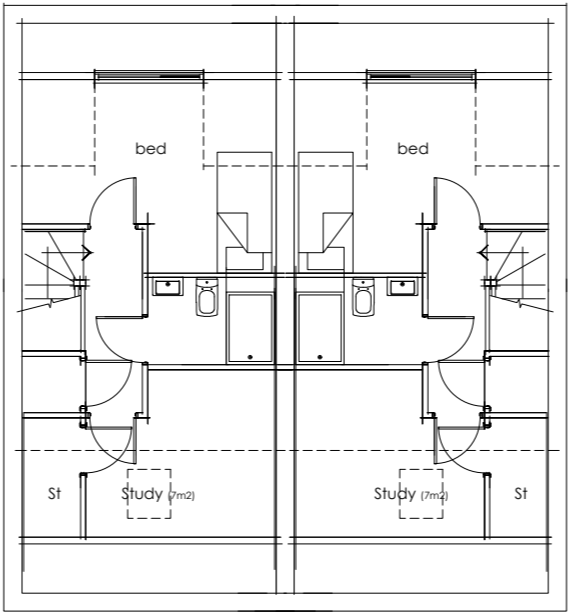
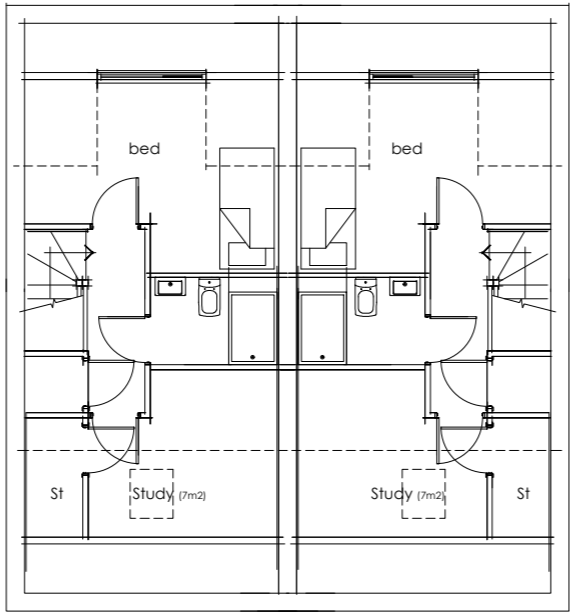
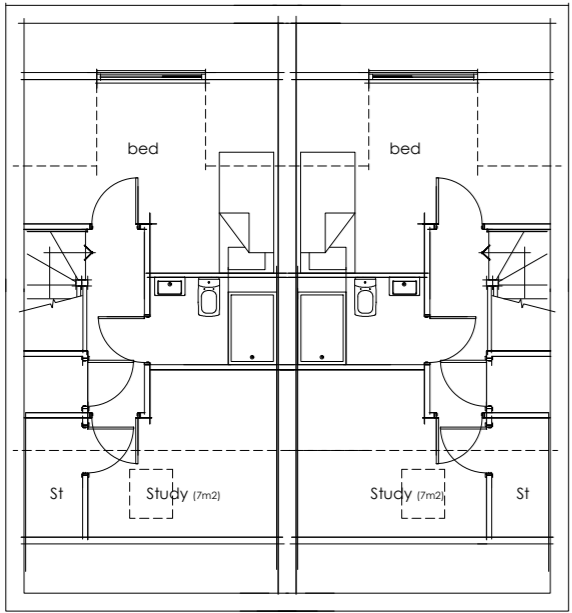
Project : Land adjacent of 131 Bridgewater Rd  
Highridge, Bristol

Title : PLOTS 10-14 FLOOR PLANS

Scale : 1:125 @A2

Date : 03.01.17

Drawing No: 17.015 - 153 B



Rev B 08.06.17 UPDATES  
Rev A 28.04.17 additional; information added

GE2

U R B A N D E S I G N

20 Parsonage Road, Long Ashton, Bristol BS41 9LL t: 01275791846 www.ge2.co.uk

Project : Land adjacent of 131 Bridgewater Rd Highridge, Bristol Scale : 1:125 @A2  
Date : 03.01.17  
Title : PLOTS 1-9 FLOOR PLANS Drawing No: 17.015 - 151 B

## Development Control Committee B – 30 August 2017

ITEM NO. 2

**WARD:** Southville **CONTACT OFFICER:** Amy Prendergast

**SITE ADDRESS:** 125 Raleigh Road Bristol BS3 1QU

**APPLICATION NO:** 17/01836/F Full Planning

**DETERMINATION DEADLINE:** 14 July 2017

*Proposed change of use of an existing office building (Building A) to the mixed use of cafe and bookshop (Use Classes A1 and A3), to include a single storey extension. Extension of an existing, two storey entrance building (Building B) to create a self-contained dwelling (Use Class C3).*

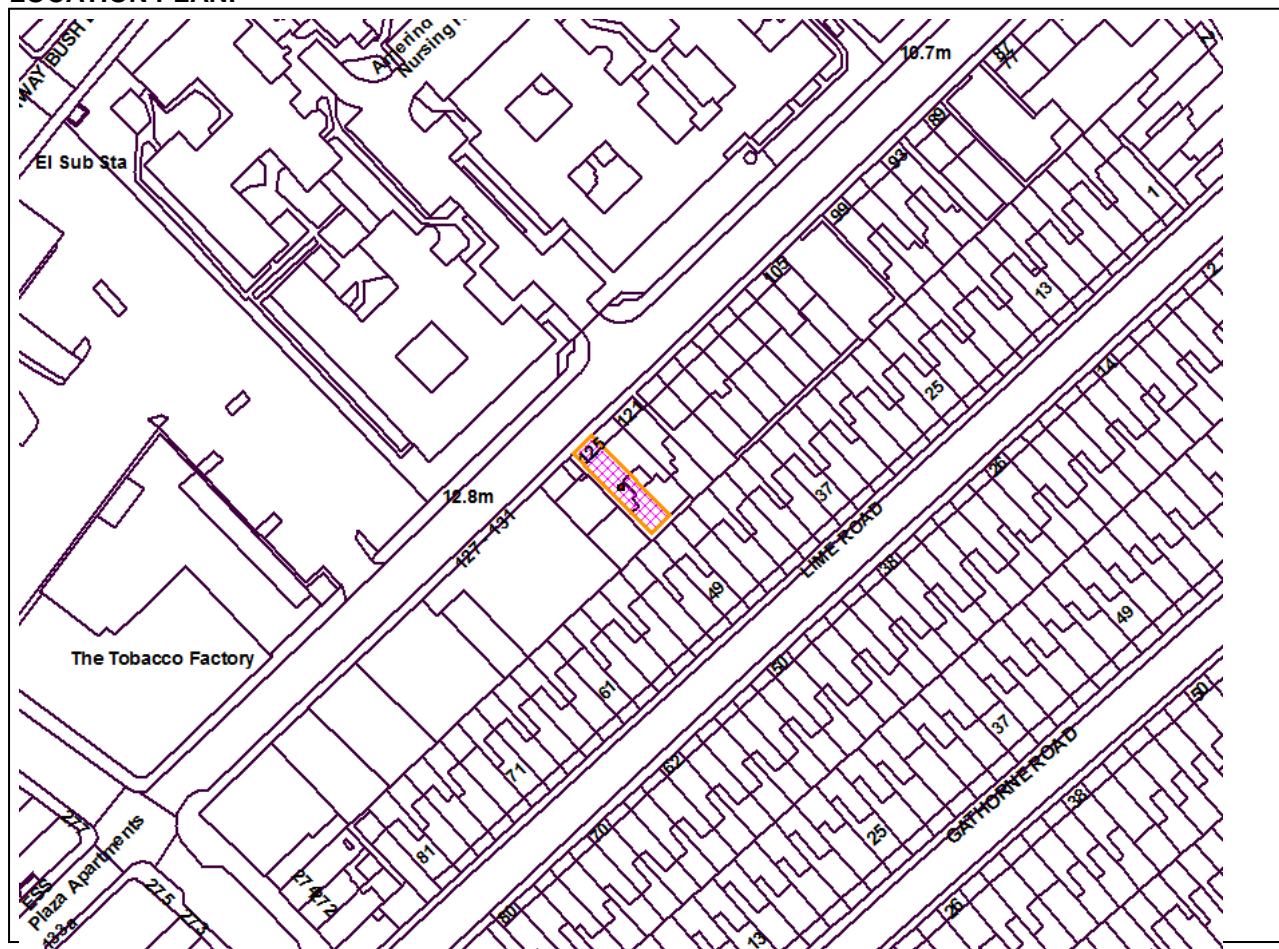
**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** Stokes Morgan Planning Ltd  
G17 Kestrel Court  
1 Harbour Road  
Portishead  
Bristol BS20 7AN

**APPLICANT:** Anders and Alice Ousley and  
Sommerlad  
3 Bells Court  
Falmouth  
TR11 3AZ

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

### LOCATION PLAN:



**Development Control Committee B – 30 August 2017**  
**Application No. 17/01836/F: 125 Raleigh Road Bristol BS3 1QU**

## SUMMARY

Application 17/01836/F brought before committee due to the level of public interest it is considered appropriate for this application to come before Committee.

The application is for the conversion of an existing office building (Use class B1) to a café/bookshop (Use Classes A1 and A3). The proposed works result in the extension of the existing building to enclose the courtyard. Works also include the extension of the first floor frontage building to create a 3 bedroom dwelling house (Use Class C3).

Forty representations were received in total following public consultation from residents and amenity groups, all in opposition to the scheme. There is an objection from Councillor Bolton however the application has not been referred to committee by any Councillor.

## SITE DESCRIPTION

The application relates to the old fire station; a two storey brick building to the street frontage with a large under-croft leading to an area of paved courtyard and single storey brick built vacant office building at the rear of the site.

The site is surrounded by residential properties.

The application site is attached to number 127-131 Raleigh Road to the South West, a large three-storey building previously occupied by offices with planning consent to be converted into a combination of office space and new apartments (Reference 16/00013/F).

To the south of the site are the rear outside amenity spaces and rear elevation of residential properties fronting Lime Road. The application site is immediately opposite numbers 51 and 53 Lime Road.

To the North West of the site is 125a and b Raleigh Road. A row of three terraced brick built dwellinghouses. The end of terrace house has been divided up into two separate self-contained flats.

Opposite the site and separated by Raleigh Road is Amerind Grove Care Home.

The application site is not located within a designated centre or conservation area.

## APPLICATION

Full Planning permission (ref: 17/01836/F) is sought for the conversion of the existing office building (B1) to a café/bookshop (A1 and A3). The works propose a single storey extension to the rear, which infills the existing courtyard. A part single/part two storey extension is proposed above the existing building and extended ground floor to create a 3 bedroom dwelling house with roof terrace.

## EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have

**Development Control Committee B – 30 August 2017**  
**Application No. 17/01836/F: 125 Raleigh Road Bristol BS3 1QU**

different needs, experiences, issues and priorities in relation to this particular proposed development. Overall, it is considered that the refusal of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

## RELEVANT PLANNING HISTORY

The application site has an extensive history. History of most relevance to the pending application includes the following:

03/04832/F: Erection of 1 no. self-contained flat at first floor level over existing office, and external staircase.

Refused (10 May 2004) for the following reasons:

- The proposed development of a self-contained flat above the existing ground floor office would result in a cramped overdevelopment of the site.
- The proposed development because of its height and position in relation to adjoining properties, particularly Nos. 51 and 53 Lime Road, would have an overbearing and adverse impact on the amenities of the occupiers of these properties.

04/00132/F: Retention of conversion of single dwelling house to 2 no. self-contained flats.  
 Approved (9 March 2004)

13/02678/F: Retention of residential use and extension of frontage building to create first floor 2-bed self-contained flat.  
 Granted (13 November 2013)

15/02602/F: Change of use of an existing office building from Use Class B1 to Mixed-use A1 (retail) and A3 (Cafe), and the extension of an existing two storey entrance building into three storey, three bedroom residential dwelling.  
 Withdrawn (4 December 2015)

16/06799/COU: Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3).  
 Prior Approval Given (6 February 2017)

### **127 - 131 Raleigh Road**

15/05097/COU: Prior approval for the change of use from office floor space within Use Class B1(a) to residential accommodation falling within Class C3 (dwelling houses).  
 Prior Approval Given (27 November 2015)

16/00013/F Conversion of existing second floor from Use Class B1(c) to form 9 apartments (Use Class C3) with associated third floor roof extension, external alterations, refuse and cycle storage.  
 Granted (Committee Decision) (14 July 2016)

17/00986/X: Variation of condition 15 (list of approved plans) of planning permission 16/00013/F for conversion of existing second floor from Use Class B1(c) to form 9 apartments (Use Class C3) with associated third floor roof extension, external alterations, refuse and cycle storage - insertion of additional windows.  
 Granted (20 April 2017)

## RESPONSE TO PUBLICITY

The application was advertised via a press and site notice with an expiry date of 17.05.2017. 22 neighbouring premises were also directly consulted by neighbour notification letter with an expiry date of 29.05.2017.

**Development Control Committee B – 30 August 2017**  
**Application No. 17/01836/F: 125 Raleigh Road Bristol BS3 1QU**

As a result 40 objections were received, including an objection from a Councillor and amenity group. These comments are summarised under heading 'Other Comments'.

Some of the representations are addressed by officers in italics; all other representations are addressed within the body of this committee report. The comments are summarised as follows:

Principle of development

- There is an over concentration of cafes in the area.
- Residents need a break between their properties and the commercial activities on North Street

*Case Officer Note: Please see Key Issue A of this committee report*

Amenity

- The proposed use would result in additional noise including in the evening, in an area bordered by residential properties.
- The proposed use would result in harm by virtue of odour
- The proposal would result in overlooking and a loss of privacy
- Outlook/loss of light/overshadowing/overbearing impact/sense of enclosure.

*Case Officer Note: Please see Key Issue B of this committee report*

Design

- The proposal dwarfs adjacent houses
- The proposed works result in the overdevelopment of the site
- The loss of the old fire station doors would be harmful

*Case Officer Note: Please see Key Issue D of this committee report*

Transport and Movement issues

- Parking will be problematic as a result of increased footfall
- Parking is problematic as existing
- The proposed A3 use will add to congestion in the area

*Case Officer Note: Please see Key Issue E of this committee report*

Crime

- The proposed use will result in an increased level of antisocial behaviour
- The site is within a cumulative impact zone

*Case Officer Note: Please see Key Issue G of this committee report*

Other matters

- Consultations weren't adequate [*Case Officer Note: Consultations were carried out in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015-*
- The opening hours would likely get extended [*Case Officer Note: A condition is attached restricting opening hours. If the applicant wished to increase the opening hours this would be subject to separate officer assessment under a new planning application*]
- There is no need for another café in this location [*Case officer Note: The Local Planning Authority has a duty to assess planning applications on their own merits regardless of need.*]
- Concern the premises would get a license to sell alcohol [*Case Officer Note: Licensing is dealt with separately from planning*]
- Signage will likely be visually offensive [*Case Officer Note: No signage has been proposed under this application. If signage were to be proposed then an application for advertisement consent would be needed*]
- The building will be used as a public house or restaurant without the retail element [*Case Officer Note: Were the applicant to propose such a change of use this would be subject to separate officer assessment under a new planning application.*]

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- The proposal will obliterate rear views of Clifton from the Lime Road residences [*Case Officer Note: The loss of a view from individual residential properties is not a material planning consideration*]

**COMMUNITY INVOLVEMENT**

This is not a major scheme, and there is therefore no obligation for the applicant to undertake pre-application consultation with local residents. However, we understand that the applicant contacted all of the nearby properties and provided them with copies of the proposals and this is detailed within the Design and Access Statement which accompanied the planning application.

**OTHER COMMENTS**

**Councillor Charlie Bolton has commented as follows:**

I see I objected to the previous version of this application, and I intend to object again for more or less the same reasons, I am increasingly not a fan of café/bar/restaurant in residential areas.

In this case, while no alcohol license has been applied for, well, it becomes a café and the precedent is set, and, whatever the motives of the current applicants, somewhere down the line, you have to suspect a license will be sought.

I also think there comes a distance from North St where it isn't North St anymore, and is a place where people live - this is about it.

I just think this is the wrong place for this application.

**BS3 Planning group has commented as follows:**

A number of group members and none members have contacted us to raise concerns about this proposal. Their objections relate to spreading the "leisure" offer off North St and further into the residential area and Raleigh and neighbouring roads plus the increase in size and configuration of the unit and the negative impact that it is believed that that will have on local residents in close proximity to the unit.

The BS3 Planning Group is recognised as part of the Bristol Neighbourhood Planning Network (NPN) and is an advisory body in the Greater Bedminster Community Partnership, the neighbourhood partnership for Bedminster and Southville wards. We will also endeavour to provide assistance on planning consultations and pre-applications to other areas of BS3 outside the GBCP area that do not have their own representation in the Bristol NPN.

**BCC City Design Group has verbally commented as follows:**

No objections to the proposed design.

**Pollution Control has commented as follows:-**

The application proposes opening hours till 8 pm and no external seating area. In my experience such a closing time and no outdoor use help prevent the likelihood of noise nuisance of customers using a café premises.

No extraction or ventilation equipment is shown in the application for the café. Whilst I understand that there will be a minimal food offer from the café some additional ventilation may be required.

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Other than the 3 windows on the North East elevation facing on to 127 - 131 Raleigh Road there are no windows in the ground floor part of the building and no details as to how the ground floor will be ventilated are given. If these 3 windows are to be kept closed then this should further reduce any possible noise breakout for the premises again additional ventilation may be required.

I therefore have no objection to this application but would ask for the following conditions should the application be approved.

(See conditions attached to this application).

**Transport Development Management** has commented as follows:-

-The site is considered to be located in a highly sustainable location with good public transport links and amenities within short walking/cycling distance. Therefore, TDM deems that there is no requirement to provide any off-street car parking.

-The site is located within the Southville residents parking scheme. TDM advises that future residents of the development should not be eligible to receive residents parking permits to avoid any increased pressure on existing on-street parking and to encourage a 'low-car' form of development.

**KEY ISSUES**

**(A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?**

Proposed mixed A1/A3 use:

The site currently benefits from a Class B1 (business) use and is located in an “edge of centre” location just outside of the North Street, Southville district centre.

This accords with the NPPF, which defines *edge of centre* sites as follows:

*‘For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area.’*

Policy DM7(Town Centre Uses) of the Local Plan requires that retail and other main town centre uses should be located in designated centres. Where there are no suitable sites within centres, it states that edge of centre locations may be appropriate.

The proposed development is for a “main town centre” use in an *edge of centre* location. It therefore needs to be demonstrated that there are not suitable sites within the centre.

Following case officer advice, the applicant has undertaken a desk based review confirming that there are no suitable alternative sites available within the centre. Case officers have also carried out another site visit, including a review of the wider centre and an online search. Following on from this further review, it is agreed that there are no suitable alternative units available within the centre and in line with policy DM7, an edge of centre location is considered to be acceptable.

