



FILTON TOWN COUNCIL

ELM PARK | FILTON | SOUTH GLOUCESTERSHIRE | BS34 7PS
Web: www.filtontowncouncil.gov.uk E-mail: lesley.reuben@filtontowncouncil.gov.uk

Town Clerk : Lesley Reuben

Tel/Fax : 01454 866698

Planning Committee Members:- Cllrs K. Briffett
E. Seymour
M. Chaundry
D. Collins
J. Tucker

12th July 2018

Dear Member

A meeting of the **PLANNING COMMITTEE** will be held on **Tuesday 17th July 2018 at 6.00pm** in the **Small Meeting Room, Town Council Offices, Filton.**

Yours sincerely,

L.A. Reuben
Town Clerk

AGENDA

1. Election of Vice Chair and Declaration of Acceptance of Office
2. Apologies for Absence
3. Declarations of Interest under the Local Government Act 1972
4. Feedback to date (page 1)
5. Planning Applications to date (page 2-3)
6. 9 Pine Grove (pages 4 -8)
7. To agree time for future planning meetings

FEEDBACK: 15th June 2018 – 12th July 2018

F.3636 (PT18/1702/F) 806 Filton Avenue Filton Bristol South Gloucestershire BS34 7HA - Change of use from a dwellinghouse (Class C3) to a house in multiple occupation (sui generis) with associated works as defined in Town and Country (Use Classes) Order 1987 (as amended). - ***Approve with Conditions.***

F.3641 (PT18/2002/F) 7 Mackie Avenue Filton Bristol South Gloucestershire BS34 7NE - Erection of a single storey and two storey rear extension to form additional living accommodation. - ***Refusal.***

F.3645 (PT18/2144/F) - 72 Eighth Avenue Filton Bristol South Gloucestershire BS7 0QT - Erection of two storey side extension to provide additional living accommodation (Resubmission of PT18/0718/F). - ***Approve with conditions***

F.3655 (PT18/2546/PNH) 46 Branksome Drive Filton Bristol South Gloucestershire BS34 7EF - The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.3 metres, and for which the height of the eaves would be 2.2 metres. - ***No Objection***

F.3647 (PT18/2159/F) - 62 Braemar Avenue Filton Bristol South Gloucestershire BS7 0TQ - Erection of single storey rear extension to provide additional living accommodation. Erection of single storey side extension to facilitate a garage. - ***Approve with conditions***

F.3642 (PT18/1999/F) 27 Mayville Avenue Filton Bristol South Gloucestershire BS34 7AB - Demolition of existing rear porch. Erection of two storey side and rear extension with dormer window and single storey rear extension to form 3 no. flats with new vehicle access and associated works. - ***Approve with conditions***

F.3646 (PT18/2127/F) 35 Hunters Way Filton South Gloucestershire BS34 7EP - Erection of single storey side and rear extensions to provide additional living accommodation. Side ramp to provide wheelchair access. - ***Approve with conditions***

F.3648 (PT18/1664/F) 130 Northville Road Filton Bristol South Gloucestershire BS7 0RL - Erection of single storey rear extension (Retrospective) - ***Approve with conditions***

F.3652 (PT18/2047/F) Horseshoe Inn 133 Gloucester Road North Filton Bristol South Gloucestershire - Installation of rear dormer window and front skylight to facilitate loft conversion to form 2no additional guest bedrooms (Class C1) (Resubmission of PT18/0215/F). - ***Approve with conditions***

