

Highgate*Transportation*

Proposed Nine Residential Departments
at The Red Lion Public House, Broad Street
Staple Hill

P20/24009/RVC

Discharge of Condition 9
Residential Travel Plan

21106/TP/01

August 2021

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Contents	Page
1.0 Introduction	1
2.0 Existing Situation	4
3.0 Site Accessibility and Existing Travel Opportunities	5
4.0 Aims, Objectives and Outcomes	8
5.0 Measures and Initiatives	9

List of Figures

Figure 1.1	Architect's Approved Site Layout
Figure 2.1	Site Location and Wider Area
Figure 3.1	National Cycle Network Routes
Figure 3.2	Local Bus Stops

List of Appendices

Appendix 1	Decision Notice (ref: P20/24009/RVC)
Appendix 2	Architect's Site Layout Plan

1.0 Introduction

- 1.1 Premium Abodes have been granted planning permission (ref: P20/24009/RVC) for the redevelopment of the Red Lion Public House to provide nine new residential apartments. These apartments will be located above and around the public house which will be remodelled following the construction of the dwellings.
- 1.2 The proposals comprise 3 x 1-bedroom and 6 x 2-bedroom apartments with parking for 11 cars and 26 cycles and the original planning application was supported by a Transport Statement (ref: HTp/2015/TR/01) also prepared by Highgate Transportation. A copy of the decision notice is contained in **Appendix 1**.
- 1.3 This Travel Plan has been prepared to discharge planning condition 9 associated with P20/24009/RVC which states:

"Prior to the first occupation of any dwelling hereby approved, a 'Travel Plan' shall be submitted for written approval by the council with measures to promote sustainable means of travelling- For avoidance of doubt, the measures should include those measured as outlined on para of 4.25 to 4.30 of the applicant's transport statement - [specifically these should include type measures such as travel information pack of sustainable travel vouchers including £200 travel vouchers per dwellings and 12 months free membership to the car club for future residents to realise the active and sustainable options available to them. Furthermore, confirmation that a car-club car to be funded by the developer and that free membership will be provided to each residential unit upon first occupation, including free drive time, for 12 months (worth c£100 per unit in total). The approved travel plan shall thereafter be implemented in accordance with the approved Plan and prior to the occupation of any of the dwellings hereby approved.

Reason

To promote sustainable forms of travel and to mitigate the increased numbers of dwellings and ensure the satisfactory provision of car parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013."

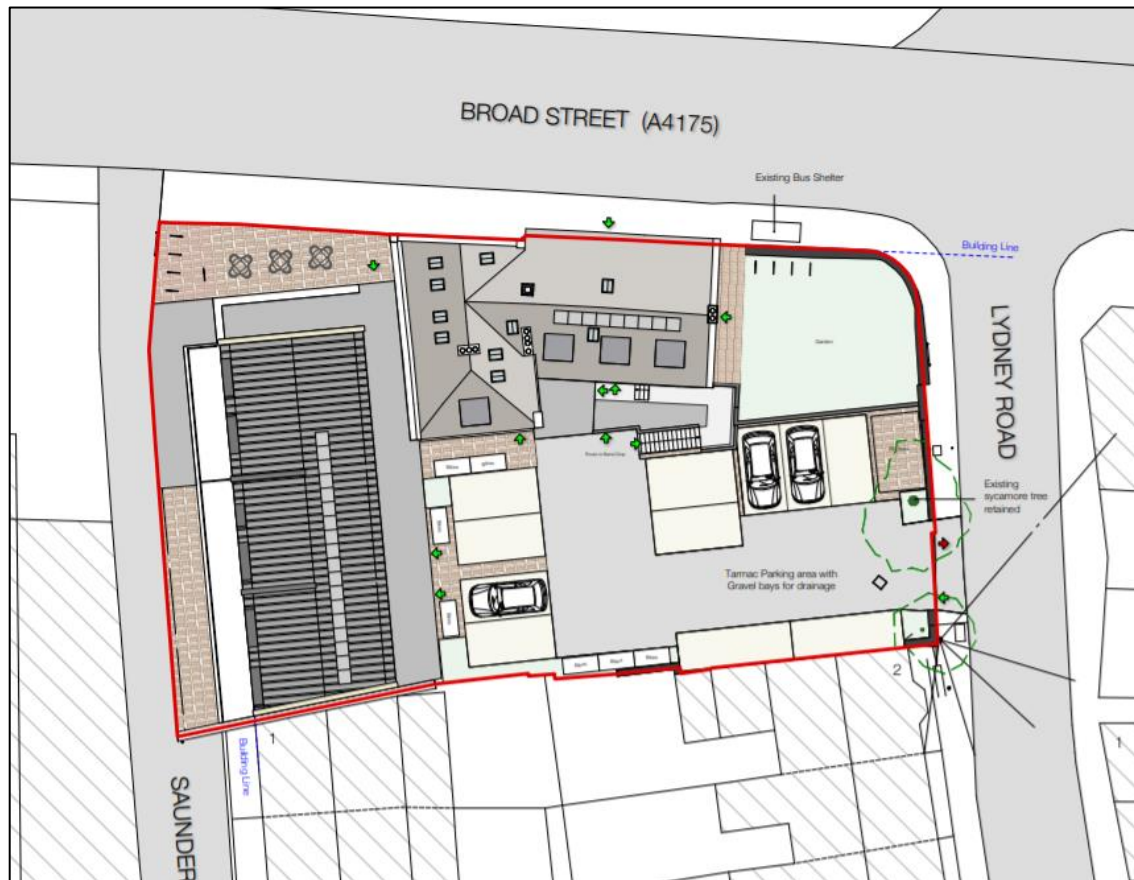
- 1.4 The core purpose of this Travel Plan is to reduce private car trips, particularly single occupancy vehicle trips to and from the development and this document sets out the travel plan measures which will be provided.
- 1.5 **Table 1.1** sets out the details of the proposed development.