The impact of food and drink uses, such as the partial Class A3 use proposed, must also be assessed against Policy DM10 (Food and Drink Uses) of the Site Allocation and Development Management Policies (2014). The policy states that the development of food and drink uses will be acceptable provided that “...they would not harm the character of the area, residential amenity and/or public safety, either individually or cumulatively”. Proposals which would result in a harmful concentration of food and drink uses will not be permitted. In order to assess the impact of food and drink proposals on an area the policy requires that the following matters will be taken into account:

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- i) The number, distribution and proximity of other food and drink uses, including those with unimplemented planning permission; and*
- ii) The impacts of noise and general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas; and*
- iii) The availability of public transport, parking and servicing; and*
- iv.) Highway safety; and*
- v) The availability of refuse storage and disposal facilities; and*
- vi) The appearance of any associated extensions, flues and installations.*

Points ii-vi are addressed under other key issues within this committee report. However point i) is addressed below:

The proposed works are for a mixed Class A1 and A3 use. Whilst there are a number of cafes in the nearby vicinity on North Street they are not of a mixed A1/A3 use. There are also a number of retail uses (A1 and A2 units) present on the section of North Street closest to the application site ensuring an appropriate mix and balance of uses is retained in this instance.

The property is situated in an area where there is a mix of both commercial and residential uses and therefore the proposed mix of uses on the site is compatible with the existing area.

Concern has been raised by local residents that the proposed mixed Class A1/A3 use will, in the future, move to a Class A3 (restaurant) use or A4 (drinking establishment) use. The change of use from a mixed Class A1/A3 use to either Class A3 or a Class A4 use would require separate planning permission and subsequently be subject to further consultations and officer assessment. Given there is no permitted change from the proposed use a use restriction condition is not required in this instance.

A number of representors have raised concern that the commercial use is spreading into the residential area. The proposed A1/A3 is considered to act as a transition from the centre to the residential area in this instance and for the reasons given above, the proposed development is considered to accord with relevant Development Plan policies.

Loss of the B1a office use:

The proposed development would also result in the loss of the class B1a office use, which is classed as employment land, which also needs to be considered as there are policies which seek to protect this, namely Core Strategy policy BCS8 (Delivering a Thriving Economy) and Local Plan policy DM12 (retaining Valuable Employment Sites). While justification for the loss of the employment land has not been provided, a prior approval application (ref: 16/06799/COU) has been given this year, accepting the loss of the office floorspace. Were this application implemented, this would result in the complete loss of any employment use on the site. Given this, the principle of the loss has been established and it is not considered reasonable to refuse the application on the loss of employment land in this instance.

Introduction of C3 dwellinghouse use:

There is no objection in principle to the creation of new residential accommodation in this residential area.

Section 6 of the NPPF reflects the need to significantly boost the supply of housing and to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy BSC18 of the adopted Core Strategy reflects this guidance and 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", with reference to the evidence provided by the Strategic Housing Market Assessment,

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also notes that 'developments should contribute to a mix of housing types and avoid excessive concentrations of one particular type'. The policy wording states that development 'should aim to' contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists.

Bristol comprises a diverse range of residential neighbourhoods with significant variations in housing type, tenure, size, character and quality. A wide range of factors influence the housing needs and demands of neighbourhoods. Such factors include demographic trends, housing supply, economic conditions and market operation. The inter-relationship between these and other factors is often complex and dynamic. In the circumstances, housing requirements will differ greatly across the city and will be subject to change over time. With this in mind an overly prescriptive approach to housing mix would not be appropriate. However, it has been possible to identify broad housing issues that are applicable to many neighbourhoods.

Analysis of the city's general housing needs and demands has identified a number of indicative requirements for each of 6 city zones. The zones reflect sub-market areas used in the Strategic Housing Market Assessment (SHMA). The intention is to provide a strategic steer for all sizes of residential scheme within each zone. A local area-based assessment is required to assess the development's contribution to housing mix as a smaller scale will not provide a proper understanding of the mix of that area; a larger scale may conceal localised housing imbalances. As a guide the neighbourhood is defined as an area equivalent to the size of a Census Lower Level Super Output Area (average of 1,500 residents).

The application site is located within the Coronation Road West LSOA within the Southville Ward. An up-to-date picture of the proportion of different residential accommodation types in the LSOA can be obtained by assessing the 2011 Census data. The Coronation Road West LSOA (LSOA) has a proportion of flats to houses at 52.5% flats and 47.5% houses.

Overall, the above census data would lead to the conclusion that in this instance, there is a need for houses and family sized units rather than smaller flats in the area. The creation of the three bedroom dwellinghouse is subsequently considered acceptable in this instance with regards to mix and balance.

It is considered that the development is acceptable in principle land use terms and complies with the relevant Development Plan policies.

**(B) WOULD THE PROPOSAL HARM THE AMENITY OF THE LOCALITY AND SURROUNDING PROPERTIES?**

Policy DM10 of the Site Allocation and Development Management Policies (2014) which is set out under Key Issue A above states that in order to assess the impact of food and drink proposals on an area the following matter must be taken into account:

ii) The impacts of noise and general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas;

In addition, Policy BCS21 (Quality Urban Design) of the Core Strategy (2011), as well as requiring development to be of a high quality design, also requires new development to safeguard the amenities of existing residents. Policy BCS23 (Pollution) also requires development to be designed so as not to have a detrimental impact on the surrounding environment. Included within this is the requirement that development should not impact on the viability of surrounding uses through its sensitivity to noise or other pollution. Finally, Policy DM35 (Noise Mitigation) of the Site Allocation and Development Management Policies (2014) advocates that development which would have an unacceptable impact on environmental amenity or biodiversity by reason of noise will be expected to provide an appropriate scheme of mitigation. Development will not be permitted if mitigation cannot be

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provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites.

It should be noted that the majority of representations received as a result of the public consultation in respect of this proposal raise concern that the proposed use would result in detrimental harm to neighbouring amenity, of particular concern is the noise that would arise as a result of the proposal.

*Noise from the Proposed Use of the Building*

The proposed opening hours are 08.00 to 20:00 Monday to Saturday and 10.00 to 17:00 on Sundays and Bank Holidays. The proposed opening hours in general terms are considered suitable for a food and drink use in such close proximity to a designated centre and primary shopping frontage. The opening hours for the café/bookshop are also restricted via condition to protect neighbouring amenity from noise and disturbance.

The applicant has advised that the level of cooking proposed at the café is limited. The intention is for the café to serve hot drinks, cakes and light meals such as sandwiches. As such it is not considered that any significant extraction equipment is required preventing any harm by virtue of odour. If extraction or ventilation equipment is required in the future then details must be approved in writing by the Local Planning Authority and this will be secured via condition.

Deliveries would be made during normal working hours of 8am-5pm and will be restricted via conditions.

*Lime Road houses.*

The Lime Road houses are situated on ground level approximately 1.8metres higher than the application site. The front building of the proposed development is to be increased in height from 6.8 metres high to 9.1 metres high. This 2.3 metre increase in height is set approximately 23 metres away from the rear elevation of Lime Road. The changes in ground level and separation distance between buildings prevent any detrimental harm by virtue of overbearing impact, sense of enclosure, overshadowing and a loss of light. Whilst the outlook from rear windows of properties on Lime Road will be altered this will not be so significant to warrant the refusal of the scheme in this instance. Furthermore the loss of a view is not a material planning consideration.

At first floor level of the proposed dwellinghouse there is a window fronting the rear elevation of Lime Road. This window does not result in any overlooking or a loss of privacy given the addition of a 2 metre wall to the terrace screening views. This wall would only appear as 3.4 metres high to Lime Road properties (inclusive of the ground floor building height) when taking into account the ground level changes. In addition the wall is set over 16metres away from the rear elevation of these properties, again preventing any detrimental harm by virtue of overbearing impact, sense of enclosure, overshadowing and a loss of light.

At second floor level of the dwellinghouse there is rooflight on the elevation of the building fronting Lime Road. This rooflight has been angled above head height to prevent any overlooking or a loss of privacy.

*125a and 125b Raleigh Road*

The bulk of the building is increasing on the North East Elevation facing 125A and 125B Raleigh Road. The full extent of the works will not be immediately visible to the occupiers of 125 Raleigh Road given there is an existing 2 storey rear extension and two metre high boundary wall between properties. Given this, the proposal would not appear overbearing or result in a sense of enclosure to these occupiers.

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Within appendix 2 of the Design and Access Statement, the applicant has carried out a shadow study across the year indicating that the loss of direct sunlight to windows would be minimal. The shadow study carried out is satisfactory in identifying that no detrimental harm will arise as a result of a loss of light or overshadowing in this instance.

Four windows within the North East Elevation are being retained under the proposed works. Given these windows already exist it is not considered that the proposal would result in any harm above that already existing. The three windows 125a and 125b Raleigh Road will be fixed shut and this is secured via condition further reducing any possible noise breakout from within the premises.

Three velux rooflights are proposed within the first floor bedroom 1 window. These are angled away from no. 125 Raleigh Road preventing any detrimental harm by virtue of overlooking or a loss of privacy.

*127-131 Raleigh Road*

No windows are inserted within the side elevation of no 127-131 Raleigh Road, subsequently proposed windows fronting the side elevation of this building do not result in any overlooking or a loss of privacy. The height and depth of no. 127-131 Raleigh Road is such that it is not considered that occupiers will experience any detrimental harm to their amenity.

*Amerind Grove Care Home*

The care home is separated from the application site by the already overlooked public frontage- Raleigh Road. The increase in height of the frontage building does not result in any detrimental harm given the proposed height increase and separation distance between these properties.

Subject to condition the proposed works are not considered to result in any detrimental harm to neighbouring amenity and the development accords with relevant Development Plan policies.

**(C) AMENITY FOR FUTURE OCCUPIERS**

Policy DM29 (Design of New Buildings) of the SADMP outlines that the design of all new buildings should ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

Policy BCS18 (Housing Type) of the Core Strategy outlines that residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.

The relevant space standards are the Department for Communities and Local Government (DCLG) Nationally Described Space Standards for new housing published in March 2015. These outline technical standards for application to all tenures of housing across England. Of relevance to this application, the standards outline that three bedroom, six occupant dwellings across two storeys should provide a minimum of 102m<sup>2</sup> of gross internal floor area. This should include 2.5m<sup>2</sup> of built in storage. Double bedrooms should have a floor area of 11.5m<sup>2</sup> and a minimum width of 2.75m. It is also noted that the space standards outline that all rooms should ensure 2.3m in floor to ceiling height for 75% of the area.

The proposed dwelling would be split over two floors with the living accommodation being situated at the first and second floor level. The ground floor would contain the access only. The first floor would contain the three bedrooms with the bathroom.

All bedrooms have windows and will receive natural light. Outlook from bedrooms 1 and 2 is somewhat restricted given they look over privacy screens in relatively close proximity, however this is

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accepted in this high density area.

All three bedrooms exceed the 11.5sqm internal floorspace required by national space standards for a double bedroom.

The second floor would contain the main living area which would have good outlook and access to natural light.

The dwelling would provide around 120 square metres of floor space which would exceed the floor space requirements for a three bedroom, six bedspace property within the national Technical Housing Standards. The property would have access to some outside space in the form of a screened terrace and it is noted that the site is a short walk from Greville Smyth Park with Dame Emily Park and South Street Park also in close proximity providing good access to outside space.

**(D) WOULD THE PROPOSAL BE ACCEPTABLE IN RESPECT OF DESIGN AND THE CHARACTER OF THE AREA?**

Section 7 of the NPPF outlines the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy BCS21 (Quality Urban Design) of the Bristol Core Strategy advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy DM26 (Local Character & Distinctiveness) and Policy DM27 (Layout & Form) of the SADMP outlines that all development is expected to contribute positively to an area's character and identity. It is outlined that this should be achieved by responding to the existing built environment. In particular, development should respect the local pattern and grain of existing buildings and respond to the local scale and character created by height, massing, shape and form, proportion, building lines, set-backs from the street, skylines and roofscapes.

Policy DM29 (Design of New Buildings) of the SADMP outlines that new buildings should present high quality design, responding appropriately to their importance and reflecting their function and role within the public realm. In particular, clear organisation and hierarchy in relation to function is encouraged, as are active street frontages with main entrances fronting the public realm and good levels of natural surveillance. Exteriors should generate visual interest, be well proportioned and appear well ordered. Materials should be high quality, durable and sustainable, utilising colours and patterns which contribute positively to the character of the area.

A representation has been received raising concern that the increase in height of the building fronting Raleigh Road will dwarf adjacent residential buildings. The increase in height of the building by approximately 2metres will not dwarf the adjacent residential building. The height is significantly lower than the adjacent building at 127-131 Raleigh Road which the application site is most closely read alongside. The loss of the original wooden doors to the fire station is regrettable, however the proposed bookshop frontage takes inspiration and articulation from the existing fenestration form of 127-131 Raleigh Road and uses materials to match those used on the existing building preventing any detrimental harm. This will also be secured via condition.

The front façade is extended vertically from the existing coping detail, set back approximately 840mm. This 'setting back' of the facade would serve to discreetly mark a point between the old and the new, allow the dwelling to sit recessively to the existing adjacent former factory building. The fenestration details are designed to complement the adjacent former factory building in scale and form.

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Bristol City Councils City Design team was consulted as part of the assessment of the application and have raised no objections to the proposals. The development is considered to accord with the relevant design policies.

**(E) TRANSPORT AND MOVEMENT ISSUES**

Section 4 of the NPPF outlines that Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

Policy DM23 (Transport Development Management) of the SADMP outlines that new development should not give rise to unacceptable traffic conditions and will be expected to provide safe access to the highway network. The policy also outlines that new development should be accessible by sustainable transport methods such as walking, cycling and public transport. Furthermore, the policy sets standards for parking provision.

The application does not include any vehicular parking, however, given its sustainable location and the fact that the Council has maximum parking standards this is considered to be an acceptable approach.

Cycle parking is proposed for the bookshop and café as well as for the dwelling, which accords with the minimum standards.

Suitable refuse storage is also provided within the front courtyard which is of an appropriate size for both the dwelling and the commercial use. It is also easily accessible for collection purposes.

**(F) SUSTAINABILITY**

Current planning policy within the adopted Bristol Development Framework, Core Strategy (2011) requires new development to be designed to mitigate and adapt to climate change and meet targets to reduce carbon dioxide emissions. This should be achieved, amongst other measures, through efficient building design, the provision of on-site renewable energy generation to reduce carbon dioxide emissions by at least 20% based on the projected residual energy demand of new buildings.

The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy.

The application is supported by a Sustainability Statement which demonstrates the sustainability measures that will be put into place. The scheme will comply with the Council's requirement for 20% from renewable energy and this will be provided through 6 PV panels mounted at an angle on the flat roof of the building facing South East.

**(G) WOULD THE PROPOSALS RAISE ISSUES OF SAFETY AND SECURITY?**

The application site is located within a Cumulative Impact Zone and subsequently the opening hours should be restricted via a condition.

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**CONCLUSION**

The proposals would develop a site that has been vacant and would bring the site back into active use generally in line with the site's allocation in the Bristol Local Plan (Site Allocation & Development Management Policies).

Overall the applicants have tried to address the concerns of officers and local residents since the withdrawn application (15/02602/F). As a result revisions to the scheme are for a form of development that has adequately addressed issues relating to: principle, residential amenity, future occupiers amenity, design, highways and sustainability.

Therefore this application is recommended for approval subject to conditions.

**COMMUNITY INFRASTRUCTURE LEVY**

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

The CIL liability for this development is £8183.04

**RECOMMENDED GRANT subject to 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. Details of Extraction/Ventilation System

No ventilation or air conditioning equipment, including equipment for the extraction and dispersal of cooking smells/fumes shall be installed until details have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the installation of any such equipment and thereafter shall be permanently retained.

The submitted details shall include appearance, finish, any odour control measures and an assessment, by a suitably qualified acoustic consultant/engineer, to show that the rating level of any ventilation or air conditioning plant & equipment will be at least 5 dB below the background level in accordance with BS4142: 2014 'Methods for rating and assessing industrial and commercial sound'.

Reason: These details need careful consideration and formal approval and to safeguard the host building and amenity of nearby properties and to protect the general environment

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**Pre occupation condition(s)**

3. 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 related to that building or use, 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 for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of nearby 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.

4. Completion and maintenance of cycle provision - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision related to that building or use shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

**Post occupation management**

5. Hours open to customers Monday - Sunday

No customers shall remain on the premises outside the hours of

08:00am to 20:00pm Monday to Saturday  
 10:00am to 17:00pm Sundays and Bank Holidays.

Reason: In order to safeguard the amenities of nearby occupiers

6. Fixing shut relevant windows during opening hours.

The three identical windows within the North East Elevation as shown on Drawing No. EL09 hereby approved shall remain closed at all times during the opening hours set out under condition 5 of this permission (17/01836/F) except in the event of an emergency.

Reason: In order to safeguard the amenities of nearby occupiers

7. Noise from plant & equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS4142: 2014 'Methods for rating and assessing industrial and commercial sound'.

Reason: In order to safeguard the amenities of nearby occupiers

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8. Use of Refuse and recycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers

9. External Works to Match

All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: In the interests of visual amenity and the character of the area.

10. Deliveries restriction

Activities relating to deliveries shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers

11. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 the North East or South East elevation of the building/extension 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.

12. The lower panes of the three windows within the North East Elevation at ground floor level, as shown on Drawing No. EL09 hereby approved, shall be glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as non-opening and obscure glazed.

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

**List of approved plans**

13. 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.

PL01 Location Plan, received 5 April 2017

PL02 Existing and Proposed Site Plan, received 5 April 2017

PL03 Existing Ground and First Floor Plans, received 5 April 2017

PL04A Proposed Ground Floor Plan, received 5 April 2017

PL4B Proposed First Floor Plan, received 5 April 2017

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PL04C Proposed Second Floor Plan, received 5 April 2017  
 PL04D Proposed Roof Plan, received 5 April 2017  
 SE10 Existing Sectional Elevation, received 5 April 2017  
 SE11 Proposed Sectional Elevation AA, received 5 April 2017  
 SE12 Proposed Sectional Elevation BB, received 24 May 2017  
 EL13 Existing and Proposed Elevation, received 5 April 2017  
 EL14 Existing and Proposed Elevation, received 5 April 2017  
 EL05 Proposed North West Elevation, received 5 April 2017  
 EL06 Proposed North West Elevation, received 5 April 2017  
 EL07 Existing and Proposed South East Elevations, received 5 April 2017  
 EL08 Existing and Proposed North East Elevation, received 5 April 2017  
 EL09 Proposed North East Elevation, received 5 April 2017  
 Sustainability Statement and Energy Strategy, received 5 April 2017

Reason: For the avoidance of doubt.

**Advices**

1. Signage

This application does not include the assessment of any signage associated with the proposed development. Any signage required by end users is likely to require separate advertisement

2. Cumulative Impact Zone

Please note that this site is located in a designated Cumulative Impact Area (CIA). The CIA policy, when triggered, applies to applications for the grant of new licenses or significant variations of existing licenses in respect of premises that primarily provide alcohol for supply on the premises, restaurants and takeaway outlets. Applicants for licenses in the CIA area will need to be able to demonstrate that they can offer something different from what is currently available without adding to the impact already being experienced.

The applicant should note that the grant of planning permission for uses that may require a separate licence does not prejudice or preclude the application of the CIA policy by other departments of Bristol City Council.

3. Consent to Enter Adjoining Land

This planning permission does not grant access rights, or give any right of ownership over adjoining property/land. It is the applicant's responsibility to establish the ownership and legal position of the boundary before carrying out the work shown on the plan/s. Where it is necessary to gain access to adjoining land/property, to carry out building operations, or to allow inspections of work, it is recommended that written permission is obtained from the owner of the land/property.