SCHEDULE OF PLANNING APPLICATIONS July 2018

FILTON REF	SOUTH GLOS. REF	APPLICATION	EXPIRY DATE	COMMENTS
F.3660	PT18/2916/PNH	590 Filton Avenue Horfield South Gloucestershire BS7 0QQ - The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.5 metres, for which the maximum height would be 3.9 metres, and for which the height of the eaves would be 2.8 metres.	17/07/2018	
F.3661	PT18/2751/F	9 Pine Grove Filton Bristol South Gloucestershire BS7 0SL - Alteration to roofline and installation of rear dormer to form loft conversion. Conversion of existing dwelling to form 2 no. flats and associated works	17/07/2018	
F.3662	PT18/2355/F	Former Filton Airfield Bristol South Gloucestershire BS99 7AR - Temporary mixed use (storage, temporary events, cabins/ depot uses, recycling facility, site spoil and storage, stone/concrete re-use) on the former Filton Airfield 'western end' of c. 14.45 hectares, access via New Road, Filton for a period of 10 years.	17/07/2018	
F.3663	PT18/2880/F	14 Charles Road Filton Bristol South Gloucestershire BS34 7ET - Erection of first floor side and rear extension to provide additional living accommodation.	18/07/2018	
F.3664	PT18/2920/F	Airbus Gloucester Road North Filton Bristol South Gloucestershire - Erection of gateway feature to AWIC building incorporating wing display.	20/07/2018	
F.3665	PT18/2920/F	Airbus Gloucester Road North Filton Bristol South Gloucestershire - Erection of gateway feature to AWIC building incorporating wing display.	20/07/2018	
F.3666	PT18/2913/F	Fairways Southmead Road Filton Bristol South Gloucestershire - Erection of a two storey side extension to form additional living accommodation. Resubmission of PT17/5864/F.	20/07/2018	
F.3667	PT18/0986/F	Land At Gipsy Patch Lane Little Stoke Bristol South Gloucestershire BS34 8LU - Demolition and construction of new railway bridge to provide widened carriageway, footways and cycle lanes at Gipsy Patch Lane and works to lower the highway beneath.	25/07/2018	
F.3668	PT18/3038/F	37 - 51 (Odds Only) Rodney Crescent Filton Bristol South Gloucestershire BS34 7AF - Demolition of 8no. dwellings and erection of 17no. affordable housing units with new access, parking, landscaping and associated works.	25/07/2018	

SCHEDULE OF PLANNING APPLICATIONS July 2018

F.3669	PT18/2962/ADV	Village Hotel Club Bullfinch Close Patchway Bristol South Gloucestershire - Display of 1no. Internally illuminated totem sign and 9no. internally illuminated fascia signs	25/07/2018
F.3670	PT18/3114/F	30 Warren Road Filton Bristol South Gloucestershire BS34 7EJ - Erection of a single storey side extension to form additional living accommodation.	27/07/2018
F.3671	PT18/3187/F	873 Filton Avenue Filton Bristol South Gloucestershire BS34 7HJ - Erection of a two storey side extension to form additional living accommodation. Erection of front porch.	01/08/2018

Planning Application Reference PT18/2751/F “Alteration to roofline and installation of rear dormer to form loft conversion. Conversion of existing dwelling to form 2 no. flats and associated works - 9 Pine Grove Filton Bristol South Gloucestershire BS7 0SL”

Reasons for Refusal

There is a local need for 3-bedroom family-friendly housing and a local surplus of 2-bedroom non-family friendly flats (as identified by the South Gloucestershire SHLAA and the West of England Strategic Housing Market Assessment)

Consequently, the need to split the existing 3-bedroom family house into two flats is not justified on the grounds of local need. Once split, it will be difficult to convert back into a family-friendly house. Permitting the development would set a precedent for other local owners of family-sized houses to do the same, thereby having a negative impact on required housing stock locally.

The proposed development does not identify an acceptable level of off-street parking contrary to Policy H5 of the South Gloucestershire Local Plan

There is no mention of parking provision in the application. Local policy dictates that there should be 3 off-street spaces provided for the proposed development. This is of particular necessity in this street, which is very narrow and does not allow for parking of vehicles on both sides along its length. The road already gets very cramped for parking, which can be a real problem for access to bin lorries and emergency vehicles. This problem is compounded on Air Training Corps nights when parking spills out onto the street from the unit at the end of Pine Grove. Due to the narrowness of the street, if 3-off street parking spaces were provided in the drive and front garden, this would prevent the use of 3 current on-street parking spaces outside and opposite No. 9, thereby exacerbating, rather than alleviating local parking problems. Consequently, it is difficult to see how the scheme can be designed to include the required off-street parking but not prejudice current on-street parking provisions.

The proposed development does not adequately address drainage and local flood risk contrary to Policy L18 of the South Gloucestershire Local Plan

Tarmacking over the front garden for parking will increase surface water runoff and may increase flood risk to neighbouring properties. There is no mention of the use of Sustainable Drainage Systems (which is a local policy requirement). The applicant states that a soakaway will be used to drain the proposed development, however, these are known to be ineffective in this street due to the clayey soils, whilst there is an absence of a nearby adopted surface water sewer to discharge to. Consequently, an acceptable alternative means of surface water disposal has not been demonstrated.

The development would prejudice the character of the surrounding area contrary to Policy H5 of the South Gloucestershire Local Plan

The street predominantly comprises semi-detached 3- and 4-bedroom family homes and bungalows. Consequently, the sub-division of No. 9 into two small flats would be out of character with the existing mix of dwellings in the street.