Table 1.1 - Details of the proposed development

Planning Application Number	P20/24009/RVC
Name of Development	Red Lion, Staple Hill
Development Address	Red Lion Public House 76 Broad Street Staple Hill South Gloucestershire BS16 5NL
Use Class	C3 and A4
Brief Description of Development	<p>The proposals comprise the redevelopment of the public house site to provide nine residential apartments (3 x 1-bedroom and 6 x 2-bedroom) above and around the public house.</p> <p>The public house will be remodelled and remain as a public house following the construction of the residential apartments. The scheme proposes 11 car parking spaces within land to the rear of the site, to be accessed from the existing drop kerb vehicle crossover on Lydney Road. The proposals also include cycle parking for 26 cycles in the form of 8 cycle storage boxes (16 spaces) and 5 cycle stands (10 spaces).</p> <p>Electric charging points will be provided for all car parking spaces prior to occupation.</p>
Planned Date of Completion	2022
Site Location Map	Figure 2.1 provides the context of the application site.

- 1.6 The Architect's approved site layout (ref: 1872-CMS-00 -XX-DR-A-PL10 Rev C dated 25.01.2021) is contained in **Appendix 2** with an extract shown in **Figure 1.1**.

Figure 1.1 – Architect's approved site layout



- 1.7 This residential Travel Plan contains:

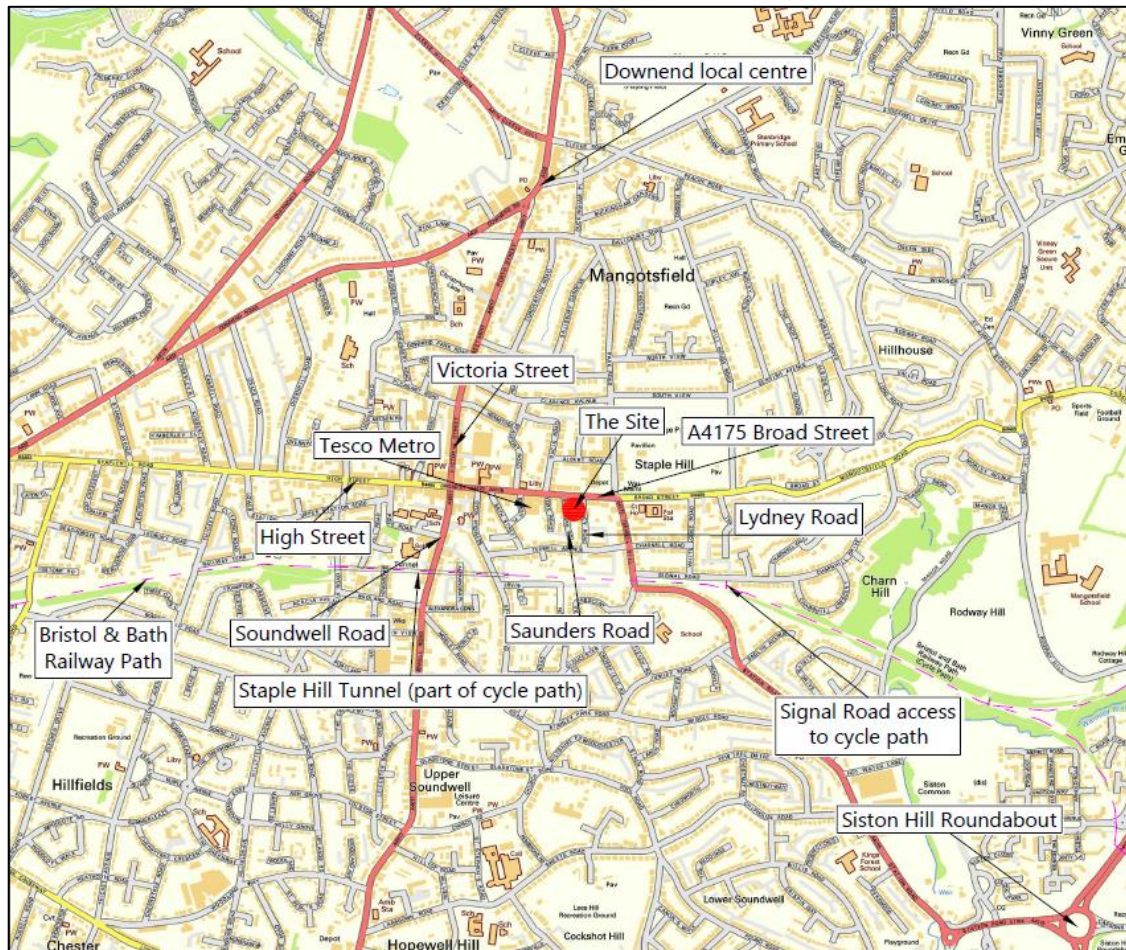
- i. A review of the site's accessibility and current travel opportunities.
- ii. Confirmation of the development's car and cycle parking provision.
- iii. Travel information, such as cycle routes, information on car sharing and public transport details.
- iv. Setting out the measures to be adopted to reduce private travel, including sustainable travel vouchers to the value of £200 per dwelling and 12 months free membership of the car club for future residents.
- v. Confirmation that a developer funded car-club parking space via Traffic Regulation Order will be provided and that a car-club car will also be provided.
- vi. An Action Plan which gives a commitment to implement the Travel Plan.