Your attention is drawn to the Access to Neighbouring Land Act 1992 and the Party Wall etc Act 1996. The Party Wall Act covers: - a) work on an existing wall or structure shared with another property b) building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property c) excavating near a neighbouring building. It is important to note that the Party Wall Act requires at least one months notice (in some cases two months) of 'planned start of work' to be given to the neighbour. The minimum time period should be sufficient to enable a written agreement to be made regarding boundary ownership, positions, access etc.

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4. Note that in deciding to grant permission, the Committee/Planning Service Director also decided to recommend to the Council's Executive in its capacity as Traffic Authority in the administration of the existing Controlled Parking Zone of which the development forms part, that the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits.

## Development Control Committee B – 30 August 2017

ITEM NO. 3

**WARD:** Avonmouth & Lawrence  
Weston

**CONTACT OFFICER:** Susannah Pettit

**SITE ADDRESS:** Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG

**APPLICATION NO:** 17/02240/F Full Planning

**DETERMINATION DEADLINE:** 16 June 2017

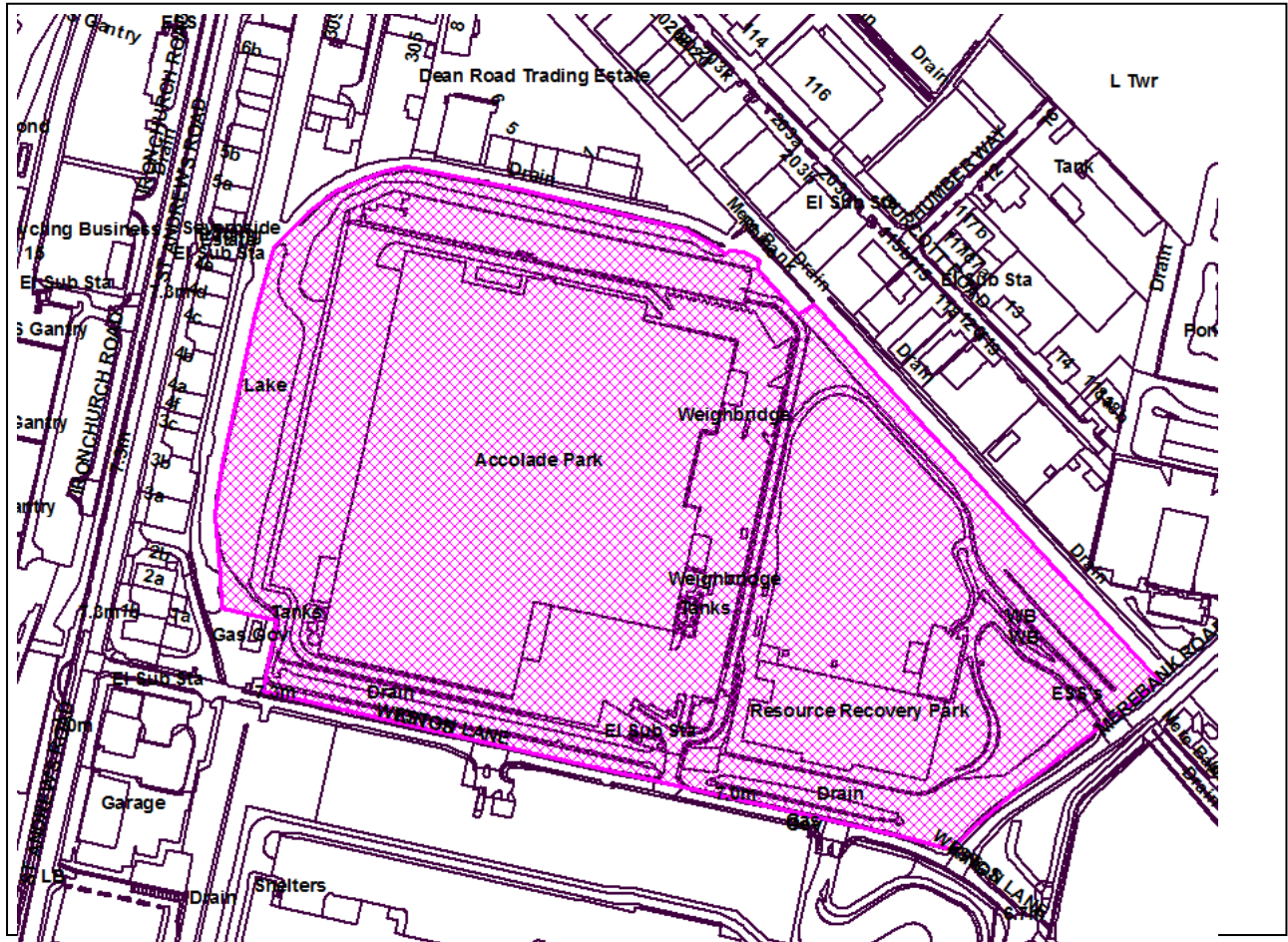
*Proposed single wind turbine (130m high), along with associated infrastructure including electrical housing.*

**RECOMMENDATION:** Grant subject to Condition(s)

**APPLICANT:** Clean Earth  
Unit 2A Bess Park Road  
Trenant Industrial Estate  
Wadebridge  
PL27 6HB

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

### LOCATION PLAN:



**Development Control Committee B – 30 August 2017****Application No. 17/02240/F: Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG****SUMMARY**

The application relates to Merebank (M1) which contains a recently constructed industrial unit now occupied by Accolade wines. The application is for a wind turbine 130m tall (to blade tip). The turbine would provide 90% of its energy for Accolade Wines, which would make up 40% of their requirements. Due to the existence of a Written Ministerial Statement of June 2015, LPA can only grant permission for wind turbines where they are on sites which have been specifically designated for wind farm development, AND where they have the support of the local community. Bristol has no such allocations, therefore any decision to grant approval for this development could be at risk of legal challenge.

Whilst there are no allocations, the planning impacts have been assessed and there is much local support including support from the Lawrence Weston Neighbourhood Forum. The legal and policy background to this is set out in Key Issue (A) - National and Local Land Use issues, of this report.

There is one objection from the occupier of an office to the north west of the development site raising concerns about shadow flicker. Key Issue (D) of this report sets out that these concerns can be mitigated by condition which requires the turbine to be fitted with software to enable it to shut down in the event that shadow flicker conditions occur.

Officers are therefore concluding that due to the level of local support, and the fact that the development is in accordance with policies in the local plan, (as assessed in detail below), despite the absence of a formal designation, there is no reason to withhold planning permission. In addition to this it is likely that Avonmouth could be considered an appropriate area for wind turbine development, in view of the fact that there are already a number of wind turbines in the area, as well as the relative lack of sensitive receptors. The applicant's Landscape and Visual Impact Assessment also sets out that there would be no severe impact on Kings Weston House and other areas where it might be viewed from.

**SITE DESCRIPTION**

The application site forms part of 'Merebank' which is located to the north of Kings Weston Lane and forms part of the wider Cabot Park development in Avonmouth. The wider Merebank site comprises approximately 31 hectares in size and has been the subject of various planning consents over recent years.

Following earlier outline and reserved matters consents, the application site (former M1 plot) received reserved matters consent in 2007 for a large industrial unit (approximately 71,071 square metres) and is currently occupied and used as a regional storage and distribution centre.

Kings Weston house is some 3km from the site, and is a Grade I listed building set within Regionally Important Geological Site, Local Historic Park and Garden, Important Open Space, Site of Nature Conservation Interest, Kings Weston and Trym Valley Conservation Area, and a Registered Park and Garden.

**RELEVANT HISTORY**

A series of planning permissions have been granted for the Merebank area since the early 1990s. Outline permission was granted in 2006 to regenerate the Merebank area for Industrial (B2) and Warehouse (B8) development (planning permission 05/04807/P). Three phases or plots are identified in the approved master plan. These comprise area M1, (the application site and Accolade Wine warehouse); area M2 a single large building; and area M3, a series of smaller buildings. Area M2

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received reserved matter approval in October 2007 (07/03426/M) for a 25,886 square metre building for distribution/warehousing (B8). M3, a smaller building (2,210 square metres) received reserved matters approval in May 2006 (06/00077/F) and has since been constructed and occupied.

12/05132/F Extensions to the existing regional Distribution Centre (Use Class B8) to provide an additional 8390 sq.m of floorspace including the erection of 2no. storey/decked car park to reprovide existing car parking spaces. (Major Application)

Date Closed 22 March 2013 PG

The above permission has not been implemented and has expired.

16/04889/F Proposed Portakabin toilet block and relocation of existing smokers' shelter.

Date Closed 1 November 2016 PG

16/05826/F Revised landscaping and parking layout to provide 9 additional car parking spaces (retrospective).

Date Closed 19 December 2016 PG

17/00064/SCR: A screening opinion relating to the wind turbine subject of this application was issued on 24 February 2017, confirming that the development was not EIA development, but requiring an Ecological Environmental Impact Assessment to be submitted with any planning application. This has been done.

13/01881/F: St Andrews Road, Avonmouth.

Most recent decision taken in Bristol on a wind turbine. Planning permission granted on 22.04.14 for a wind turbine of 63.1m to blade tip. This site is approximately 800m from the application site.

**APPLICATION**

The application is for the erection of a 130m (maximum) wind turbine to the front entrance area of the Accolade Wine warehouse. This is from ground to blade-tip - the hub height would be 85m.

The applicant is Clean Earth energy and they have been appointed by Accolade Wines to deliver the wind turbine on the Accolade Wines site, and they would use a total of 90% of the energy generated by the wind turbine. This in turn would make up 40% of the building's energy requirements.

The application includes the following documentation to enable assessment of the application:

- Detailed drawings and sections showing the turbine and its mechanisms, including dimensions and colour.
- Full Views Impact Analysis from a number of plotted locations, including one from Kings Weston House.
- Planning Statement
- Airwave Network Interference Assessment
- Construction Transport Management Plan
- Ecological Impact Assessment + Habitat Regulations Assessment + Bird Vantage Point Surveys and Collision Risk Modelling
- Noise Assessment
- Shadow Flicker Assessment

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The Planning Statement notes that the proposed wind turbine would be in place for a fixed term of 27 years, at the end of which the development would be removed and the land reinstated to its original condition.

**PRE APPLICATION COMMUNITY INVOLVEMENT**

Due to its size, the application is required to be accompanied by a Statement of Community Involvement. Guidance and good practice examples exist to inform the choice of appropriate methods in order to help ensure effective, efficient, transparent and accountable community involvement. Those responsible for undertaking community involvement are expected to reflect such good practice to ensure inclusive, fair and effective initiatives. Failure to do so may limit the validity and relative credibility of the involvement undertaken.

In this context, the applicant has included a Community Involvement Statement in their Planning Statement. This was also undertaken in the context of the Written Ministerial Statement (See Key Issue A). The CIS has been assessed, and is summarised below:

**i) Process - which would be NPN's CI summary**

The applicant held an open public consultation event on Wednesday 22 March between 3:30pm-6:30pm at the Avonmouth Community Centre. Seven community meetings were also attended by the applicant during February and March 2017. These are listed in the applicant's Planning Statement. The applicant also set up a website and email address for people to direct any questions to following the events. A mail-out to 1,008 residents took place, along with advertisements within the Bristol Post online and print editions.

**ii) Fundamental Outcomes - CIS**

The Planning Statement reports that 100% respondents supported the proposal;  
50% believed that a single turbine would fit in well with the existing turbines;  
37.5% cite the position of the turbine far from residential properties as their reason for supporting the proposal;  
Some reasons for support included reduction of Accolade's running costs;  
One was supportive but raised concern on the impact on birds.

**RESPONSE TO PUBLICITY AND CONSULTATION**

The application was advertised by letters sent to 112 nearby neighbours on 22.05.2017. A site notice was also posted near to the site on 31.05.2017. The final date for comment was 29.06.2017.

One objection was received from a local business (Tercon):

"Our office is located well within the 820m zone to be considered and I have shown the elevations of our property which have ground and first floor office windows. These windows are East and South facing, and well within the 130 degrees of North area of effect so are likely to have the sun behind the turbine through most of the day. Our offices are at significant risk of shadow flicker from this proposal" Case officer note: Since this objection was made, the applicant prepared a revised Shadow Flicker report which took into account the impact on this office. This is assessed at Key Issue (D) - Amenity.

In addition to the above to comments from ward members, 24 letters of support from nearby neighbours were received, all welcoming the development due to it being sustainable, and located on a site seen to be appropriate due to the surrounding industrial uses.

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There were also responses received from telecommunications operators, response to the applicant's Airwave Network Interference Assessment, confirming that this would not impact on their facilities. These responses were forwarded by the applicant rather than in response to the planning consultation. These were from BT, Vodafone, OFCOM, JRC (a company that analyses the potential to interfere with radio systems operated by utility companies) and Co-Channel (radio communication systems).

**WARD MEMBERS**

Councillor Donald Alexander: SUPPORT

Very pleased to see this application as it is in line with our sustainability policy.

Councillor Jo Sargent: SUPPORT

I support the building of this wind turbine. We should support local businesses in their attempts to produce sustainable and clean energy. The existing wind turbines are an interesting feature on the local landscape and a sign of a progressive enterprise area and there is no reason to object to adding a few more.

Councillor Matt Melias: SUPPORT

I fully encourage more wind turbines in the industrial part of Avonmouth.

**OTHER COMMENTS**

**Department For Communities And Local Government** has commented as follows:-

No comments received.

**North Somerset District Council** has commented as follows:-

No comments received.

**South Gloucestershire Council** has commented as follows:-

I would draw your attention to the presence of other wind turbines in the locality within the administrative area of South Gloucestershire Council but have no specific comments to make.

**Landscape** has commented as follows:-

In general the conclusions of the LVIA are accepted. The most significant visual harm is caused to viewpoint 5 - the historic view from Kingsweston House.

**Historic England** has commented as follows:-

Thank you for your letter of 11 May 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

**Nature Conservation Officer** has commented as follows:-

1. Habitats Regulations Assessment (HRA). The Conservation of Habitats and Species Regulations 2010 and the Conservation of Habitats and Species (Amendment) Regulations 2012 with respect to the Severn Estuary Special Protection Area (SPA) and Ramsar Site.

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The analysis contained within the (Shadow) Habitats Regulations Assessment dated April 2017 is considered acceptable. Because the analysis of bird collision risk is based on modelling, the following planning condition is recommended.

Condition: Prior to the commencement of development, details of an ecological monitoring strategy to assess the impact of the turbine on birds in the area shall be submitted to and approved in writing by the Local Planning Authority. The monitoring shall take place in accordance with the approved strategy, during years 1, 2, 3, 5, 10, 15 and 20 of the life of the turbines, unless otherwise agreed in writing by the Local Planning Authority. The need for and scope of this ongoing programme of monitoring shall be reviewed after the second year and each subsequent year of monitoring.  
Reason: In the interests of monitoring the impact of the proposed turbines on wildlife in the area.

In addition a planning condition should be applied which addresses the need to remove and decommission the turbines after their working life has expired.

## 2. Other ecological considerations

The proposal comprises an area of concrete hardstanding within an existing warehouse facility. Potential ecological impacts have been considered within the Preliminary Ecological Appraisal dated April 2017. In this instance I have no further ecological comments.

**Natural England** has commented as follows:-

No objection

Natural England notes and supports the advice of the Council's Nature Conservation Officer (email dated 22nd May 2017) regarding the need for an ecological monitoring strategy to assess the impact of the turbine on birds and the need to address the decommissioning and removal of the turbines after their working life has expired.

**Contaminated Land Environmental Protection** has commented as follows:-

No objections, subject to certain conditions.

**Lower Severn Internal Drainage Board** has commented as follows:-

No comments received.

**Lawrence Weston Neighbourhood Planning Forum** has commented as follows:-

Lawrence Weston Planning forum Supports this application in full.

After carrying out our own community consultation for renewable energy and on shore wind turbines, and taking into account our own Neighborhood Development Plan and Design Statement, we can evidence strong local support for this development.

When we were surveying local residents from the Avonmouth area on the 11/09/2016 our findings showed overwhelming support, 96.2% of 53 residents surveyed were in favour, and 97% of 130 Lawrence Weston residents surveyed on 27/05/2016 also showed the same high level of support.

**Wales & West Utilities** has commented as follows:-

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works.

Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion

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works be required these will be fully chargeable.  
You must not build over any of our plant or enclose our apparatus.

**Transport Development Management** has commented as follows:-

We have no objection to the proposal - it is sited far back enough within the site not to affect the highway.

The construction management plan shows awareness of the requirement to have accompanied abnormal loads, which will be programmed with an escort. M5 to St Andrews Road is an abnormal loads route.

There are concerns about the turn into the Accolade site itself, though, and there may be requirements to close the road to allow for cranes to lift the structures into the site. Further details on this should be subject to a condition - the Construction Management Plan should be updated to reflect how the structures will be brought into the Accolade Wines site itself.

**Sustainable Cities Team** has commented as follows:-

I am pleased to support the application.

As stated in the Planning Statement much of the content of policies BCS13-15 relates to the construction or refurbishment of residential and non-residential buildings, and therefore does not apply in this case. However, if constructed the turbine will contribute to Bristol's stated commitment to reduce emissions of carbon dioxide (BCS13 Core Strategy 4.13.4), and the development of renewable energy and low carbon energy (BCS14 Core Strategy 4.14.2).

In terms of potential ecological impacts please refer to comments from Dr Nick Michael and for input on flood risk Patrick Goodey.

Shadow Flicker: As noted in the Shadow Flicker Assessment, at certain times of the year, under specific weather conditions shadow flicker may be experienced by some of the commercial properties in the vicinity of the turbine. As noted there are several mitigation measures which can be deployed to minimise or eliminate shadow flicker including software to turn the turbine off at the specific times and conditions when this is an issue.

Though not material to the application, I would encourage the applicant to consider the educational opportunities the turbine presents. For example publishing or streaming information on the energy generated, displaying energy output so that it is accessible to staff and visitors to the site and participating in the annual Open Doors event.

**Environment Agency (Sustainable Places)** has commented as follows:-

No objection - conditions recommended concerning contamination and piling.

## RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

**Development Control Committee B – 30 August 2017****Application No. 17/02240/F: Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG****KEY ISSUES****(A) NATIONAL AND LOCAL LAND-USE POLICY****(i) NPPG; and NPPF Chapter 10, footnote 17**

National policy in relation to wind energy development, is written in such a manner as to guide the formulation of plan policies and site allocations, rather than for assessing individual applications for such developments that have been submitted without the benefit of such policy designations.

The NPPG calls for a criteria-based approach when creating local plan policies for renewable energy. Local topography and the need to protect the setting of heritage assets, as well as local amenity are seen as key considerations.

The NPPF at footnote 17 states:

"In assessing the likely impacts of potential wind energy development when identifying areas, and in determining planning applications for such development, planning authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including on aviation impacts). Where plans identify areas as suitable for renewable and low-carbon energy development, they should make clear what criteria have determined their selection, including for what size of development the areas are considered suitable."

Overarching National Policy Statement for Energy (2011)(EN-1): Sets out the Government's policy for delivery of major energy infrastructure, decisions which are largely determined by the Infrastructure Planning Commission. This is within the context of its aim to cut greenhouse gas emissions by at least 80% by 2050. It also includes a list of assessment principles common to all types of infrastructure (including health, wildlife, safety, aviation, historic environment, flood risk, noise etc.)

National Policy Statement for Renewable Energy (2011)(EN-3): Contains advice on Onshore Wind, and is written in a manner which is aimed to guide LPAs in plan-making. The document also sets out that information and supporting documents for planning applications must be consistent with the instructions and guidance in the NPS and EN-1.