The proposed development does not identify adequately designed amenity space contrary to Policy H5 of the South Gloucestershire Local Plan.

There is no specific mention of how the rear garden will be designed to provide an adequate and secure amenity space for occupants as per the South Gloucestershire Private Amenity Space Standards.

Planning Application Reference PT18/2751/F "Alteration to roofline and installation of rear dormer to form loft conversion. Conversion of existing dwelling to form 2 no. flats and associated works - 9 Pine Grove Filton Bristol South Gloucestershire BS7 0SL"

Detailed Information Supporting Reasons for Refusal

Local need to retain 3-bedroom family house

All local councils are required to deliver a minimum number of new homes every year in line with Government guidelines. This is demonstrated through a mechanism called 5 Year Housing Land Supply. This mechanism requires councils to show they can represent enough housing land supply for the next five years.

The "South Gloucestershire Strategic Housing Land Availability Assessment Update" (February 2013) demonstrates that as of April 2012, there were 15 years supply of housing (*i.e.* to 2027). Consequently, there is no need for additional dwellings to be identified in South Gloucestershire over at least the next 9 years. As such, the need to split the existing 3-bedroom family house in to two flats is not justified on the grounds of local need.

The "West of England Strategic Housing Market Assessment" (June 2009) identifies that:

- South Gloucestershire needs more 2- and 3-bedroom family suitable housing (2-bed houses are assumed to be family-friendly, 2-bed flats are not);
- Locally, there is an acute shortage of larger 4-bedroom houses; and
- Locally, there has been an oversupply of 2-bedroom flats.

Consequently, based on local need, this study demonstrates that the dwelling should either be retained as a 3-bedroom family house, or potentially converted into a 4-bedroom family house (*e.g.* by means of a loft conversion), rather than split into two non-family friendly units.

Once split into two non-family friendly dwellings it would not only be difficult to convert it back into a family-friendly house, but if permitted, it would set a precedent, encouraging other owners of family-sized homes in the street to follow suite. Consequently, this would have a negative impact on the local supply of family-sized houses, which are currently needed in greater numbers.

Compliance with local planning policy

Policy H5 of the "South Gloucestershire Local Plan" (adopted January 2006) states that:

"Proposals for conversion of existing residential properties into smaller units of self contained residential accommodation, or change of use to houses in multiple occupation, or conversion on non-residential properties for residential use, will be permitted provided that they:

- A. Would not prejudice the character of the surrounding area; and*
- B. Would not prejudice amenities of nearby occupiers; and*
- C. Would identify an acceptable level of off-street parking; and*
- D. Would provide adequate amenity space."*

- ***The proposed development would prejudice the character of the surrounding area contrary to Policy H5 of the South Gloucestershire Local Plan***

Pine Grove predominantly comprises semi-detached 3- and (where converted) 4-bedroom family homes, with occasional purpose built one-up, one-down flats and bungalows. The mix of occupants largely comprises young families, middle aged couples or "empty-nesters". There are a number of large employers nearby such as Airbus, Rolls Royce, Southmead Hospital and Abbey Wood MoD, which serve to support the need for family-sized homes locally. Internal sub-division of family-sized homes in Pine Grove has not been permitted previously, with permission granted for loft conversions and extensions to increase the size of existing dwellings. Where flats have been provided they have either been purpose-built (e.g. at No. 21 Pine Grove) or comprise extensions to existing properties (e.g. the "Granny Annexe" at No. 7 Pine Grove). Consequently, the sub-division of No. 9 in to two small flats would be out of character with the existing mix of dwellings in the street.

- ***The proposed development does not identify an acceptable level of off-street parking contrary to Policy H5 of the South Gloucestershire Local Plan***

There is no specific mention of off-street parking provision within the planning application other than the associated drawing "Proposed Floor Plans" which states that "Tarmac to form driveway parking".

Policy T8 of the South Gloucestershire Local Plan states that for new one bedspace/bedroom dwellings there should be 1 space per dwelling provided and for new two bedroom dwellings, there should be 1.5 spaces per dwelling provided. Consequently, rounding up, there should be 3 off-street spaces provided for the proposed development. As the rear driveway to the house is too narrow to practically park a modern car, the provision of three spaces could only be facilitated by removing the front garden wall to the property and converting the front garden into two additional parking spaces, permitting 3 cars to be parked along the frontage of the property, within its curtilage.