2.0 Existing Situation

Existing Site and Local Area

2.1 The site location and wider area is shown in **Figure 2.1**.

Figure 2.1 – Site location and wider area



2.2 The site is located to the south of Broad Street (A4175) within the Staple Hill Town Centre Boundary and Primary Shopping Area. Broad Street connects with the A432 Fishponds Road to the west and (via a short section of the B4465) the A4174 Avon Ring Road. Broad Street is subject to a 30mph speed restriction past the site and is lit.

2.3 Broad Street, named High Street to the west of the signal junction with Victoria Street and Soundwell Road, provides short stay car parking spaces which are unrestricted overnight.

2.4 As such, the site affords good access to major local employment areas and services, facilities and amenities required on a daily basis, and has direct links to Bristol City Centre via public transport and the Bristol and Bath railway path for cycling.

3.0 Site Accessibility and Existing Travel Opportunities

3.1 Travel behaviour can be affected by the level of infrastructure available to encourage modes of travel other than that of the private car. This section of the Travel Plan provides an overview of the extent of facilities in place for walking and cycling trips, as well as that of public transport.

Pedestrian and Cyclist Facilities

3.2 The site is located within the centre of Staple Hill where number of everyday services and facilities are located within 800 metres of the site. Manual for Streets categorises walkable neighbourhoods to be within 800 metres walking distance (10 minute walk) of residential areas.

3.3 A list of some of the local facilities is provided at **Table 3.1**. All facilities listed in **Table 3.1** are within the 800 metres Manual for Streets threshold and are within a distance that is likely to be walkable for the majority of future residents.