The application and supporting documents before Members has followed the instructions in the above guidance.

**(ii) WRITTEN MINISTERIAL STATEMENT (HCWS42)**

The Government issued a Written Ministerial Statement (WMS) on 18 June 2015, which sets out revised considerations to be applied to planning decisions for wind energy development. It says that in determining planning applications for wind energy development, LPAs should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

The WMS contains advice on what an LPA should do if a valid application for a wind energy development has already been submitted to an LPA, and the development plan does not identify suitable sites. In this situation, it states that the LPA can only find the proposal acceptable if, following consultation, they are satisfied it has addressed the planning impacts identified by affected communities and therefore has their backing. The WMS is given significant weight in this

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assessment, in the following paragraph.

**(ii) BRISTOL LOCAL PLAN POLICY**

Whilst Bristol does not have any specific site allocations for wind energy development, either through the Local Plan or through Neighbourhood Plans, the Core Strategy includes reference to the Avonmouth and Bristol Port area being suitable for wind energy.

Policy BCS4 (Avonmouth and Bristol Port) states that;

"Avonmouth is identified by the Bristol Citywide Sustainable Energy Study as having significant potential for renewable and low carbon energy installations - for example, wind, biomass and waste to energy. Whilst this strategy encourages these types of environmental technologies, proposals will be expected to demonstrate how they protect the area's environmental assets and, specifically, comply with the Habitats Regulations to avoid significant adverse effect on the Severn Estuary."

The Council's legal advice is that this does not hold the same weight as a specific allocation. There would be no opportunity to introduce any site allocations through a review process for the local plan for a considerable period of time (until 2019).

The applicant's Planning Statement looks into the challenges that would arise for Bristol if it were to designate land for wind energy development within the local plan now. It describes the complex and difficult process of determining a suitable location for wind development, and the lengthy process it would be to designate areas within Neighbourhood Plans. It also reports that the WMS lacks any real guidance on helping a decision-maker establish what constitutes a 'suitable' area (although this is contained within the National legislation described above).

The Planning Statement advises that, for the period when there are no designated areas for wind turbines, the LPA must determine how much weight should be given to the WMS and makes reference to the NPPF's presumption in favour of sustainable development. It recommends that in the absence of site-specific allocations for wind energy in the Local Plan, planning applications should be determined in accordance with the presumption in favour of sustainable development and points to the reference in the Core Strategy on Avonmouth's potential for wind development. It concludes that sufficient weight should be applied to this part of the Core Strategy, and to the individual planning merits of the proposal.

Setting this aside, in the context of the WMS, the absence of allocated sites for wind energy means that any planning permission granted for such development is at risk of challenge.

Because of this, it is therefore necessary to set out that the planning impacts (identified by affected communities) have been fully addressed.

As can be seen from the consultation section of this report, there was much local support for the development subject of this application, with one objection regarding concerns relating to shadow flicker. This is assessed in the Amenity paragraph at Key Issue D below. The full planning assessment is set out in the following paragraphs.

Policy BCS4 does indicate that Avonmouth is viewed as an appropriate location for wind turbines due to its open-ness and relative absence of nearby sensitive uses, and the area has seen the most significant development of these facilities for recent years. Consideration also needs to be given, however, to the impact on wildlife, as well as other material planning implications.

**(B) HAS THE APPLICATION ADEQUATELY ASSESSED THE IMPACT ON ECOLOGY?**

Core Strategy policy BCS4 describes the environmental assets Avonmouth area. The Severn Estuary has internationally important habitats which support important populations of waterfowl, waders

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invertebrates and fish. The site is located next to the Severn Estuary Special Protection Area (SPA); the Severn Estuary Ramsar Site; the Severn Estuary Special Area of Conservation (SAC); and the Severn Estuary Site of Special Scientific Interest (SSSI).

Due to the proximity of the proposed development to the Severn Estuary, it has potential to affect the designated national and international features of nature conservation interest. In particular the development has the potential to adversely affect populations of bird species associated with the Severn Estuary national and European protected site in terms of potential collision risk and/or displacement effects. These impacts therefore require assessment.

The Screening Opinion issued by the LPA earlier this year advised the applicant that whilst the development was not deemed to be EIA development, the impacts on ecology would need to be fully assessed within the application in the form of an Ecological Impact Assessment (EclA). This was to enable BCC to comply with its duties under the Habitats Directive in relation to assessing the impacts on the Severn Estuary SAC, SPA and Ramsar site. The applicant has submitted an EclA, which includes surveys taken at appropriate times of the year. This looks at the impact on birds within the construction and operational phases, and the cumulative effects combined with wind turbines in the area. The EclA concludes that birds in the area are normalised to turbine movements due to ongoing industrial activities in the area, including movements from the existing wind turbines. No habitats would be lost due to the separation distances between the proposal and the designated sites. The risk of collision has also been assessed and found to be low. The EclA further concludes that the erection of the wind turbine at this site will not undermine the favourable conservation objectives of the Severn Estuary SPA, SAV and Ramsar site.

The Council's Ecology officer, as well as Natural England, have both assessed the submission and have no objections. A condition to require submission of an ecological monitoring strategy to monitor the continued impact of the turbine on birds in the area, shall be included. A further condition shall be imposed requiring the turbine to be removed and decommissioned at the end of its working life. This is commensurate with aspirations within the submission - the turbine is proposed to be removed after 27 years.

The ecological impacts of the development are found to be acceptable.

**(C) WOULD THE APPLICATION MAKE AN ADEQUATE DESIGN AND CONSERVATION RESPONSE, INCLUDING IMPACT ON KEY VIEWS?**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

This is relevant here because the development would affect the setting of the nearby Grade I listed Kings Weston House and its surrounding historic landscape, including the Kingsweston and Trym Valley Conservation Area.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. BCS22 requires developments to safeguard or enhance heritage assets.

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Requiring good design is at the heart of National and Bristol planning policy, and BCS21 expects a high quality design in all developments, which contributes positively to an area's character and identity, creating or reinforcing local distinctiveness.

The application is accompanied by a comprehensive Landscape and Visual Impact Assessment (LVIA), which contains existing photos with comparison CGI images of the development in place. This was requested within the response to the Screening Opinion. The submitted LVIA considers the effect that the turbines will have on the local landscape and the people who regularly view it. The assessment is a comprehensive study that establishes a baseline for the landscape character of the area and the visual environment and projects the impact that the proposal will have on these 'receptors'. The wind turbine would be rendered a grey colour, (RAL:7035) in order to blend in appropriately with the sky, and go some way to mitigate its appearance.

Viewpoints were taken from ten different locations - 7 within 5km and 3 within 10km, including one from Avonmouth Village and one from Kings Weston House.

The views show that whilst the turbine would be visible, it would be seen within the context of the collection of wind turbines already in existence, and within the general industrial backdrop of Avonmouth. The proposed wind turbine would not excessively exceed in height of other wind turbines in the area.

The most sensitive view is No. 5, from Kings Weston House. The impact on this view has been identified as medium. The LVIA analysis informs us that, at 2.92km away, the turbine would be readily apparent and difficult not to notice, but would not dominate the field of view. This, as stated above, is against the backdrop of the industrial landscape which is tolerant to change and already influenced by the industrial landscape that dominates at Avonmouth Docks. It is therefore considered that there would be minimal harm inflicted on the setting of Kings Weston House or the Kingsweston and Trym Valley Conservation Area, but that the wider public benefits of introducing a renewable energy resource would outweigh this less than substantial harm.

The visual impact of the proposed wind turbine would be acceptable in its context.

**(D) WOULD THE PROPOSAL HAVE ANY IMPACT ON AMENITY OF NEARBY OCCUPIERS - INCLUDING SHADOW FLICKER AND NOISE?**

Policy BCS23 of the Core Strategy requires development to be sited and designed in a way as to avoid adversely impacting upon the amenity of areas by virtue of noise, vibration, smells and light.

The erection of a wind turbine has the potential to have a negative impact from noise and shadow flicker.

**(i) Noise and vibration**

Acceptable levels of noise from wind turbines are set out in the document ETSU-R-97: The Assessment and Rating of Noise from Wind Turbines. In this, it is stated that noise limits should be applied to external locations used for relaxation or where a quiet environment is highly desirable, with applicable separate daytime and night time limits. Noise limits in the daytime should be 35-40dB(A) or 5 dB(A) above the 'quiet daytime hours' prevailing background noise, whichever is the greater.

The application is supported by a noise report which considers the impact of noise at three residential receptors (McLaren Road, Moorhouse and Saltmarsh Drive), and the assessment concludes that development would comply with the standards set out in ETSU-R-97.

The conclusions are that noise from the development would be within the recommended guidelines, and the Council's Pollution Control Officers are satisfied with the information and considered that

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noise from the development would not harm amenity of sensitive receptors. A condition will be attached to the decision to ensure that the noise levels stated in the report will be complied with.

**(ii) Shadow Flicker**

Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; the impact is known as 'shadow flicker'. Only properties within 130 degrees either side of north, relative to the turbines can be affected at these latitudes in the UK - turbines do not cast long shadows on their southern side.

Government guidance on shadow flicker (NPS- EN3) states that receptors include not just residential properties but also places of work. Where wind turbines have been proposed within 10 rotor diameters of an existing occupied building, a shadow flicker assessment should be carried out by the applicant. As identified by this application, the turbine proposed here would impact most significantly on the Severnside Trading Estate, including a company called Tercon, who have objected. Shadow Flicker is already experienced in their offices, and whilst a site visit was conducted by the case officer on a dull and cloudy day, the existing wind turbines to the south-east of this property are readily visible from first floor windows.

The applicant's shadow flicker report uses average hours of sunshine figures obtained from Met Office data. This reports that shadow flicker on offices at Severnside would only be possible in the months of January, November and December, when potential for shadow flicker would occur within office hours. The report concludes that, taking into account the consideration of business working hours and the probability of bright sunshine hours, the average hours of shadow flicker would be less than 9 hours per year.

Based on the particulars of this case, the potential impact of shadow flicker is considered to be small albeit potentially harmful, but can be mitigated against successfully with the use of a planning condition. The condition would require the wind turbine to utilise installed Shadow Flicker software to automatically shut the turbine down in periods when this would occur (ie during office hours when the sun is bright.)

To conclude subject to a condition to the above effect, the development would not compromise the amenity of sensitive receptors in the area.

**(E) WOULD THERE BE ANY TRANSPORT IMPACTS?**

Fundamental transport and movement objectives of the local plan include promoting means of travel other than the car, such as cycling, walking and public transport, and also reducing dependence on the private car. Policies BCS10 is particularly relevant in achieving this objective.

The application is accompanied by a Construction Transport Management Plan which identifies the most appropriate delivery routes, frequencies and types of vehicles that would be used.

Transport Development Management Officers have no objections as the construction management plan demonstrates an awareness of the requirement to have accompanied abnormal loads, which will be programmed with an escort. The M5 to St Andrews Road is an abnormal loads route.

There are, however, concerns about the turn into the Accolade site itself. There may be requirements to close the road to allow for cranes to lift the structures into the site. Further details on this should be subject to a condition - the Construction Management Plan should be updated to reflect how the structures will be brought into the Accolade Wines site itself.

**Development Control Committee B – 30 August 2017****Application No. 17/02240/F: Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG**

With the above in place, the proposal would not compromise highway safety or conflict with transport policies.

**(F) WOULD THE PROPOSAL MAKE AN ACCEPTABLE RESPONSE TO SUSTAINABILITY?**

Bristol Local Plan policy BCS13 sets out the City's commitment to reducing CO2 emissions by 80% by 2050. As stated in the applicant's Planning Statement, much of the content of policies BCS13-15 relates to the construction or refurbishment of residential and non-residential buildings, and therefore does not apply in this case. However, if constructed the turbine will contribute to Bristol's stated commitment to reduce emissions of carbon dioxide (BCS13 Core Strategy 4.13.4), and the development of renewable energy and low carbon energy (BCS14 Core Strategy 4.14.2).

The existing building on site was granted permission and constructed prior to the introduction of the above Core Strategy policies. There is therefore no requirement to provide on-site renewable energy as part of their existing consent, although the applicant has indicated an intention to explore future on-site renewables, for example, through use of PV panels on the roof.

**(G) DOES THE PROPOSAL ADEQUATELY ADDRESS THE ENVIRONMENTAL ISSUES RELATING TO CONTAMINATED LAND?**

The applicant's contamination consultant has responded to initial comments from the Council's contamination officer. They have confirmed that they would undertake significant testing of made ground, and would propose a scope of works to be agreed.

Appropriate conditions are attached to this recommendation to take the above into account.

**(i) HEALTH AND SAFETY EXECUTIVE**

The Health and Safety Executive (HSE) has confirmed that it does not wish to be on wind turbines and wind farm developments in the vicinity of other major hazard sites and major hazard pipelines, as they are not a relevant development under the Town and Country Planning (Development Management Procedure) (England) Order 2015, and will not lead to a material increase in the number of people in the vicinity of the major hazard.

**(H) WILL THE ERECTION OF THE PROPOSED WIND TURBINES HAVE AN IMPACT ON TELECOMMUNICATIONS AND AVIATION IN THE VICINITY OF THE SITE?**

Wind turbines can block, deflect or disperse electromagnetic transmissions. Developers are required to address any potential impacts, taking account of Civil Aviation Authority, Ministry of Defence and Department of Transport Guidance in relation to radar and aviation. LPAs should satisfy themselves that such issues have been addressed before considering planning applications.

The applicant undertook the required consultations, and these have been provided with the application. The MOD made a comment relating to low flying military craft, and commented as follows: "Regardless of whether we object to your development, it is probable the MOD will request the turbine be fitted with visible or infrared MOD accredited aviation safety lighting." This requirement shall be included in the recommendation.

**(I) DOES THE PROPOSAL ADEQUATELY ADDRESS FLOOD RISK?**

The proposal site is located within an area at risk of flooding - Flood Risk Zone 3 - as identified by the Environment Agency.

The NPPF advises development to be directed away from areas of high flood risk. In accordance with the NPPF, the Bristol Core Strategy policy BCS16 requires a sequential, risk-based approach to the

**Development Control Committee B – 30 August 2017****Application No. 17/02240/F: Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG**

location of development to avoid flood risk and to manage any residual risk.

The proposal involves the erection of a structure on an existing area of hardstanding and the existing distribution centre on the site provides flood attenuation measures which would be utilised by the wind turbine. The wind turbine would have no impact on the existing drainage system which would deal with surface water runoff (into existing Rhine network).

The Environment Agency have not objected on flood risk grounds, but have requested conditions in relation to contamination and piling. These are included in the recommendation.

**CONCLUSION**

Significant weight has been given to the Written Ministerial Statement of June 2015. Whilst there are no sites allocated for wind turbine developments within the current Bristol Local Plan, the planning merits of this scheme, as well as the fact that there is significant local support, mean that there is no reason to withhold planning consent. The potential adverse impacts of the development (including shadow flicker) are able to be mitigated through use of conditions. The development would introduce renewable energy infrastructure in an area where such installations are deemed appropriate in the Local Plan, which would in turn assist Bristol in achieving an 80% reduction in CO2 emissions by 2050, as required by the Climate Change Act 2008 and the Core Strategy.

Planning permission is therefore recommended.

**RECOMMENDED GRANT subject to 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.

## 2. The wind turbine hereby approved shall be completely removed from the site and the site restored to its former state no later than 27 years from the grant of this permission, unless otherwise agreed with the Local Planning Authority.

Reason: The turbine has a lifespan of 27 years. Removal at the end of its lifetime or before, would safeguard the appearance of the area.

**Pre commencement condition(s)**

## 3. Prior to the commencement of development, details of a scheme of aviation obstruction lighting to be implemented on the wind turbines shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be operational prior to the commencement of testing or operation of the wind turbines.

Reason: In the interest of safety for air traffic in the vicinity of the wind turbines.

## 4. Prior to the operation of the wind turbine, details of an Ecological Monitoring Strategy to assess the impact of the turbine on birds in the area shall be submitted to and approved in

**Development Control Committee B – 30 August 2017****Application No. 17/02240/F: Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG**

writing by the Local Planning Authority. The Strategy shall set out how the impacts on birds (in particular qualifying interest feature birds of the Severn Estuary European Marine Site), and bird numbers will be monitored over years 1, 2, 3, 5, 10, 15 and 20 of the life of the turbine, and the monitoring shall be carried out in accordance with the approved strategy unless otherwise agreed in writing.

Reason: To ensure that the turbine would not have an adverse impact on birds.

5. Construction management plan

Notwithstanding the submitted Construction Management Plan, no development shall take place including any works of demolition until a revised construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority to include details of how any cranes and associated structures would be brought to the site. The approved plan/statement shall be adhered to throughout the construction period.

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development.

6. Foundation Works Risk Assessment

Prior to foundation works commencing a 'Foundation Works Risk Assessment' must be submitted to and approved in writing by the Local Planning Authority. Works shall then be undertaken as agreed. The Risk Assessment will be expected to summarise detail of:

- i) The process of the assessment, including the pollution scenarios that may occur using these techniques;
- ii) The potential mitigation measures that may be appropriate;
- iii) Proposals for any monitoring;
- iv) Particular issues and uncertainties associated with the methods chosen.

Reason: To ensure the proposed development will not cause pollution of Controlled Waters.

7. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
  - o all previous uses
  - o potential contaminants associated with those uses
  - o a conceptual model of the site indicating sources, pathways and receptors
  - o potentially unacceptable risks arising from contamination at the site.
1. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

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Reasons: To ensure protection of controlled waters from contamination on site in soils and groundwater.

8. 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 both during the construction phase and 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.

9. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure protection of controlled waters from contamination on site in soils and groundwater.

**Pre occupation condition(s)**

10. 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 8; and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 8;, 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 8;.

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.

**Post occupation management**

11. The level of any noise generated by reason of this development shall not exceed to an LA90, 10 min of 35 dB up to wind speeds of 10 m/s at 10m height at any residential premises.

**Development Control Committee B – 30 August 2017****Application No. 17/02240/F: Accolade Park Kings Weston Lane Avonmouth Bristol BS11 9FG**

Reason: To safeguard amenity of nearby occupiers.

12. No symbols, signs, logos or other lettering shall be displayed on the wind turbines or any other buildings or structures without the prior approval of the Local Planning Authority.

Reason: In the interests of safeguarding the appearance of the locality.

13. The wind turbine hereby approved shall utilise installed Shadow Flicker software to automatically shut the turbine down in periods when this would occur.

Reason: To protect amenity of neighbouring uses.

**List of approved plans**

14. 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.

CE6173-PR3456-BP-01 Appendix b, received 21 April 2017

CE6173-PR3456-LP-01 Appendix b, received 21 April 2017

PR3456-PA-EL-01 Appendix c turbine elevation, received 21 April 2017

PR3456-PA-SH-01 Appendix c switchgear housing, received 21 April 2017

P00248 Location plan figure 1, received 21 April 2017

P00248 Appendix d - fig 10 ztv 10km accolade wines wind turbine, received 21 April 2017

P0248 Appendix d - fig 11 ztv 10km blade tip accolade wines wind turbine, received 21 April 2017

P0248 APPENDIX D - FIG 12A-C VP1 Accolade wines turbine, received 21 April 2017

P0248(1) APPENDIX D - FIG 13A-C VP2 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 14A-C VP3 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 15A-C VP4 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 16A-C VP5 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 17A-C VP6 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 18A-C VP7 Accolade wines turbine, received 21 April 2017

APPENDIX D - FIG 18A-C VP7 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 19A-C VP8 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 2 Site view Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 20A-C VP9 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 21A-C VP10 Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 3 Cumulative Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 4 LRD Accolade wines turbine, received 21 April 2017

P024 APPENDIX D - FIG 5 National landscape character Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 6 Landscape character Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 7 Principal visual amenity Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 8 ZTV 20KM Hub Accolade wines turbine, received 21 April 2017

P0248 APPENDIX D - FIG 9 ZTV 20KM Blade tip Accolade wines turbine, received 21 April 2017

Reason: For the avoidance of doubt.