The provision of off-street parking is of particular necessity in this street, which is very narrow and does not allow for parking of vehicles on both sides along its length. The road already gets very cramped for parking, which can be a real problem for access to bin lorries and emergency vehicles. This problem is compounded on Air Training Corps (ATC) nights, when parking from the 2152 (North Bristol) Squadron, ATC unit, located at the eastern end of the street, spills out along the street.

Due to the narrowness of the street, parking is not practical on the opposite side of the street to respective drives, as this does not permit access to and from off-street parking. Consequently, if the front garden was converted to off-street parking, although this may provide two additional off-street spaces, it would in effect, sterilise the use of 3 current on-street parking spaces, namely those in front of No. 9 itself and across the road in front of Nos. 12 and 14. As a result, parking provision cannot be adequately supplied for the proposed development as per Policy H5 and the proposals will serve to exacerbate, rather than alleviate local parking problems.

Consequently, it is difficult to see how the scheme can be designed to include the required off-street parking but not prejudice current on-street parking provisions.

- ***The proposed development does not identify adequate amenity space contrary to Policy PSP44 of the South Gloucestershire Local Plan***

Policy PSP44 of the Gloucestershire Local Plan states that:

“All new residential units will be expected to have access to an area of private amenity space and where necessary communal space. Planning permission for new dwellings will be granted where provision meets or exceeds the following minimum private amenity space standards:

- *1 bedroom flat 5 sqm*
- *2+ bedroom flat 5 sqm + private shared communal space.”*

Although the existing 3-bedroom house currently includes a c. 13.5 m long rear garden, there is no specific mention of how this area will be designed to provide adequate amenity space for occupants. With reference to the PSP44 Private Amenity Space Standards, proposals involving the change of use, development or sub divisions of existing areas of private amenity space must ensure that the resulting amenity space for all properties involved meet the above minimum standards. Amenity space for all new dwellings should be:

- Designed to take account of context of the development including the character of the surrounding area;
- Private, usable, functional and safe;
- Easily accessible from living areas;
- Orientated to maximise sunlight; and
- Of a sufficient size and shape to meet the needs of the likely number of occupants.

Where communal areas are provided, these should deliver an attractive area for residents to unwind without being overtly in the public gaze, but nevertheless, should be overlooked by residents in the interests of security. *“Secured by Design”* principles should be incorporated in the design of all private communal amenity spaces. For example, fences and balconies (as well as communal bins and cycle stores) should be designed so as not to provide climbing aids to gain access into a property. This is of particular importance for this property, which was burgled only recently this year, with other similar break-ins reported next door at No. 11 and elsewhere in the street in the last few years.

The proposed development does not adequately address drainage and local flood risk contrary to Policy L18 of the South Gloucestershire Local Plan

The proposed application states that it will not increase flood risk elsewhere and that surface water will be disposed of to a soakaway.

It is of note that:

- a. Pine Grove is not served by an adopted surface water sewer;
- b. The clayey soils present locally are either not suitable or are marginal for the use of infiltrating soakaways; and

- c. Consequently, historically Wessex Water has permitted connection of roof drainage to the adopted foul water sewer system due to the absence of an adopted surface water sewer and the unsuitability of the local soils for soakaways.

Although the existing drive comprises tarmac, the front garden currently comprises flowerbeds and permeable gravelled areas. If three parking spaces are proposed within the curtilage, then if laid as an impermeable surface they will increase surface water runoff and thus increase flood risk to neighbouring properties.

Consequently, with regard to drainage the proposed development needs to address the following:

1. Policy L18 of the Local Plan which states that:

“Development proposals will be required to incorporate sustainable drainage systems (SuDS) for the disposal of surface waters. Where this is not practicable it must be demonstrated that an acceptable alternative means of surface water disposal is incorporated.”

2. If it is demonstrated that SuDS are not practicable for this particular development, then, if a soakaway is to be used – the feasibility of using such a device needs to be demonstrated pre-planning using the standard BRE Digest 365 “Soakaway design” methodology.
3. If neither SuDS nor a soakaway are proven practicable, then a suitable arrangement with Wessex Water should be sought (e.g. to discharge surface water to the adopted foul water system).
4. It is standard practise to demonstrate the practicality of the use of SuDS or a soakaway to the Local Planning Authority/Lead Local Flood Authority and/or seek an appropriate agreement with the local Water Company as to an appropriate mechanism and discharge rate to their adopted sewers prior to planning permission being granted, unless appropriately conditioned in the planning permission.