Table 3.1 – Local facilities

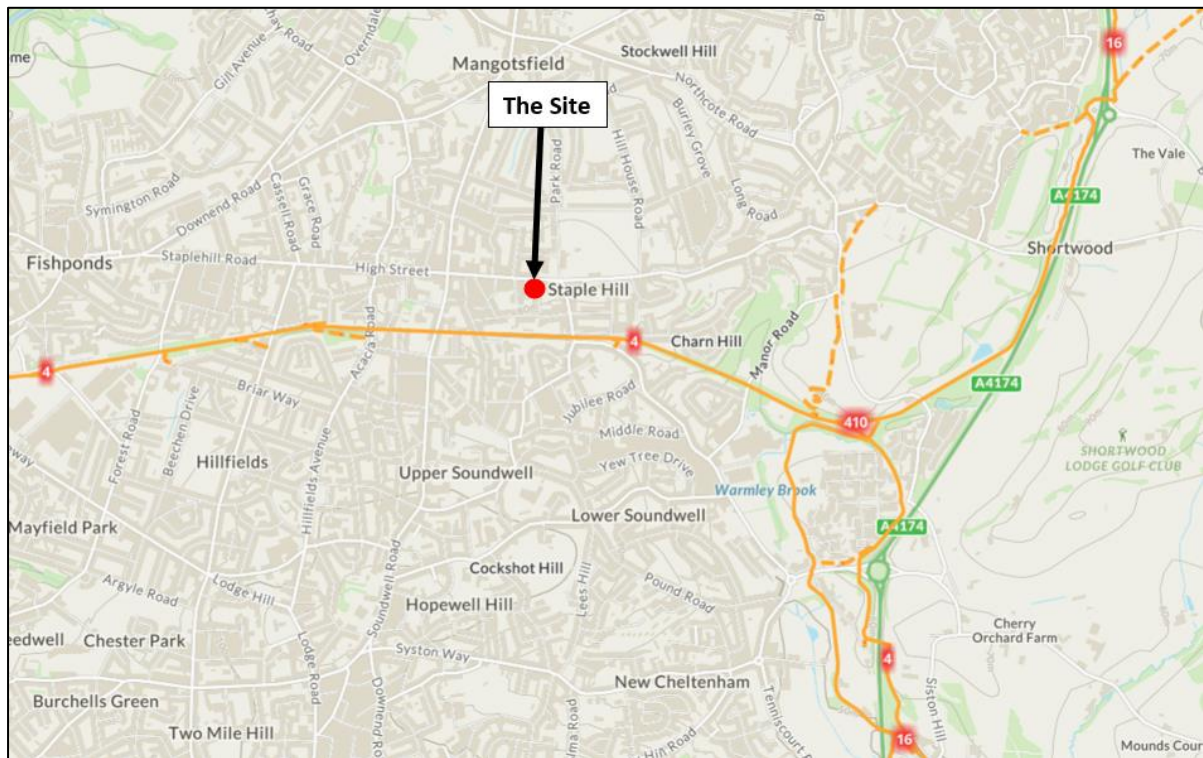
Facility	Walk Distance	Walk Time
King William IV (public house)	70m	1 minute
Tesco Superstore	130m	2 minutes
Scammells Barber Shop	130m	2 minutes
Staple Hill Library	140m	2 minutes
Page Park	150m	2 minutes
Iceland Foodstore	270m	3 minutes
Dream Cafe	280m	4 minutes
Staple Hill Post Office	450m	6 minutes
Page Community Association	500m	6 minutes
Staple Hill Primary School	550m	7 minutes

Assuming a typical walk time of 80 metres per minute, rounded to the nearest whole minute (IHT Guidance document, 'Providing for Journeys on Foot', 2000)

3.4 The site is located in the vicinity of the Bristol and Bath Railway Path (cycle path), National Cycle Network (NCN) Route 4, with an access from Signal Road circa 600 metres away (2 minutes). The path is well used by cyclists and pedestrians for leisure and commuting purposes. There is also another access to the cycle path at Acacia Road and Lower Station Road to the west of Staple Hill Tunnel, circa 1 k.m from the site (3 minutes).

3.5 This section of the Bristol and Bath Railway links to NCN route 410 to the northeast, which forms part of the Avon Cycleway which is a large circuit route around the city of Bristol through surrounding towns and villages. It also links to NCN route 16 which is currently in two sections. The first section connects Route 13 near Stansted via Great Dunmow, Braintree and Witham and continues to the intersection of Route 1 near Great Totham. The second section will connect Basildon with Shoeburyness, near Southend-on-Sea. NCN 4, NCN 410 (part of The Avon Cycleway) and NCN 16 and the location of the site are shown in **Figure 3.1**

Figure 3.1 – National cycle network routes



3.6 Given the accessibility of the site to the Bristol and Bath Railway Path along with a well-developed local pedestrian network, it is concluded that the site has good active travel credentials.

Public Transport Facilities

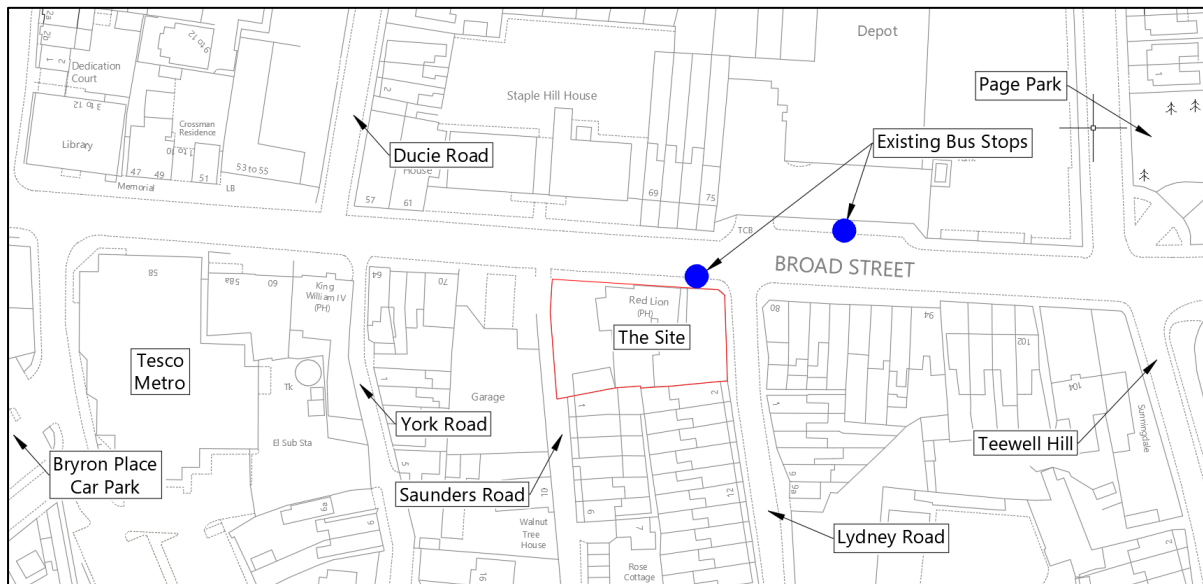
3.7 The nearest bus stops to the site are located on Broad Street. The westbound bus stop is located along the site frontage and the eastbound bus stop is located circa 60 metres walk distance east of the site. The bus routes serving these bus stops are summarised at **Table 2.2**.