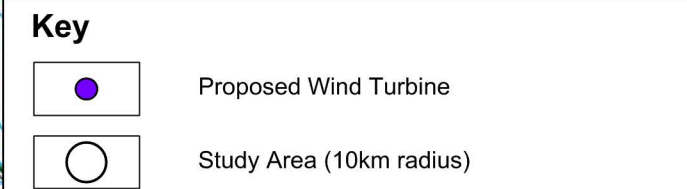
**Advices**

1. Measurements and assessments relating to noise shall be made in accordance with ETSU-R-97 'The assessment and rating of noise from windfarms', BS EN 61400-11:2003: Wind turbine generator systems.

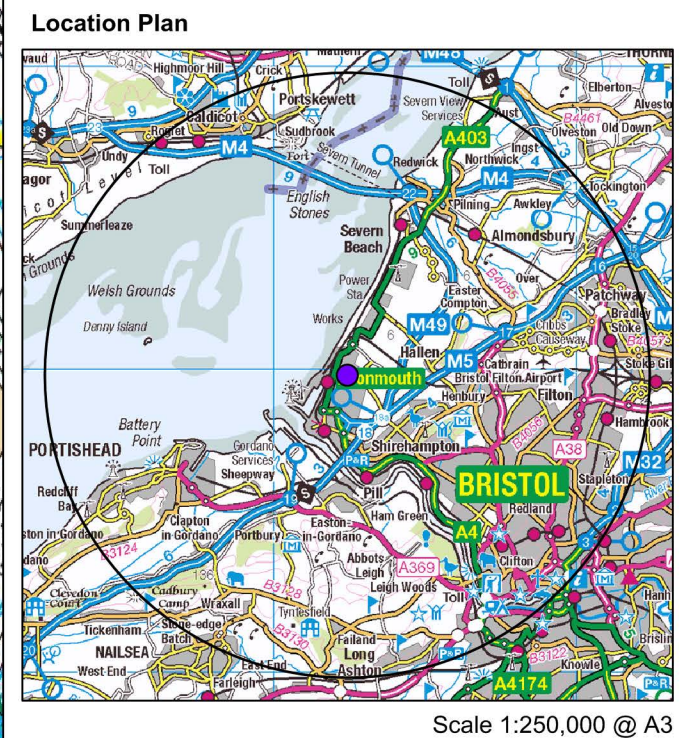
## Supporting Documents

### **3. Accolade Park, Kings Weston Lane**

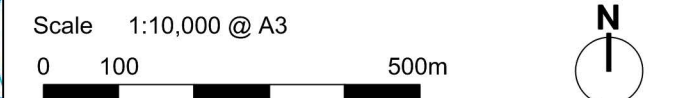
1. Location plan
2. Site view
3. KW view
4. Turbine elevation



Proposed Wind Turbine Coordinates E 352412, N 179839



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Ref : P00248	Revision : 000
Date : 28/02/2017	

**Location Plan**  
Figure 1

**Wind Turbine at Accolade Wines, Bristol**




Site View : Looking north-west from access road



Site View : Looking north-west from access road



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Site View Figure 2	
Wind Turbine at Accolade Wines, Bristol	
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Rev: 000	Checked: AJW
 <b>amalgam landscape</b>	T. 01275 795859
	E. info@amalgamlandscape.co.uk
	W. www.amalgamlandscape.co.uk

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Page 85

**Existing View**  
**From Kingsweston House, in Kingsweston House Registered Park and Garden and Conservation Area**

Photographs taken with a Nikon D610 with a Nikon AF-S Nikkor 50mm f/1.8g lens.  
The panoramic photographs were taken with the aid of a tripod with the head fixed on a vertical and horizontal axis also incorporating a spirit level to ensure 'level' photographs.  
GPS co-ordinates and height data (AOD), using a hand-held GPS device was taken at every photographic location. A compass bearing was also taken to ensure the direction of the view was correct.  
The Landscape Institute 'Advice Note 01/11: Photography and photomontage in landscape and visual impact assessment,' was also referenced for guidance on the use of the camera and photography.  
The Scottish Natural Heritage 'Visual Representation of Wind Farms: Guidance, February 2017,' was referenced for the creation and presentation of the viewpoints, including defining the angle of view and viewing distance.

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	OS grid reference:	ST 54133 77485	Recommended viewing distance:		View flat at comfortable arms length		<b>Viewpoint 5</b> Figure 16a	
	Viewpoint altitude:	58m	Distance to proposed turbine:		2.92km			
	Viewing height:	1.5m	Date and time of photo:		24/02/2017 11:17am		<b>Wind Turbine at Accolade Wines, Bristol</b>	
	Angle of view:	53.5°	Weather and lighting conditions:		Partly cloudy and very good			
	Direction of view:	North-west	Date: 28/02/2017	Page size: A3	Drawn by: PS	Rev:		




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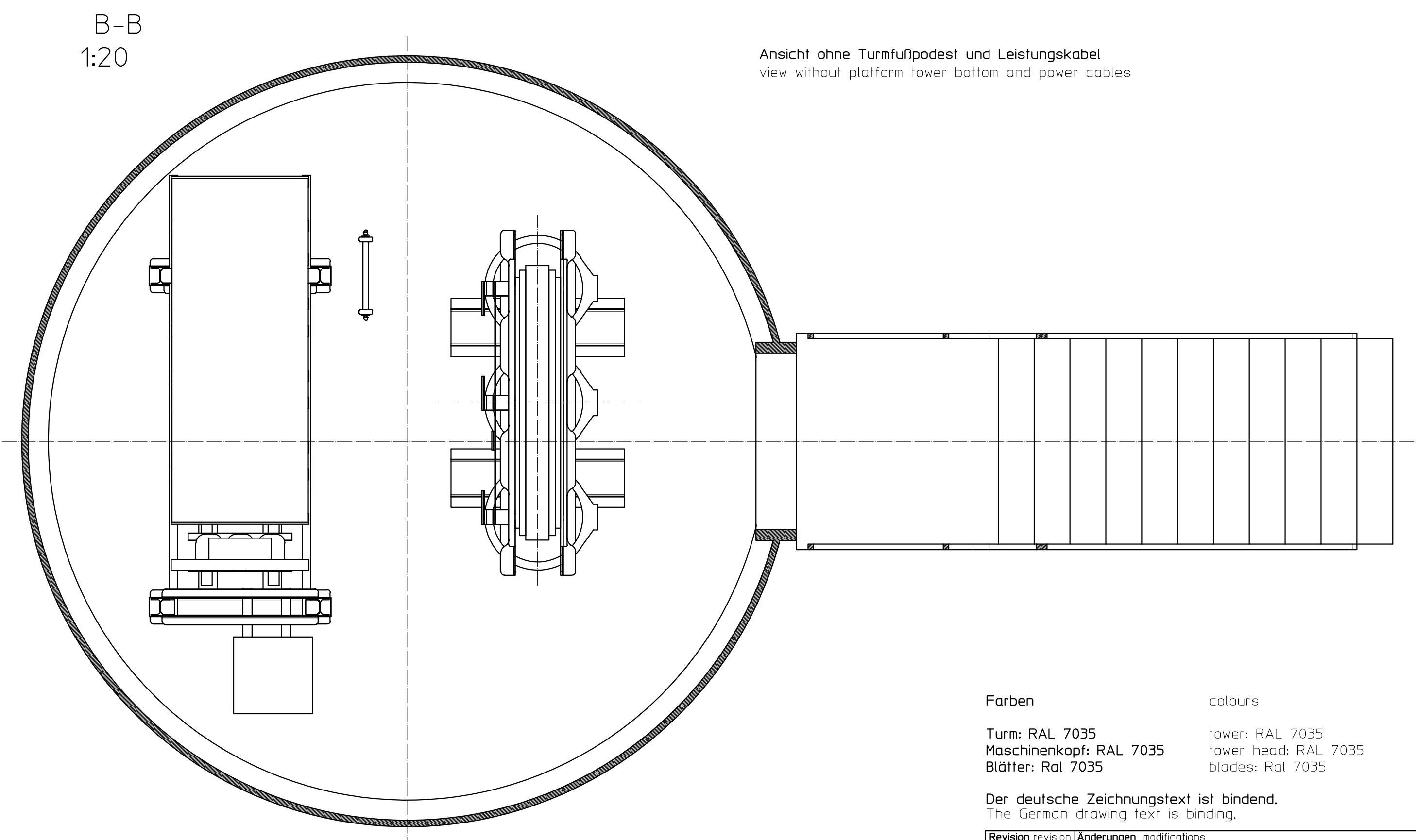
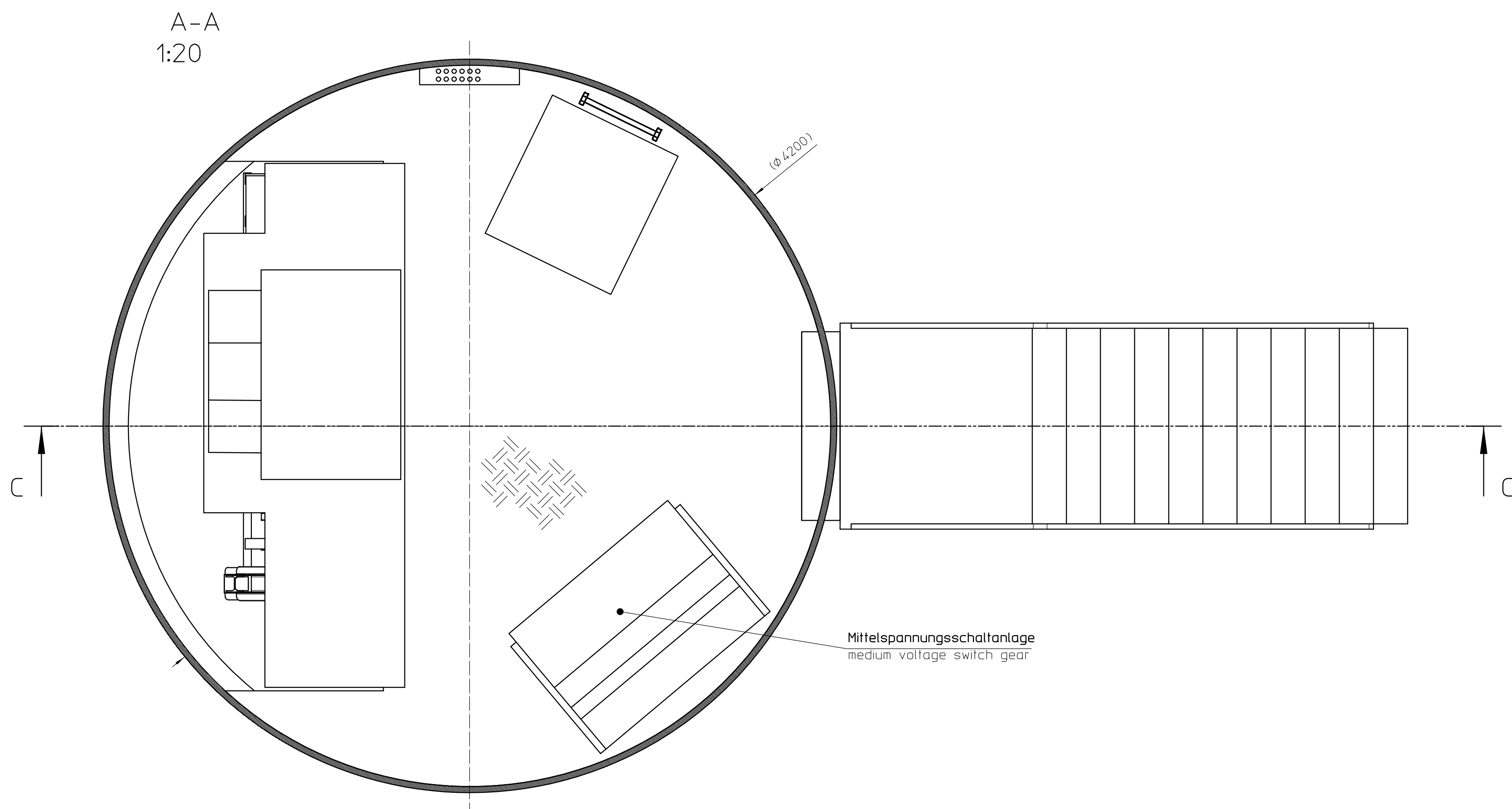
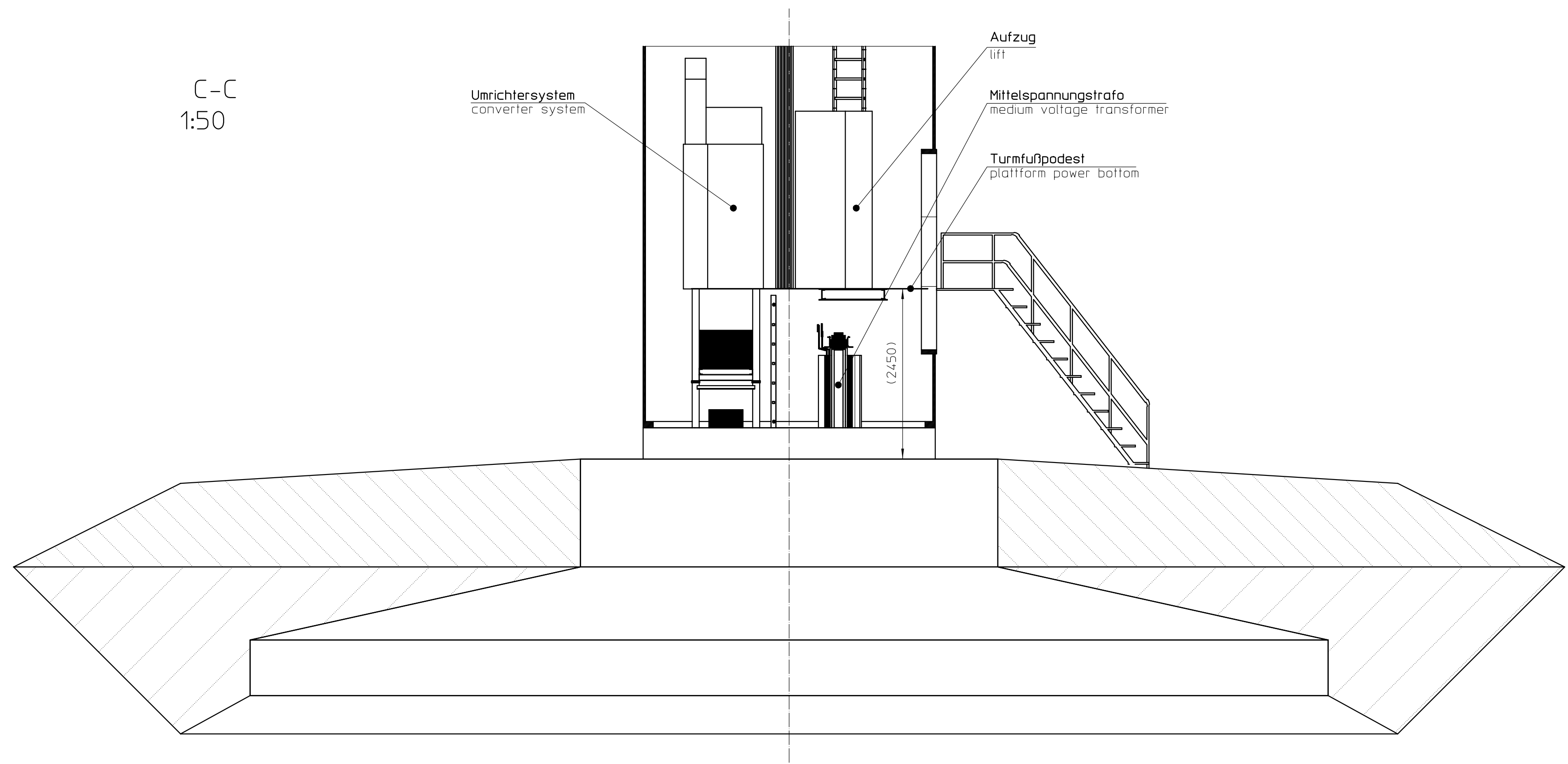
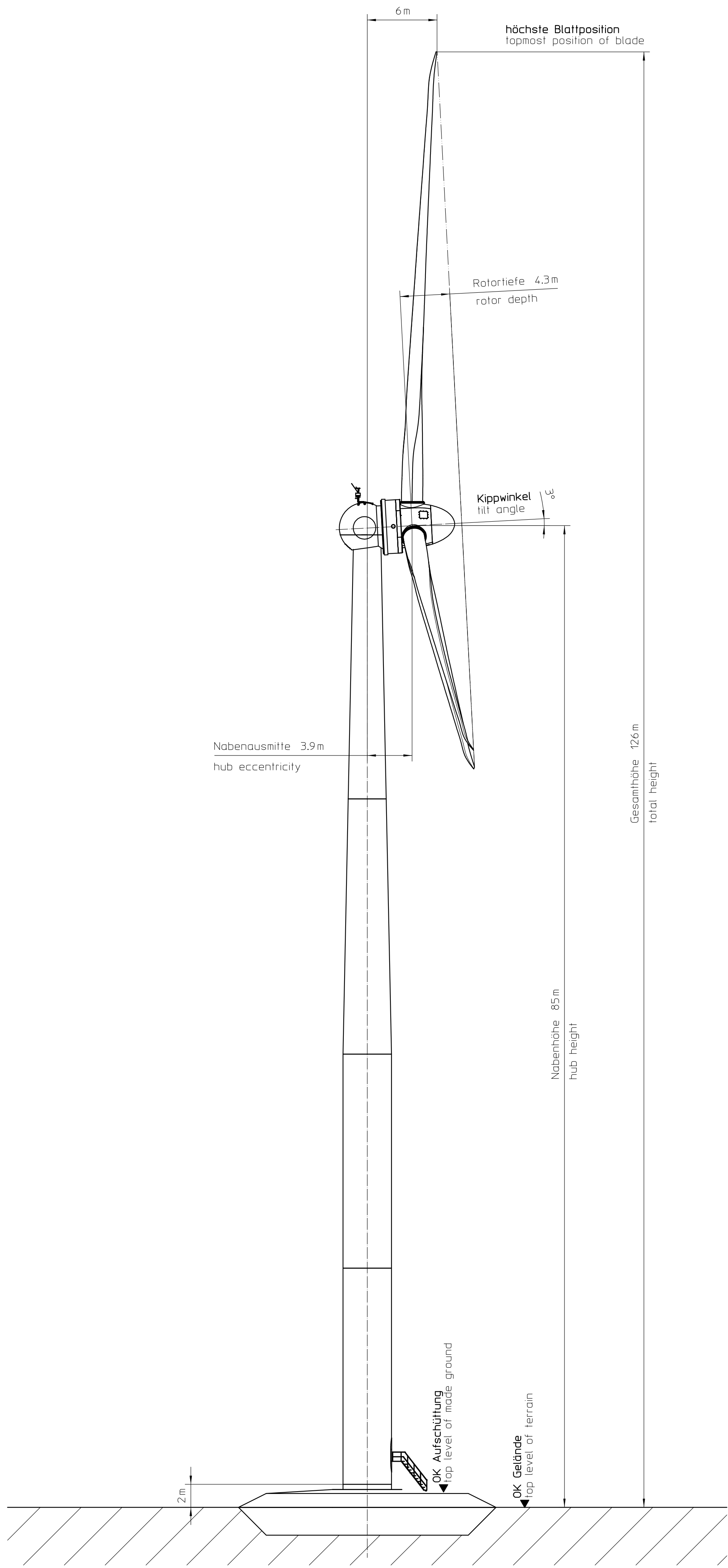
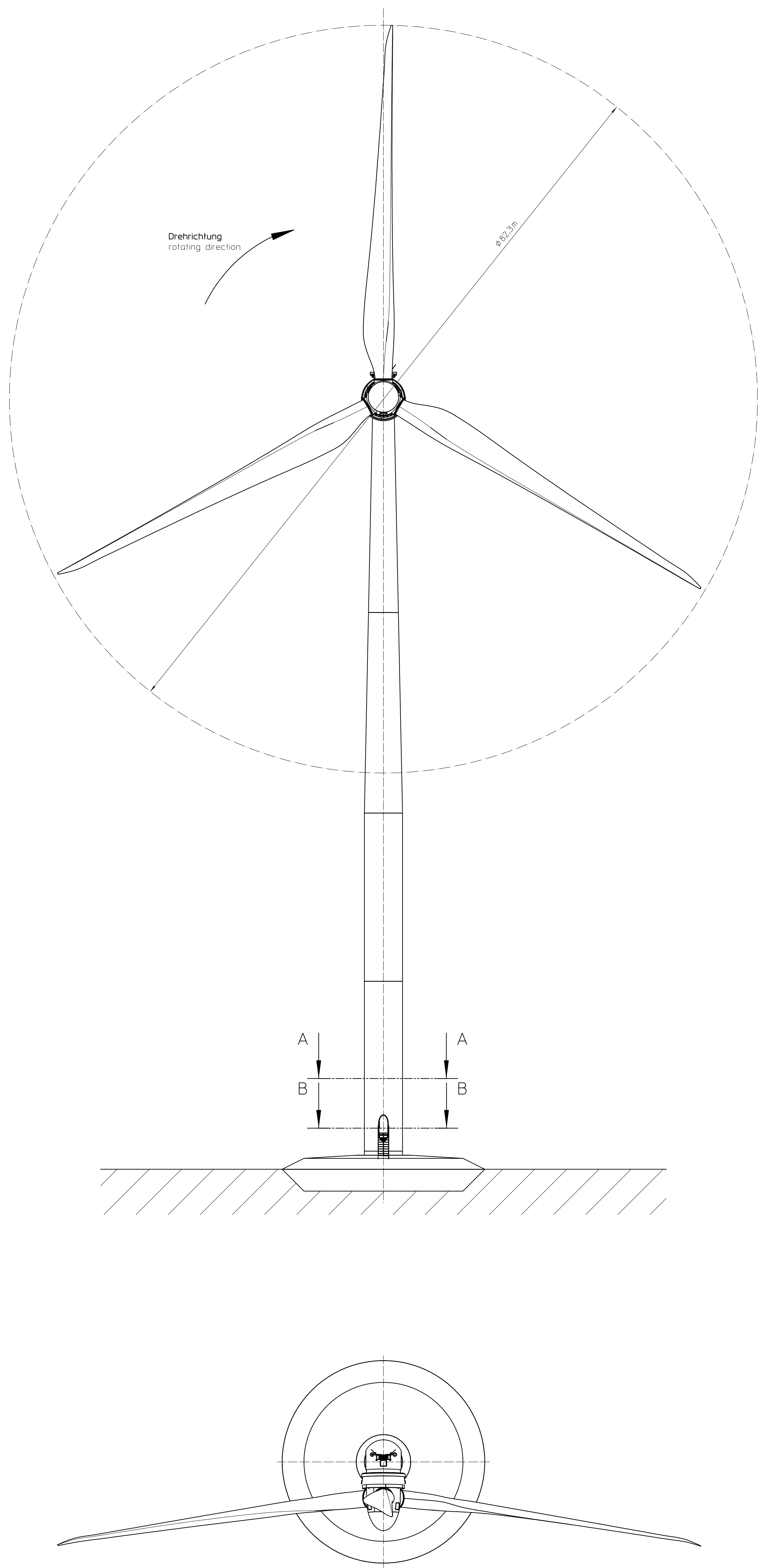


**Proposed view photomontage**  
**From Kingsweston House, in Kingsweston House Registered Park and Garden and Conservation Area**

Photographs taken with a Nikon D610 with a Nikon AF-S Nikkor 50mm f/1.8g lens.  
The panoramic photographs were taken with the aid of a tripod with the head fixed on a vertical and horizontal axis also incorporating a spirit level to ensure 'level' photographs.  
GPS co-ordinates and height data (AOD), using a hand-held GPS device was taken at every photographic location. A compass bearing was also taken to ensure the direction of the view was correct.  
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	OS grid reference:	ST 54133 77485	Recommended viewing distance:		View flat at comfortable arms length		<b>Viewpoint 5</b> Figure 16c	
	Viewpoint altitude:	58m	Distance to proposed turbine:		2.92km			
	Viewing height:	1.5m	Date and time of photo:		24/02/2017 11:17am		<b>Wind Turbine at Accolade Wines, Bristol</b>	
	Angle of view:	53.5°	Weather and lighting conditions:		Partly cloudy and very good			
	Direction of view:	North-west	Date: 28/02/2017	Page size: A3	Drawn by: PS	Rev:		
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Maschinenkopf: RAL 7035		lower head: RAL 7035	
Blätter: RAL 7035		blades: RAL 7035	
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## Development Control Committee B – 30 August 2017

ITEM NO. 4

**WARD:** Westbury-on-Trym & Henleaze  
**CONTACT OFFICER:** Matthew Bunt  
**SITE ADDRESS:** R/o 18-19 Falcondale Walk Bristol BS9 3JG

**APPLICATION NO:** 17/01426/F Full Planning

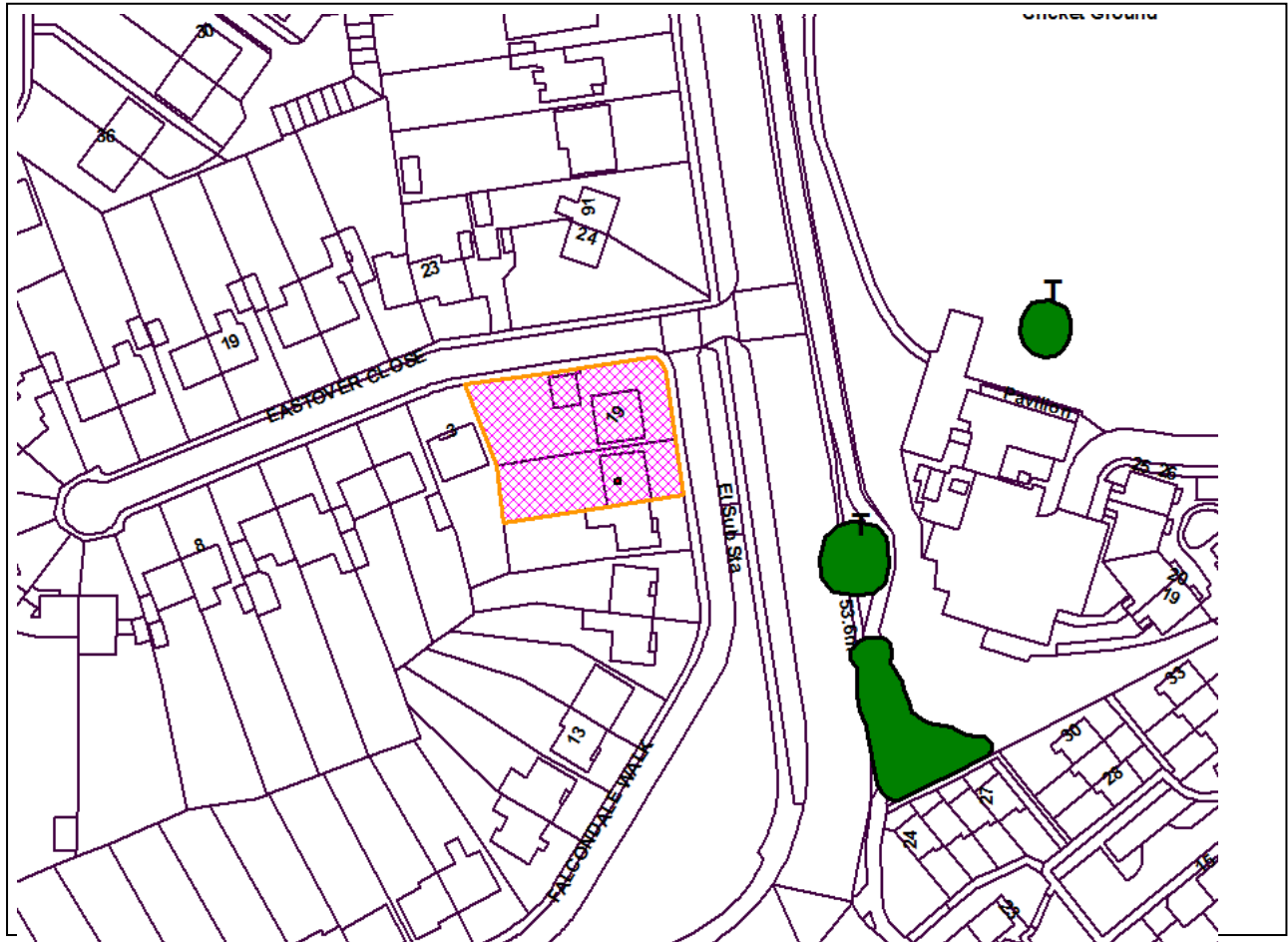
**DETERMINATION DEADLINE:** 4 September 2017  
**Proposed detached 4no. bed single dwelling house and associated works.**

**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** David Cahill Design Consultants Ltd  
 Unit 2, Office 4  
 Tower Lane Business Park  
 Tower Lane  
 Warmley  
 Bristol  
 BS30 8XT  
**APPLICANT:** Paven Pickering  
 19 Falcondale Walk  
 Bristol  
 BS9 3JG

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

### LOCATION PLAN:



**Development Control Committee B – 30 August 2017**  
**Application No. 17/01426/F: R/o 18-19 Falcondale Walk Bristol BS9 3JG**

## SUMMARY

The application site is to the rear of nos. 18 and 19 Falcondale Walk in the ward of Westbury-on-Trym and Henleaze. The application site is composed of the rear gardens of nos. 18 and 19 Falcondale Road, and the proposal includes the erection of four bedroom dwelling and the demolition of a garage and the erection of a replacement garage. The proposed dwelling would front onto Eastover Close and consequently have no affirmation with Falcondale Road. To the front of the proposed dwelling there is proposed to be small garden area, as well as a parking area for two cars which would require a new access. The proposed garage would provide parking for two cars and would utilise an existing access onto Eastover Close.

This application was referred to the Development Control Committee by Councillor Geoff Gollop for the following reason:

*I am concerned about the mass of the proposed building and in particular the fact that the building is not within the building height and building line of its neighbouring buildings. Eastover Road is a cul de sac with buildings of similar size and design and the proposed building will destroy the visual amenity of the current buildings. I am also concerned about the closeness of the proposed building to existing properties and the privacy of existing residents.*

Public consultation on the application has elicited 20 representations, 18 of which were in objection. The objection comments largely regard the proposal's principle, design quality, impact on nearby occupiers, and the impact on highway safety.

The key considerations for this application relates to the impact on the character of the area and the impact on the nearby residential occupiers and the highway. The officer recommendation is for the approval of the application subject to conditions.

## SITE DESCRIPTION AND APPLICATION

The application site is to the rear of nos. 18 and 19 Falcondale Walk in the ward of Westbury-on-Trym and Henleaze and is currently composed of the rear gardens of the aforementioned properties. The proposed development is a new two storey dwelling accessed from Eastover Close. The proposal also includes a double garage in the position of an existing garage, this garage would be subdivided to provide space allocated to both the proposed dwelling and no. 19 Falcondale Walk.

Following the ongoing consultation period it became apparent that the application was invalid due an inaccuracy within the submitted application form. This was corrected, and a further period of consultation followed when the issue was corrected. It is also important to state that within the application period amendments were made to the proposal's design which largely reduced the scale of the development. This coincided with the issue discussed within this paragraph, meaning appropriate periods of consultation occurred.

## RELEVANT PLANNING HISTORY

There is minimal planning history relevant to the application site further than the original permission for the erection of the dwelling and the neighbouring dwellings on Falcondale Walk – planning ref. 58/00417/U\_U. Planning permission which permitted the existing garage to the rear of no. 19 to be converted into a bedroom and bathroom in connection with no. 19 (81/02039/P\_N), it appears that this permission has not been implemented.

**Development Control Committee B – 30 August 2017****Application No. 17/01426/F: R/o 18-19 Falcondale Walk Bristol BS9 3JG**

Further to the application site, the adjacent dwelling no. 3 Eastover Close, has a pending planning application (17/03695/H) for the erection of a two storey side extension, as well as a single storey front and rear extension. This application was pending consideration at the time of this report being composed – this issue is discussed within Key Issue J.

**RESPONSE TO PUBLICITY AND CONSULTATION**

Nearby neighbours were consulted in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, in response to such consultation, 20 comments were received, 18 of which were in objection to the development, none of which were in support of the development. The received comments are summarised below:

Issues Regarding the Principle of Development (all matters discussed within Key Issue A)

- The application site is not previously developed land;
- No presumption in favour of developing private gardens for residential development.

Design, Character and Visual Amenity (all matters discussed within Key Issue B)

- Overdevelopment;
- The development is out of the building line;
- The proposed dwelling is taller than the other houses in the street;
- Cramped form of development;
- Shoehorned into the site;
- Out-of-scale with the area;
- Garden size not in character with the area.

Residential Amenity (all matters discussed within Key Issue C)

- The development will overlook gardens;
- Resultant garden spaces are of an insufficient size – fail standards;
- Only 9 metres between the proposed dwelling and no. 19 Falcondale Walk;
- Loss of light to no. 3 Eastover Close;
- Impact on nearby occupiers;
- Side elevation window looks at the adjacent unit (officer note: this window has now been removed).

Highway Safety (all matters discussed within Key Issue D)

- Insufficient parking proposed;
- Increase in traffic to the area.

Historical Value

- The application site has historical value as on VE day people had a bonfire on the land (see Key Issue H).

Procedural/Non-Planning Issues

- Plans are not available on the website (officers note these comments were received prior to the application being publicised hence the online case file would not have been populated in full);
- The applicant did not consult with any neighbours (see Key Issue I);
- Plans are inaccurate – omit two existing windows in the side elevation of on. 3 Eastover Close (see Key Issue I);
- Owners of no. 3 Eastover Close will not allow any scaffolding to be erected within their site (see Key Issue I);
- The applicants park vans on the highway in the area (see Key Issue D).

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**Transport Development Management** has commented as follows:-

Transport Development Management can recommend approval where the further information is provided:

The height of the brick retaining wall & close boarded fence on the western side of the development where less than 1m from the highway must be 0.6m or below.

Provide a bin storage area at the front of the property where bins can be left on collection day.

Provide step free access to the cycle storage at the rear of the property.

Indicate that roller shutters will be used for the garage doors.

**Arboricultural Team** has commented as follows:-

No objection subject to a condition requiring tree replacement planting.

## RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

## KEY ISSUES

For information, policies starting 'BCS' are policies from the Core Strategy document, whereas policies starting 'DM' are from the Site Allocations and Development Management Policies document.

### (A) PRINCIPLE OF DEVELOPMENT

Policy BCS5 'Housing Provision' promotes the development of new homes in built up areas, encouraging residential development to be predominantly located on previously developed land. The development is not on previously developed land, this will be assessed through policy DM21. Policy BCS18 'Housing Types' provides further guidance for new residential development, requiring that new residential development maintains, provides or contributes to a mix of housing tenures, types and sized on order to support the creation of mixed, balance and inclusive communities. The application site straddles two Lower Super Output Areas (LSOA): Henbury Hill and Westbury North, within both of these LSOAs, household accommodation is in the ascendancy (72.2% and 84.2% respectively), when compared to the flatted and shared accommodation. The proposal would add to the majority of household accommodation in the area given the development is for a four bedroom dwelling. Whilst the proposal fails to positively contribute to the mix of housing types in the area, the proposal does not constitute the loss of flatted or shared accommodation. As such the proposal is considered to have neutral impact on the accommodation provision within the area meaning the proposal is acceptable in terms of policy BCS18.

Turning to the proposed higher density of residential development at the site, policy BCS20 'Effective and Efficient Use of Land' is relevant. This policy encourages higher densities of development in and around the city centre; in or close to other centres; and along or close to main public transport routes. Further to this, the policy goes on to state that individual sites should be informed by the current and future level of accessibility by walking, cycling and public transport to a range of employment, services and facilities.

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The application site is not previously developed land, rather a residential driveway/garden, as such policy DM21 'Development of Private Gardens' applies. Policy DM21 only permits development involving the loss of gardens where:

- i. The proposal would represent a more efficient use of land where higher densities are more appropriate; or
- ii. The development will result in a significant improvement to the urban design of an area; or
- iii. The proposal is an extension to an existing single dwelling and would retain an adequate area of functional garden.

Points ii and iii do not apply to this development, and therefore consideration has to be given to whether the site is one where higher density development is appropriate. This is considered on the basis of how sustainable the site is, in respect of the facilities within walking distance (400m). The development is approximately 600 metres walking distance from the nearest Town Centre of Westbury-on-Trym, this equates to a walk of approximately 10 minutes. Further to this, there are bus stops within walking distance from the application site, one of which is located on the southern side of Falcondale Road and does have regular service into the city centre. For example the number 1 First Bus travels via Henbury, Brentry, Westbury, Whiteladies Road, the city centre and Temple Meads with buses leaving every 10 to 15 minutes, whereas the number 77 First Bus travels via Cotham, Henleaze, Westbury, Southmead Hospital, Bristol Parkway Station, Almondsbury and Thornbury with buses leaving every hour.

Notwithstanding these nearby facilities, officers are concerned with the access to the referenced facilities, as potential occupants would have to cross Falcondale Road which a busy road. However, there is a controlled crossing at the junction of Falcondale Road and Henbury Road to the south west of the application site. Whilst this would result in additional time when waiting to cross the road, it would provide safe crossing.

Accordingly, officers find the proposal's location to be acceptable for higher density residential development.

In summary the principle of the development is acceptable. The remaining report will assess the development's impact on amenity of the area.

**(B) APPEARANCE, CHARACTER AND DESIGN**

Policy BCS21 'Quality Urban Design' requires development to deliver high quality urban design that contributes positively to an area's character and identity, through creating or reinforcing local distinctiveness. Policy DM21 echoes policy BCS21 through requiring the development of garden land to not result in harm to the character and appearance of an area. Policy DM26 'Local Character and Distinctiveness' further reinforces the importance of development contributing positively to local character and distinctiveness through listing a number of general design principles that will be considered within this section. Also material to the assessing the design of the proposal is policy DM27 'Layout and Form' that requires development to make an efficient use of land and to have a quality urban design that results in healthy, safe and sustainable places. Policy DM29 'Design of New Buildings' is congruous with the design orientated policy discussed within this section in requiring new buildings to be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in relation to the public realm. Overall both local policy and national guidance (section 7 of the NPPF) recognises the importance of good design meaning development will not be permitted where it would be harmful to the local character and distinctiveness.