Table 2.2 – Local bus services

Service Number	Route	Frequency		
		Weekday	Saturday	Sunday
7	Staple Hill – Bristol Centre	30 minutes	30 minutes	30 minutes
49	Emersons Green – Bristol Centre	20 minutes	20 minutes	20 minutes
Y5	Chipping Sodbury – Bristol Centre	120 minutes	120 minutes	120 minutes

3.8 A plan showing the location of bus stops (denoted by blue circles) is provided at **Figure 3.2**.

Figure 3.2 – Local bus stops



4.0 Aims, Objectives and Outcomes

- 4.1 The core aim of the Travel Plan will be to reduce trips to and from the site by cars through increased use of walking, cycling and public transport
- 4.2 The objective of the Travel Plan will be to achieve the following outcomes:
- i. Ensure that car-borne trips are kept to a minimum level from the outset.
 - ii. Encourage multiple-occupancy and discourage single occupancy car-borne trips.
 - iii. Encourage walking and cycling for those trips that are suitable to be undertaken by such a mode.
 - iv. Encourage the use of public transport as far as reasonably practicable.
- 4.3 These aims, objectives and outcomes will be achieved by:
- i. Having a development that is located in a sustainable and accessible location.
 - ii. Providing high quality, covered and secure on-site cycle parking that is easily accessible for residents.
 - iii. The production and promotion of a Travel Information Pack to be provided on first occupation of each unit.
- 4.4 The Travel Information Pack will include details of:
- i. Local pedestrian and cycle routes.
 - ii. The health benefits of walking and cycling.
 - iii. The location of local bus stops, bus transport routes and frequency of service.
 - iv. How to use the local car clubs and where bays are located.
 - v. How to car share.
- 4.5 The developer has agreed to fund a car club space and car-club car, for local residents and future residents of the development to be used as a measure to reduce car ownership amongst future residents, as well as within the local area.
- 4.6 Free membership of the car club will be provided to each residential unit upon first occupation, including free drive time, for 12 months (worth c£100 per unit in total). The car club space will be provided on the local highway network in close proximity to the site. The developer will fund the cost of the TRO associated with the provision of the car-club parking space on the public highway.
- 4.7 The development will be constructed in accordance with the planning permission (ref: P20/24009/RVC) and all applicable subsequent applications for reserved matters. This includes the agreed car parking and cycle parking provision.

5.0 Measures and Initiatives

5.1 This Travel Plan sets out the measures and initiatives put in place in order to meet the aims, objectives and outcomes detailed in **Section 4.0**. These measures and initiatives are contained in **Table 5.1**:

Table 5.1 – Measures and initiatives

Promotion and marketing	Travel Information Pack to be provided to residents on first occupation.
Car travel	As well as including information on how to car share within the Travel Information Pack, all measures are aimed at reducing private car trips, particularly single occupancy vehicle travel. A car club vehicle is to be funded by the developer, free membership for 12 months will be provided for each residential unit upon first occupation.
Public transport	Travel Information Pack to include information on: <ul style="list-style-type: none"> • The location of local bus stops, bus transport routes and frequency of service • How to claim sustainable travel vouchers • in communal areas (where available) and updated regularly
Cycling	Travel Information Pack to include information on local cycle routes and the health benefits of cycling.
Walking	Travel Information Pack to include information on local pedestrian routes and the health benefits of walking.
Other measures	Sustainable travel vouchers worth £200 will be claimable by occupiers of the new dwellings for reimbursement of expenditure for items associated with sustainable transport (e.g. a cycle helmet or bus/ rail season ticket). A full list of reimbursable items will be set out in the Travel Information Pack. These can be claimed for each dwelling upon first occupation (one per household).

5.2 The measures and initiatives contained in **Table 5.1** will be implemented as set out in the Action Plan contained in **Table 5.2**.