The application site largely composes the rear gardens of nos. 18 and 19 Falcondale Walk. No. 19 is a corner plot meaning this site addresses Falcondale Walk to east and Eastover Close to the north. The dwelling would be positioned so it addresses Eastover Close; its principal elevation would be on a

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similar plane to that of the adjacent dwelling no. 3 Eastover Close and the side elevation of no. 19 Falcondale Walk. The proposal's visual impact on Falcondale Walk would be minimal given the dwelling is positioned within the rear gardens, and with the positioning, scale and massing of the dwelling, combined with the difference in ground levels, the proposal would be largely not visible from Falcondale Walk apart from a small section of the rear elevation.

Turning to the proposal's impact on Eastover Close, officers firstly find it helpful to set out the existing character of the area. When entering Eastover Close from Falcondale Walk/Passage Road (A4018), no strong character is evident, the dwellings which mark the entrance, no. 19 Falcondale Walk and no. 24 Eastover Close are both distinct in architectural style and both dwellings are set back from the road as well. The application site is then evident and is currently composed of bushes and vegetation, the road then quietly bends toward the south west, and no. 3 and 22/23 Eastover Close all become more apparent as the wider Close opens up. It is fair assessment to conclude that the majority of Eastover Close has a distinct character, being composed of similar semi-detached hip-end dwellings with full height bay windows and spacious front gardens/parking areas. However, officers find no. 3 Eastover Close to be distinct and separate from the wider character of the Close, largely as its massing, form, size and positioning is different from the wider Close given the dwelling is detached and has a gable ends. This is an important consideration, as the proposed dwelling would be seen and experienced with the distinct character of no. 3 Eastover Close, rather than the wider Close. The proposal recognises this, and as such the proposal's design is more akin to that of no. 3 Eastover Close rather than the wider Close. For example, the proposal's scale, height and massing are similar to no. 3, and the dwelling utilises features such as a fronting gable end and a bay window. The proposal also respects the existing building line of no. 3 Eastover Close through being on a similar plane. The proposed garages are set forward of the building line, but they are in similar position to existing garages so this is not considered to be a reason to resist the development. Officers therefore find the proposal's impact on the character of the area to be acceptable given it addresses its immediate context in an appropriate manner and does not materially harm the character of Eastover Close.

Officers note the comments and concerns of nearby residents and also that of Cllr Gollop. It is a correct assessment to find that the proposal is larger than the nearby dwellings in the area, but this is not a reason to resist the development given the scale of the proposal is not considered to be materially harmful to the character of the area. The dwelling would also not appear significantly larger than the adjacent dwelling. Officers are also aware that the proposal would result in smaller gardens for nos. 18 and 19 Falcondale Walk, and the proposal would have a smaller garden when compared to the predominant garden size in the area. It is firstly important to consider that the Council does not have a policy requirement for a certain size of garden provided it is not detrimental to residential amenity or materially harmful to the character of the area. In the case of this proposal, the proposed garden size and resultant garden sizes for nos. 18 and 19 Falcondale Walk are considered to be acceptable, both in terms of residential amenity and the character of the area.

The proposal includes a relatively well sized front garden with a parking area for cars, this in keeping with the adjacent dwelling no. 3 Eastover Close. The proposal also retains the existing front boundary wall, but fails to retain any vegetation or trees. Whilst regrettable it is not an essential requirement for the character of the area as the retention of the boundary wall preserves the character of the street scene.

As discussed, officers find the proposal to have an acceptable garden size and there to be adequate spacing between the dwelling and nearby dwellings. The proposal also respects the building line and appears consistent with the immediate character of the area given its scale. With this in mind, officers find the development to not constitute the overdevelopment of the site. Overall, subject to conditions, officers find the proposal's design to be of an acceptable standard.

Notwithstanding the submitted details, the proposal's materials which are composed of red brick boarding and render, black tiles and grey PVCu windows need further assessment given the

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importance of the ensuring the external appearance of the building ties in well with the adjacent unit. As such, the materials would be subject to a condition to ensure they complement the immediate setting.

Officers find it necessary to remove the permitted development rights relevant to rear and side extensions through condition given the size of the proposed garden and the distance of the side boundary treatments to the side elevations of the proposed dwelling. Officers find this condition to be reasonable given the exceptional circumstances discussed within this paragraph.

**(C) AMENITY OF NEARBY OCCUPIERS**

Policy BCS21 requires development to safeguard the amenity of existing occupiers, and states within the extended text that consideration should be given to matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space. Similarly, Policy DM29 requires development to achieve appropriate levels of privacy, outlook and daylight. Paragraph 17 of the NPPF reinforces that the amenity of nearby occupiers is of the upmost importance, as ensuring a good standard of amenity of all existing and future occupiers of land and buildings is a core principle of the NPPF.

Officers note comments from the occupier of no. 3 Eastover Close with regard to the development's impact on their amenity. This dwelling, together with nos. 18, 19 and 17 Falcondale Walk are the most likely to be impacted by the proposal given its location.

No. 3 Eastover Close has a first floor side windows that looks toward the application site, in the event of approval the development's side elevation would be in close proximity to this elevation and window. Originally the proposal included a side window to the rooms within the roof orientated toward the aforementioned window to no. 3 Eastover Close. This window has now been removed from the proposal. The proposed side elevation would result in a significant loss of outlook and natural daylight from the aforementioned window within no. 3 Eastover Close, however, this is not a reason to resist the development as the bedroom for which this window provides outlook also has another window facing Eastover Close meaning the bedroom would still receive adequate levels of outlook and natural light. The proposal would also extend to the rear of the rear elevation of no. 3 Eastover Close, the proposal however would not obstruct a 45 degree line of unobstructed visibility from any rear facing window meaning the development would not materially harm the outlook or levels of natural light experienced by the occupiers of no. 3 Eastover Close. Due to the orientation of the dwelling, the proposal would not overlook the garden of no. 3 Eastover Close, but no. 3 would have some indirect views into the rear garden of the proposed dwelling, the future occupier's privacy would however not be materially prejudiced meaning the development should not be resisted on these grounds.

The proposal would be directly to the rear of no. 19 Falcondale Walk. The proposed side elevation facing no. 19 Falcondale Walk has no first floor level windows, meaning there is no risk of a loss of privacy, but closer assessment is required with regard to the distance between no. 19 and the proposed side elevation. Between windows for habitable rooms and walls, guidance suggests there be a minimum separation distance of 12 metres in order to ensure an adequate standard of residential amenity. The proposal achieves this distance as demonstrated on the submitted site plan (dwg no. 287/2 Rev B). The proposal does include a ground floor window looking toward no. 19 Falcondale Road, but given the proposed 1.8 metre fence, this will not be an issue. Given the position of no. 19 and the proposal, the dwelling will not materially overbear on this unit, or its garden. Turning to no. 18 Falcondale Walk, the proposal's first floor rear windows would result in views into the rear garden of no. 18, and very limited views into the rear garden of no. 17 Falcondale Walk. These views are not considered to be significant enough to warrant the refusal of the development. Similarly, the rear garden of the proposal would be overlooked in a minor manner by no. 18 Falcondale Walk, but such a level of overlooking would not harm the amenity of the future occupiers of the proposal.

Officers have considered removing the relevant permitted development rights with regard to roof alterations in order to prevent dormer windows within the rear roof elevation. The loft of the dwelling

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does includes two bedrooms and there outlook is currently provided through rooflights. If rear dormer windows were proposed or inserted this could result in a loss of privacy for the occupiers of nos. 18 and 17 due to the increase height when compared to the existing rear facing windows at first floor level. As such the permitted development rights pursuant to rear dormer windows will be removed through the use of a condition. Officers note the existing proposal includes rooflights within the rear elevation, but these are not considered to materially harm the residential amenity of any nearby occupiers due to the pitch of the roof.

In summary, officers consider the proposal to have an acceptable impact on the residential amenity of the occupiers of the nearby dwellings.

**(D) AMENITY FOR FUTURE OCCUPIERS**

A number of the design considerations included within previously discussed policies requires new development to provide adequate conditions for future occupiers. For example policy DM29 requires new development to provide adequate levels of privacy, outlook and daylight, and policy DM27 expects development to provide adequate appropriate and useable private or communal amenity space. Further to this, policy BCS18 'Housing Type' of the Core Strategy requires residential developments to provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.

The proposed dwelling would provide adequate outlook to for the future occupiers of the host dwelling, and the dwelling would also receive adequate levels of daylight and privacy. Officers do note that two bedrooms will only receive outlook from rooflights. Whilst it would be preferable for bedrooms to have windows, officers do not find this to be a reason to resist the development, especially as through inserting windows there has the potential to prejudice the residential amenity of nearby occupiers to the rear.

The relevant space standards are the Department for Communities and Local Government (DCLG) Nationally Described Space Standards for new housing, published March 2015 and later amended in May 2016. The proposed dwelling is considered to be a 4 bedroom, 6 person, 3 storey dwelling given there are rooms within the roof. Such a dwelling requires a minimum internal floor area of internal usable space (headroom of more than 1.5 metres) of 112 sq.m with 3 sq.m built-in storage. The proposal is in excess of these requirements having a gross internal floor area (headroom of more than 1.5 metres) of 152 sq.m.

In summary the proposal offers an acceptable standard of private amenity for future occupiers.

**(E) TRANSPORT AND HIGHWAYS**

Policy DM23 'Transport Development Management' of the SADMP requires development to not give rise to unacceptable traffic conditions, and expects development to provide safe access to the highway network. The policy also sets out the development must accord with parking schedule included within Appendix 2 of the SADMP.

Appendix 2 includes a maximum car parking space standard and a minimum cycle parking standard. The standard is as follows for bicycles:

- Studio or 1 bedroom dwellings: 1 space per dwellings;
- 2 or 3 bedroom dwellings: 2 spaces per dwelling;
- 4 or more bedroom dwellings: 3 spaces per dwelling.

The proposal provides sufficient bicycle storage within a cycle store positioned within the rear garden, and also the proposed garage. A condition is recommended to ensure this provision is provided at the site.

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With regard to car parking Appendix 2 requires new residential development to provide a maximum of the following:

- 1 bed house/flat: 1 space per dwelling;
- 2 bed house/flat: 1.25 space per dwelling;
- 3 or more bed house/flat: an average of 1.5 spaces per dwelling.

The development has the potential to provide three parking spaces, two to the front of the dwelling, and one within the proposed garage meaning the proposal provides excessive parking compared to the policy. Officers do not find this to be a reason to resist the development, especially considering within Eastover Close many dwelling have off-street parking facilities providing space for at least 2 cars.

The proposed external two parking spaces are of an acceptable size given they are 5.3 metres in length, a condition will be imposed to ensure a suitable material is utilised for the space. The parking as it stands would have insufficient visibility due to the submitted boundary treatment being suggested to be 2.5 metres in height adjacent to no. 3 Eastover Close. However, from reviewing the site levels there appear to be no requirement for such a high boundary treatment. As such a condition will be imposed that requires plans of boundary treatments and visibility splays to be submitted prior to the commencement of development. The access would also require a new vehicle crossover, a condition is recommended to ensure this crossover is in place prior to the first use of the garage. Subject to these conditions the access and parking area is acceptable.

The proposal also includes a garage which is suggested to house two car parking spaces. The garage measures 6 metres by 6 metres internally meaning the garage size is acceptable. The access for the garage is already established, and as such is considered to be acceptable as the proposal does not materially change this access. A condition will be imposed that requires the garage to only have roller shutter doors, or more specifically doors which do not open out onto the highway (pavement).

Policy DM32 'Recycling and Refuse Provision in New Development' of the SADMP outlines that all new development should provide bin and recycling storage facilities fit for the nature of development, with adequate capacity for the proposed development, in a location which is safe and accessible for all users and does not harm the visual amenity of the area or neighbouring amenity. The policy states that individual dwellings should provide storage space for one 25 litre organic waste bin, one 44 litre box for dry recyclables, one 55 litre box for further dry recyclables, plus a second wheeled bin for garden waste in some cases. Further to this, policy DM32 requires capacity for general waste to be provided in accordance within the following standard:

- 1-2 bedrooms per dwelling requires capacity for a 140 litre general waste bin;
- 3+ bedrooms per dwelling requires capacity for a 180 litre general waste bin.

Further to this, where individual refuse stores proposed for single dwellings, a minimum footprint of 0.6 metres by 1.5 metres should be provided, increasing as necessary to accommodate additional space for garden waste bins.

The development provides bin storage within the rear garden in an acceptable store, a condition is recommended to ensure implementation.

Officers note concerns with regard to construction traffic. Given the scale of the development, and the on-street parking capacity, it is unlikely that the development would cause a significant level of disruption, or materially harm to highway safety. Therefore, it is not considered that a condition is reasonable and any disruption could be addressed by other legislation.

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In summary the proposal would have an acceptable impact on the highway network. Sufficient off-street car parking is proposed meaning on-street car parking is unlikely, and the proposal provides sufficient bicycle and refuse/recycling storage.

**(F) ARBORICULTURAL CONSIDERATIONS**

An arboricultural report has been submitted for the development which the Council's Arboricultural Officer has found to be acceptable. The development would result in the loss of five trees all of which are considered to be garden scale trees that do not significantly contribute to the character of the area. The trees to be removed are at the front of the site, whilst the remaining two trees to be removed are within the site on the existing boundary between nos. 18 and 19 Falcondale Road. These trees are not considered to be of a significant amenity value and as such officers do not object to the loss of such trees, provided adequate mitigation is provided through replacement planting (three trees required). This can be achieved within the site in a manner that meets the Bristol Tree Replacement Standard, meaning a financial contribution is not required. A condition is therefore recommended that requires a landscape plan to be submitted which includes sufficient replanting. A condition is also recommended that requires the development to be carried out in accordance with the submitted tree protection measures. In summary, there are no objections to the development on arboricultural grounds subject to the discussed condition.

**(G) SUSTAINABILITY AND CLIMATE CHANGE**

Policy BCS14 'Sustainable Energy' requires development to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the building by at least 20%. A sustainability statement has been submitted in accordance with policy BCS13, BCS14 and BCS15. The statement suggests a reduction of 0% in carbon dioxide emissions when compared to the baseline of Part L of the 2006 Building Regulations to be achieved through energy efficiency measures, but the submitted information suggests a 29.21% reduction in carbon dioxide emissions will be achieved at the site through renewable energy generation – photovoltaic panels. As such the proposal meets the requirements of policy. A condition shall be imposed that requires the development to be implemented in accordance with the specification included within the submitted Sustainability Statement.

**(H) HISTORICAL VALUE OF THE SITE**

The application site is not subject to any historical or cultural designations, however officers do note a comment from a member of the public with regard the application site being of historical value as on Victory in Europe (VE) day people had a bonfire on the land. Whilst officers understand the site has a historical and cultural value to the member of the public who commented, and perhaps others, the application site is not considered to be historically or culturally significant enough to warrant the refusal of the development, given there are no national or local designations for the site.

**(I) OTHER MATTERS**

Officers note comments from a member of the public who stated that an adjacent occupier would not allow scaffolding to be erected on their land meaning the development could not be built. This is considered to be a matter of ownership for which there is legislation in place separate to planning; as such officers do not find this to be a material planning consideration in the assessment of this development.

Members of the public have questioned why the applicant did not undertake community involvement or consultation prior to this application being submitted. Whilst encouraged, the applicant is not required to undertake neighbourhood notification for a development of this scale, nonetheless the Authority have consulted relevant neighbours on two separate occasions with regard to the development.

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A member of the public has stated that the plans are inaccurate in that they fail to include a neighbouring window. Officers find the plans to be sufficient to determine the application in an accurate manner. As well as this, officers have visited the site and reviewed the nearby dwellings meaning, as indicated within this report, officers are aware of any and all nearby windows.

**(J) PLANNING APPLICATION AT NO. 3 EASTOVER CLOSE (PLANNING REF. 17/03695/H)**

From reviewing this proposal as well the development proposed within the planning ref. 17/03695/H, officers consider that neither development would prejudice each other in terms of design, residential amenity, highway safety or any other planning merit.

**(K) EQUALITIES ASSESSMENT**

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that neither the approval nor refusal of this application would have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

**CONCLUSION**

Overall, the proposal would contribute a single house to the Council's five year supply of deliverable housing sites, and whilst a modest contribution, it is still considered to be a benefit of the proposal. Further to this, as this report demonstrates, the proposal is considered to have acceptable impact on the character of the area as well as the residential amenity of nearby occupiers. Indeed, the proposal would also have an acceptable impact on highway safety subject to conditions. Officers therefore recommend that the development is approved subject to the conditions discussed within this report.

**COMMUNITY INFRASTRUCTURE LEVY**

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

The CIL liability for this development is approximately £11,736.20, however the applicant has completed a Self-Build Exemption Claim Form, meaning the applicant is exempt from paying the required CIL liability.

**RECOMMENDED GRANT subject to 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.

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**Pre commencement condition(s)**

**2. External Appearance - Materials**

Notwithstanding the submitted details, no development hereby approved shall commence until a detailed materials schedule (including samples and specification) has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory. It is necessary for this condition to require details to be submitted prior to the commencement of development in order to avoid potential future remedial works.

**3. 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, and 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;

(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 is understood prior to works on site both during the construction phase 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

**4. Land affected by contamination - Submission of Remediation Scheme**

In the event that an appraisal of remedial options is required by condition 3, 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 been 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

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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 is understood prior to works on site both during the construction phase 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.

5. 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 both during the construction phase and 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. Sustainable Drainage System (SuDS)

The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

**Pre occupation condition(s)**

7. 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 3; and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 4, 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 5.

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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. Protection of Retained Trees During the Construction Period

No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position and to the specification shown in the Arboricultural report completed by Greenman, 20/07/201, Ref: 1819FW\_AIA\_19072017\_JP\_v1.

The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

9. Replacement Tree Planting - 3 Trees

No building or use hereby permitted shall be occupied or the use commenced until a full schedule of replacement tree planting has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict compliance with the approved tree planting schedule. The schedule shall include the following details:

- A landscape plan to identify the location of existing and replacement/proposed trees;
- Full specification of all replacement/proposed trees to be planted;
- A management plan for the trees to be planted, including details of the dates at which such trees will be planted.

For the avoidance of doubt, all planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: In order to ensure adequate replacement tree replanting in accordance with the Bristol Tree Replacement Standard.

10. Sustainability and Climate Change Measures

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into

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the design and construction of the development in full accordance with the Sustainability Statement/Energy Statement and the Proposed Elevations (2872/4 Rev C) prior to occupation. A 29.21% reduction in carbon dioxide emissions below residual emissions shall be achieved through renewable energy technologies.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate.

11. Boundary Treatments and Visibility Splays

Notwithstanding the submitted details, no building or use hereby permitted shall be occupied or the use commenced until a boundary treatment and access plan, demonstrating visibility splay, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments and access hereby approved shall be operational and built in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interests of highway safety and residential amenity.

12. Completion and Maintenance of Cycle Provision - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans (Cycle Store, 3A and Proposed Site Plan, 2872/2) has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

13. 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 (Typical Shed Bin Store, 10 and Proposed Site Plan, 2872/2) 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 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.