Table 5.2 – Action Plan

Transport Mode	Measure	Task	When	By
All	Travel Information Pack	Prepare and disseminate Travel Information Packs to each household containing information on walking and cycling routes, public transport services, local taxi services, etc. Include information to publicise and promote local retailers (e.g. supermarkets) that provide home deliveries	Prior to/ on first occupation	Developer
All	Internet provision	Ensure that the site is ready to support internet access, which will enable residents to access media and online retailers without the need to travel	Prior to first occupation	Developer
Cycle	Cycle parking	Ensure that cycle parking in accordance with the planning permission is provided on site	Prior to first occupation	Developer
Car	Car club	A local car club vehicle is to be funded by the developer and free membership for 12 months will be provided for each residential unit upon first occupation.	Prior to/on first occupation	Developer

5.3 As part of this Action Plan the developer agrees to:

- i. Implement in full the measures described in **Table 5.1**.
- ii. Inform all residents of the aims of the Travel Plan.

Appendix 1

Decision Notice (ref: P20/24009/RVC)

Stokes Morgan Planning Ltd
Kestrel Court
1 Harbour Road
Portishead
BS20 7AN

APP REF: P20/24009/RVC
DATE VALID: 10th December 2020
DECISION DATE: 12th April 2021
PARISH:

**NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT - REMOVAL/VARIATION OF
CONDITION**

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: P20/24009/RVC

DESCRIPTION OF DEVELOPMENT: Variation of condition 2 attached to planning permission P20/06288/F to vary the approved plans. Demolition of existing extensions and ancillary outbuildings. Installation of hip-to gable extension to facilitate the sub-division of existing first floor flat to 2no. flats. Erection of a part single, part two storey side extension to form additional public house (Class A4) floorspace and 7no. flats, with associated landscaping and works.

APPLICANT: Premium Abodes

LOCATION: Red Lion Public House 76 Broad Street Staple Hill South Gloucestershire BS16 5NL

In accordance with the application and accompanying plans, subject to the conditions specified below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of the original permission (P20/06288/F) i.e. 1st May 2020.

Reason

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

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Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

2. The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan Drawing. No. 1872-CMS-00 -XX-DR-A-LOC01 received 21st April 2020

Existing Site Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL01 received 21st April 2020

Existing Ground Floor Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL02 received 21st April 2020

Existing First Floor Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL03 received 21st April 2020

Existing Elevations (North and West) Drawing. No. 1872-CMS-00 -XX-DR-A-PL04 received 21st April 2020

Existing Elevations (South and East) Drawing. No. 1872-CMS-00 -XX-DR-A-PL05 received 21st April 2020

Existing Section Drawing. No. 1872-CMS-00 -XX-DR-A-PL06 received 21st April 2020

Existing Street Elevations Drawing . No. 1872-CMS-00 -XX-DR-A-PL07 received 21st April 2020

Proposed Site Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL10 Rev C received 26th Jan 2021

Proposed Ground Floor Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL11 Rev D received 26th Jan. 2021

First and Second Floor Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL12 B received 26th Jan. 2021

Proposed West and North Elevation Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL13 Rev D received 1st March 2021

Proposed East and South Elevation Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL14 Rev D received 1st March 2021

Proposed East Street Elevation Plan Drawing. No. 1872-CMS-00 -XX-DR-A-PL15 Rev D received 1st March 2021

Car Park Sheets 1 to 3 Drawing nos. 2015 TR03 Rev B received 18th Jan. 2021

Reason

For the avoidance of doubt.

3. The hours of working on site during the period of demolition and construction shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat. and no working shall take place on Sundays or Bank Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery

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(mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies PSP8 and PSP21 of The South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017

4. The development shall be carried out in full accordance with the SUDS details so approved 20th November 2020 (see DOC20/00322).

Reason

In the interests of flood risk to accord with Policies CS1 and CS5 of The South Gloucestershire Local Plan Core Strategy (Adopted), Policy PSP20 of The South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and the requirements of the NPPF. This is a pre commencement condition to ensure that the site can be adequately drained.

5. Prior to the commencement of the relevant phase of development, representative samples of all roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with the approved samples.

Reason

Having regard to the historic character of the building and to ensure the satisfactory appearance of the development to accord with Policies CS1 & CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec. 2013; Policy PSP17 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

6. Sample panels of stonework (natural and reconstituted), demonstrating the colour, texture, coursing and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample panels.

Reason

Having regard to the historic character of the building and to ensure the satisfactory appearance of the development to accord with Policies CS1 & CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec. 2013; Policy PSP17 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

7. Prior to their installation or construction, the detailed design including materials and finishes of the following items shall be approved in writing by the Local Planning Authority:
 - a. all new external doors
 - b. all new windows (including cill, head and reveal details)
 - c. eaves, verges and ridges
 - d. all new external glazed screens
 - e. conservation rooflights
 - f. chimneys
 - g. all new vents, flues and external meter boxes
 - h. coping to new boundary wall
 - i. exterior signage
 - j. rainwater goods

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason

Having regard to the historic character of the building and to ensure the satisfactory appearance of the development to accord with Policies CS1 & CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec. 2013; Policy PSP17 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

8. The development hereby approved shall not be occupied until the recommendations of the submitted Residential Planning Noise Assessment Acoustic Report Ref: A1356 R01c by iON Acoustics dated 6th March 2020 have been implemented in full.

Reason

To protect residential amenity and the environment in accordance with Policy PSP8 and PSP21 of The South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) Nov. 2017.

9. Prior to the first occupation of any dwelling hereby approved, a 'Travel Plan' shall be submitted for written approval by the council with measures to promote sustainable means of travelling- For avoidance of doubt, the measures should include those measured as outlined on para of 4.25 to 4.30 of the applicant's transport statement - [specifically these should include type measures such as travel information pack of sustainable travel vouchers including £200 travel vouchers per dwellings and 12 months free membership to the car club for future residents to realise the active and sustainable options available to them. Furthermore, confirmation that a car-club car to be funded by the developer and that free membership will be provided to each residential unit upon first occupation, including free drive time, for 12 months (worth c£100 per unit in total). The approved travel plan shall thereafter be implemented in accordance with the approved Plan and prior to the occupation of any of the dwellings hereby approved..

Reason

To promote sustainable forms of travel and to mitigate the increased numbers of dwellings and ensure the satisfactory provision of car parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013.

10. Prior to the first occupation of the dwellings hereby approved, the off street car parking (including electric charging point for all parking spaces) as well as manoeuvring area on site, shall be provided in accordance with the approved Proposed Site Plan Drwng. No. 1872-CMS-00-XX-DR-A-PL10 Rev C and subsequently maintained thereafter for that purpose.

Reason

To promote sustainable forms of travel and to mitigate the increased numbers of dwellings and ensure the satisfactory provision of car parking facilities and tuning areas; in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013.

12. Prior to the first occupation of the dwellings hereby approved, the on site cycle parking facilities shall be provided in accordance with submitted and approved Proposed Site Plan Drwng. No. 1872-CMS-00-XX-DR-A-PL10 Rev C and subsequently maintained as such thereafter.

Reason

To promote sustainable forms of travel and to mitigate the increased numbers of dwellings and ensure the satisfactory provision of cycle parking parking facilities; in the

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interest of highway safety and the amenity of the area, and to accord with Policy PSP16 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013.

13. Prior to its construction/introduction, details of the proposed living wall and its future maintenance, shall be submitted to and approved in writing by, the Local Planning Authority. Thereafter the living wall shall be provided in the first available planting season and maintained thereafter in accordance with the approved maintenance details.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP2 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and the National Planning Policy Framework.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

In providing regular updates and seeking revised plans and additional information to overcome officer concerns.

ADDITIONAL INFORMATION

1. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.
2. Community Infrastructure Levy (CIL). From 01 August 2015 South Gloucestershire Council will commence its CIL charging schedule. This application has been identified as being liable to CIL. Please see further information under the heading Next Steps attached to this Decision Notice.
3. The applicant is advised that under the Highways Act 1980 the Highway Authority has the power to recover the cost including expenses incurred as a result of any damage caused to the public highway.
4. You are advised of the need to obtain consent under the Town & Country Planning (Control of Advertisement) Regulations for any advertisements requiring express consent which you may wish to display on these premises.
5. This permission is to be read in conjunction with the AGREEMENT AND UNDERTAKING dated 6th Oct. 2020 in pursuance of Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the Planning & Compensation Act 1991.
6. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
7. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.
8. This Decision Notice grants planning permission. You are advised that it does not imply compliance with Building Regulations and it is essential that you contact the Council's Building Control Manager with regard to your proposals before proceeding.

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9. Applicants should note that it is an offence to allow mud, filth, dirt or anything to be deposited on the highway or to deposit anything whatsoever so as to damage the highway under Sections 131, 148 and 161 of the Highways Act 1980.
10. Under the terms of the above Act, the Council has a duty to draw to your attention obligations under the relevant provisions of the Health & Safety at Work etc Act 1974 as it affects this proposal. Full consideration should be given to these provisions when carrying out the development authorised by the planning permission.
11. Areas concerned with the preparation of food must comply with the Food Safety Act 1990 and associated Regulations.
12. Any existing buildings on site should be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health and Safety Executive.

Where the site is adjacent to residential or business premises, heavy plant, noisy equipment or operations and deliveries, should not take place outside the hours of:

Monday - Friday . 07.30 - 18.00
Saturday . 08.00 - 13.00
No noisy activities on Sundays or Bank Holidays

All plant and equipment should be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means should be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.

Pneumatic tools should be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.