14. Access/Parking Area - Permeable and Bound Materials

The development hereby approved shall not be occupied until the access and parking area hereby approved has been completed in accordance with the approved plans (Proposed site Plans (2872/2)). For the avoidance of doubt, all new accesses, driveways and parking areas hereby approved shall be formed of a permeable and bound material.

Reason: In the interest of ensures adequate site drainage and highway safety.

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15. Access - Vehicle Crossover

The development hereby approved shall not be occupied until all required dropped kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of the access.

Reason: In the interest of highway safety.

**Post occupation management**

16. No Further Extensions (Including Roof Additions)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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, without the express permission in writing of the Local Planning Authority.

Reason: The further extension of this dwelling requires detailed consideration to safeguard the amenities of the surrounding area.

17. Garage Doors

The garage hereby approved shall not have outward opening doors.

Reason: In the interest of highway safety.

**List of approved plans**

18. 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.

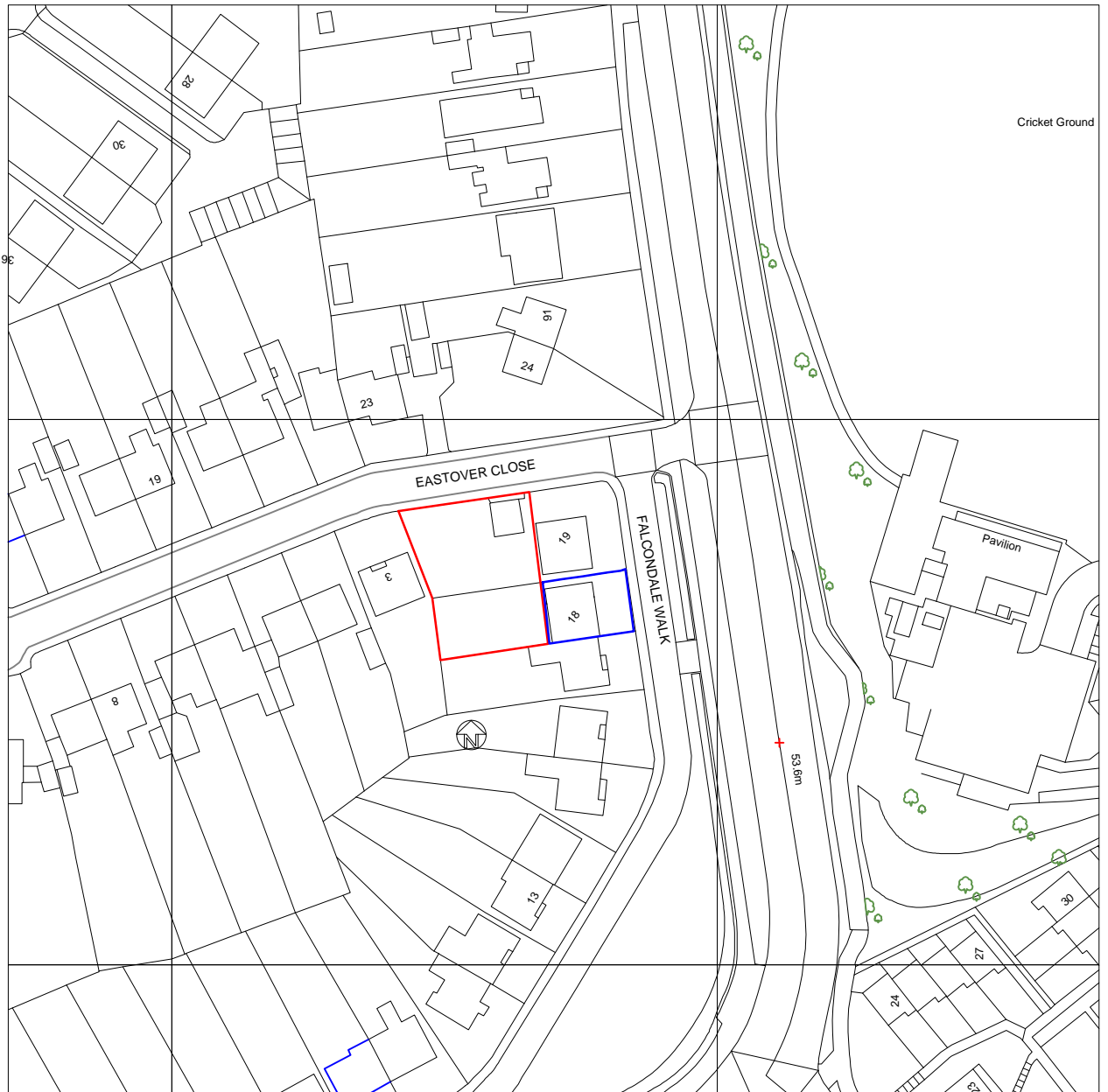
1819FW\_AIA\_19072017\_JP\_V1 Arboricultural Survey, Greenman, received 20 July 2017  
 3A Typical shed cycle store, received 25 May 2017  
 10 Typical bin shed, received 25 May 2017  
 2872/1 Existing site layout, received 14 March 2017  
 2872/2 B Proposed site layout, received 25 May 2017  
 2872/3 B Proposed floor plans, received 15 August 2017  
 2872/4 C Proposed elevations, received 20 July 2017  
 2872/6A Location plan, received 25 May 2017  
 Shed and cycle store, received 14 March 2017  
 Design and access statement, received 14 March 2017  
 Sustainability statement, received 14 March 2017

Reason: For the avoidance of doubt.

## Supporting Documents

### **4. R/o 18-19 Falcondale Walk**

1. Site location plan
2. Proposed site plan
3. Proposed elevations
4. Proposed floor plans



Rev A :blue line revised

## Proposed Residential Development

alongside

No 19 Falcondale Walk Westbury Bristol

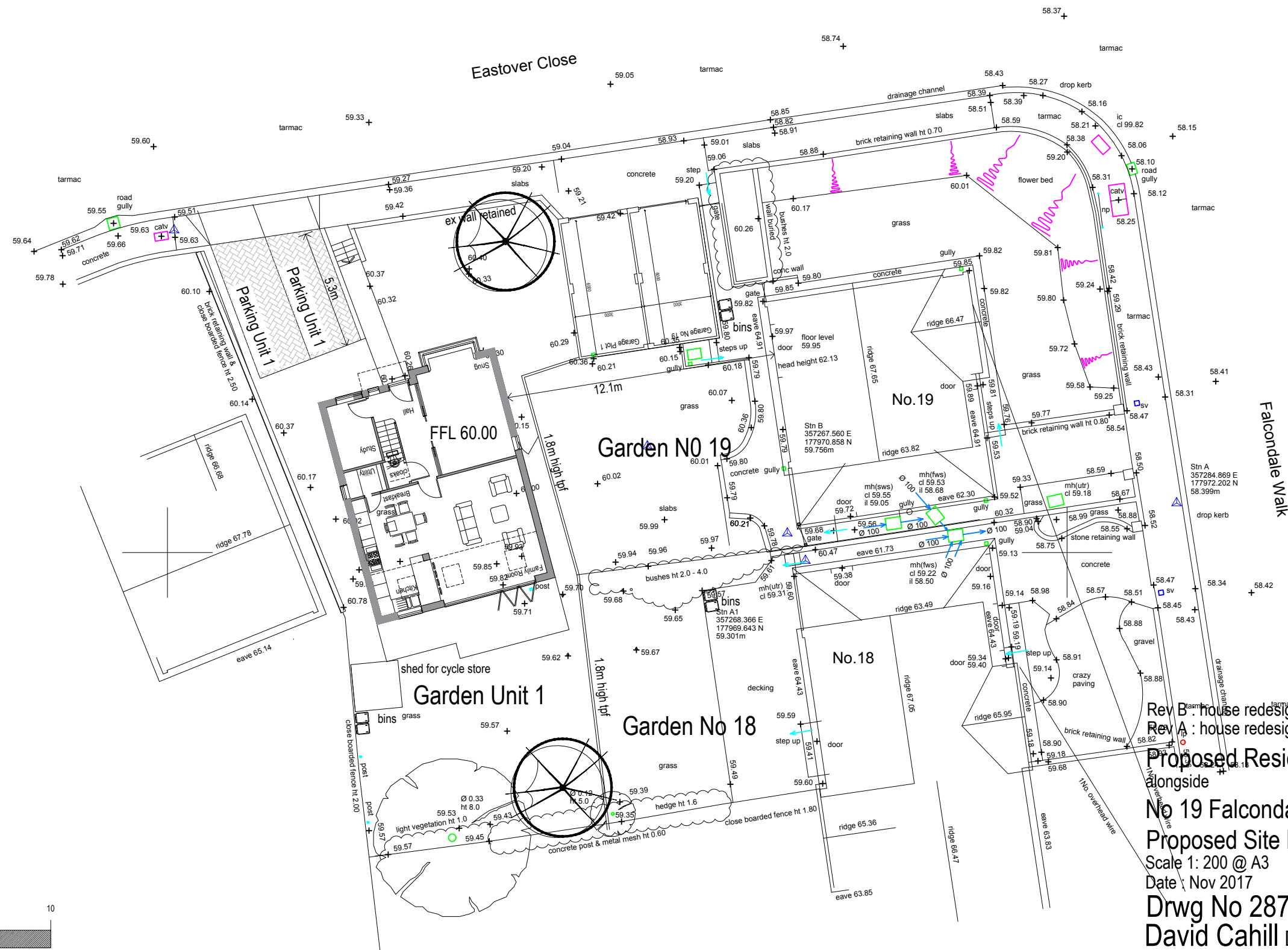
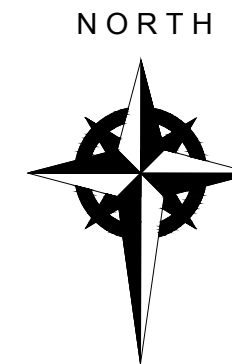
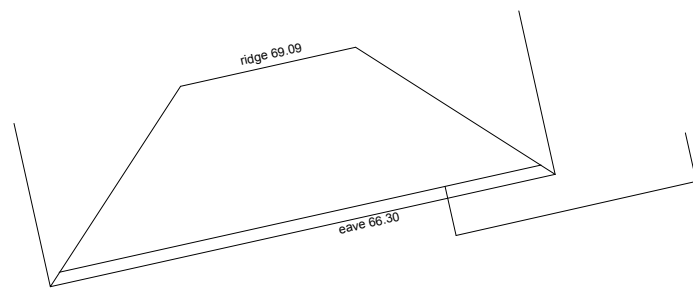
Location Plan

Page 106

Scale 1: 1250

Date : Jan 2017

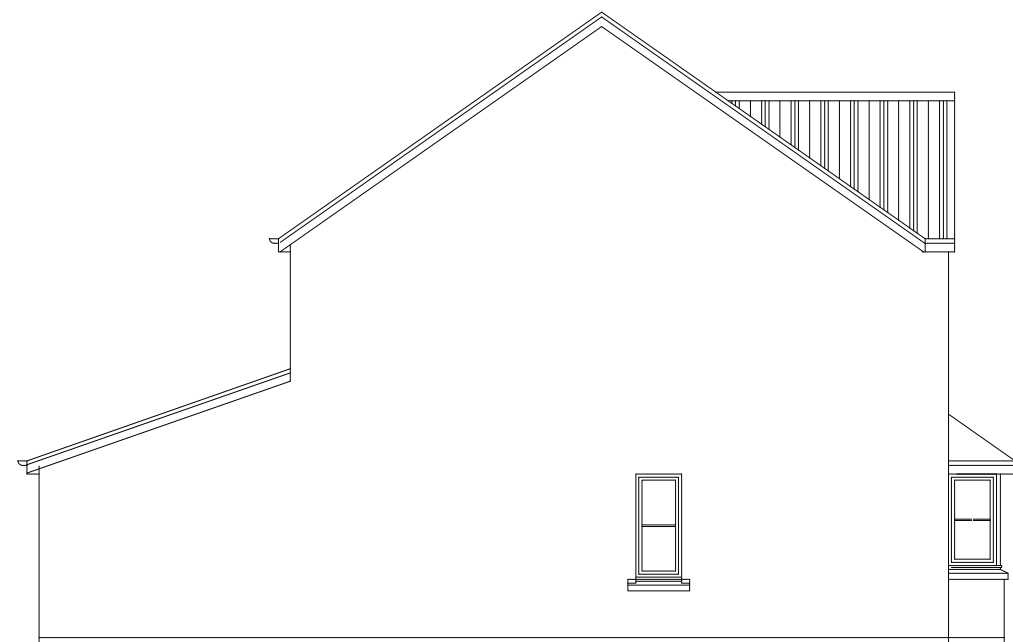
Draw No 2272/6



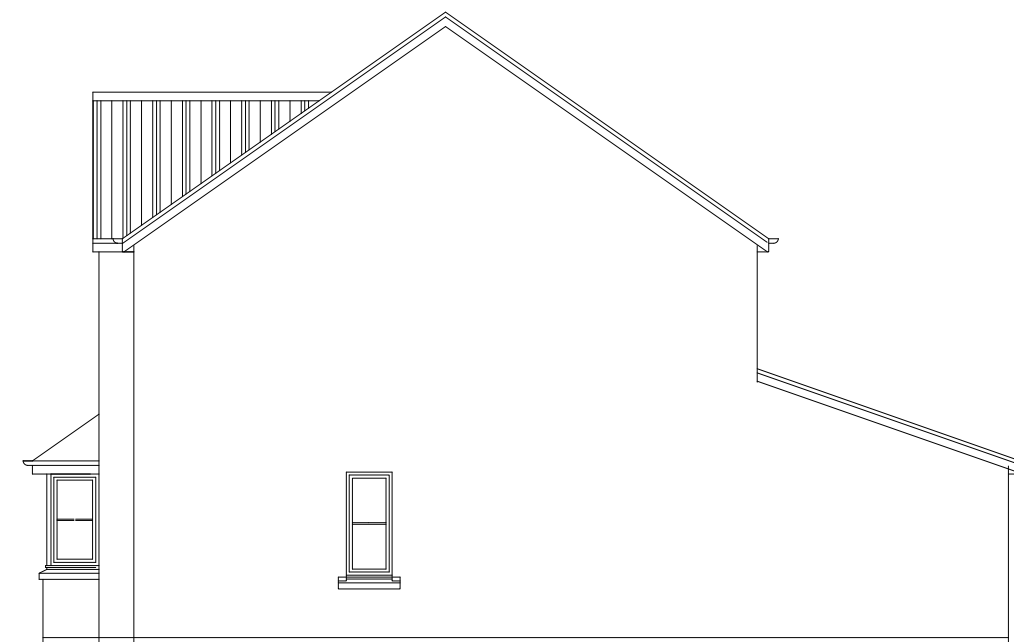
Rev B: house redesigned  
Rev A: house redesigned  
Proposed Residential Development  
No 19 Falcondale Walk Westbury Bristol  
Proposed Site Plan  
Scale 1: 200 @ A3  
Date: Nov 2017  
Drwg No 2872/2  
David Cahill Design Consultant



Proposed Front Elevation (north)



Proposed Side Elevation (east)

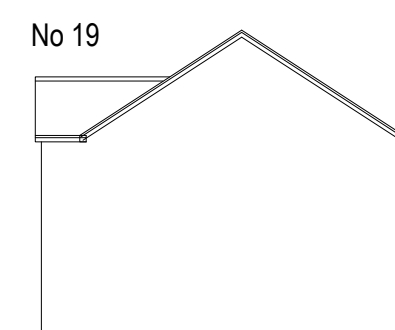


Proposed Side Elevation (west)

denotes PV panels



Proposed Rear Elevation (south)



No 19

Proposed Garages

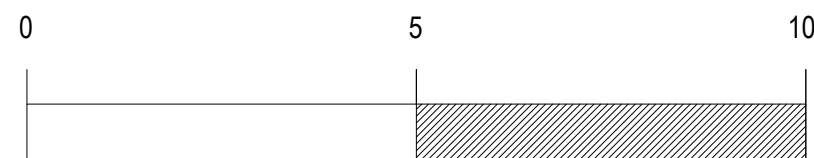
Unit 1



No 3

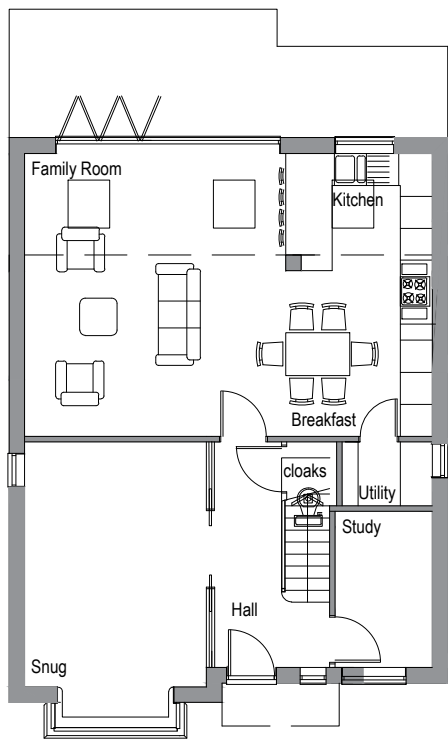


Proposed Strip Elevations to Eastover Close

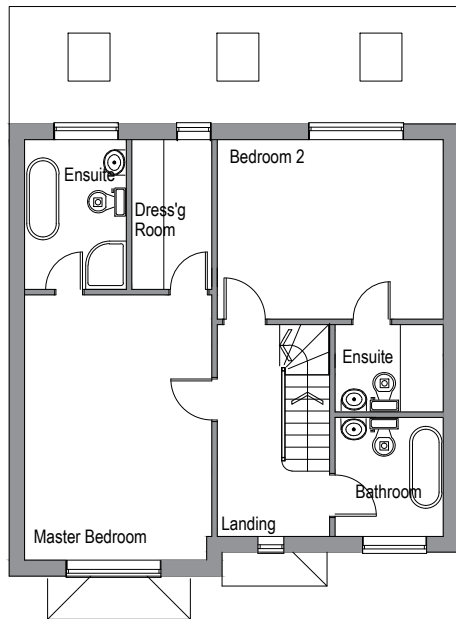


Materials  
Walls : Red brick boarding and render  
Roof : Redland Breckland Black tiles  
Windows Grey pvc u

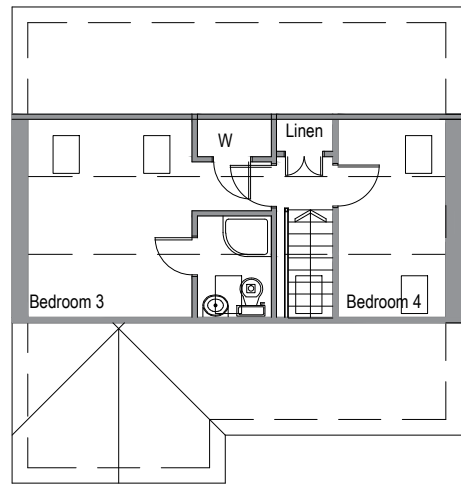
Rev C : gable window removed  
Rev B : house design revised  
Rev A : house design revised  
**Proposed Residential Development**  
alongside  
**19 Falcondale Walk Westbury Bristol**  
**Proposed Elevations**  
Scale 1: 100/1:200 @ A3  
Date : Jan 2017  
**Drwg No 2872/4**  
**David Cahill** Design Consultant



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