In periods of dry weather, dust control measure should be employed including wheel washing and damping down. Any stockpiles of materials which are likely to give rise to windblown dust, shall be sheeted, wetted or so located as to minimise any potential nuisance.

13. Where the site is adjacent to residential or business premises, bonfires should be avoided, and all waste materials should be removed from site and suitably disposed of. At no time should any material that is likely to produce dark/black smoke be burnt, eg plastics, rubber, treated wood, bitumen etc.

Radio noise should not be audible at the boundary of the nearest neighbouring property.

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Any temporary oil storage tanks should be safely and securely sited so as to prevent pollution in the events of spills or leakage. It is also strongly recommended that any oil storage tank should be surrounded by an impervious oil/watertight bund having a capacity of at least 110% of the tank.

Neighbouring residential premises should be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works should be notified to the Environmental Services Department on 01454 868001 prior to commencement.

For sites with more than 5 houses, and for large industrial/commercial developments, it is strongly recommended that the applicant register the site under the "Considerate Contractors Scheme". Further information and an application form can be obtained by telephoning 01920 872837.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.



DEVELOPMENT MANAGER

DATE: 12th April 2021

Strategic Planning, South Gloucestershire Council, Department For Environment And Community Services,
PO Box 1954, Bristol, BS37 0DD

Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

P20/24009/RVC

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £34 per request relating to 'householder' applications and £116 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 863451

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse this proposal – or to grant subject to conditions – they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If they are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000.

Appeals must be made to the Planning Inspectorate in accordance with the provisions below:

- (a) for a **householder application**, an appeal must be made within 12 weeks of the date of this notice;
- (b) for a **minor commercial application**, an appeal must be made within 12 weeks of the date of this notice;
- (c) for the **display of an advertisement**, an appeal must be made within 8 weeks of the date of receipt of this notice;
- (d) for **works to trees** subject to a Tree Preservation Order or part of a woodland, an appeal must be made within 28 days of the date of this notice;
- (e) if this planning application relates to the same, or substantially the same, land and development as is **already the subject of an enforcement notice**, an appeal must be made within 28 days of the date of this notice;
- (f) if an **enforcement notice is served** relating to the same or substantially the same land and development as in this application an appeal must be made within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier;
- (g) in **all other cases**, an appeal must be made within 6 months of the date of this notice.

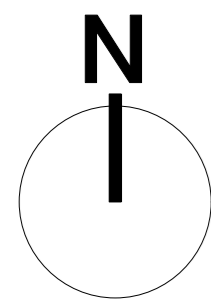
The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission/listed building consent for the proposed development/works or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) and local planning authority (registrationteam@southglos.gov.uk) at least 10 days before submitting the appeal. Further details are available on [GOV.UK](https://www.gov.uk) website.

When submitting an appeal, it is a requirement that an identical set of documents be submitted to the local planning authority. A copy of all appeal documents (and any subsequent documents required to validate the appeal) should be sent to registrationteam@southglos.gov.uk when the appeal is made. Please ensure this instruction is complied with in order to avoid any unnecessary delay.

Appendix 2

Architect's Approved Site Plan



BROAD STREET (A4175)

Existing Bus Shelter

Building Line

LYDNEY ROAD

Existing sycamore tree retained

Tarmac Parking area with Gravel bays for drainage

Route to Barrel Drop

Garden

Bikes Bikes

Bikes

Bikes Bikes Bikes

Garage

SAUNDERS

Building Line

1

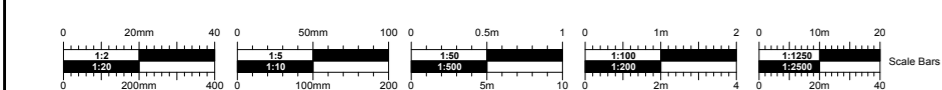
2

1

Proposed Site Plan

NON MATERIAL AMENDMENT APPLICATION TO P20/66288/F PLANNING

No.	Date	DR/CH	Revision Notes
A	12/03/2020	PDR	Cycle store provision increased.
B	16/11/2020	PDR	Non material amendment application
C	25/01/2021	PDR	Revision following Conservation Officer comments. 2no. proposed rooflights omitted from existing building.



Project Title
The Red Lion PH
Project Client
Premium Abodes
Suitability
Code: Description
-
File Name:
1872 NMA Scheme Final v2021-01-04.vwx

Sheet Scale
1:100 @ A1
Date
2019/11/17
Drawn By
PDR
Reviewed By
JS
Copyright Check all dimensions on site.
This drawing is only to be used on the site for which designed.

Sheet No.
1872-CMS-00-XX-DR-A-PL10
Sheet Title
Proposed Site Plan
28 Martingale, Corsham, Wiltshire, SN13 0HL, Web: www.cms-group.co.uk, Tel: 01249 701333

Rev
C