

P21-0355

2nd September 2021

F.A.O Brian Glasson
South Gloucestershire Council
Department for Environment and Community Services
PO Box 1954
Bristol
BS37 0DD

Dear Mr Glasson,

Land South of Severn Beach, Avonmouth Gloucestershire - Planning permission reference SG.4244

This letter accompanies three separate applications made through the Planning Portal to formally discharge conditions 1 and 7 of planning permission SG.4244. This submission is made further to extensive correspondence regarding the site and the status of the extant planning permission.

During our pre-submission discussions, we have agreed that planning permission SG.4244 dated 27th November 1957 remains lawfully extant. Planning Permission was granted for;

(I) the development of an area of 1,000 acres (outlined in dark purple on the attached plan "b" and thereon marked "I") –

- a) For the construction and operation of factories for the production of chemical and allied products (including non-ferrous metals) and*
- b) For the development mentioned in sub-paragraphs (II) and (III) hereof.*

(II) the development within an area of 545 acres (outlined in green on the attached plan "B" and thereon marked "2") consisting of

- a) The construction and operation of officers, warehouses, stores, reservoirs, pumphouses, canteens, clubs, hostels, training establishments, amenity and welfare buildings, sports pavilion and sports and playing fields, and*
- b) The development mentioned in sub-paragraph (III) hereof*

(III) the development within an area of 1,100 acres (outlined in light purple on the

4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL
T: 01509 670806 | www.pegasusgroup.co.uk

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attached plan "B" and thereon marked "3") consisting of the construction and operation of any buildings, structures, erections or engineering works expedient for and ancillary to the construction and operation of the factories mentioned in the paragraph (I) above, other than buildings, structures or erections in which actual processes or manufacture are carried on.

(IV) the change of use of Hook Farm and Severn Farm (Coloured in yellow on the attached plan "B" and thereon marked "5") to office and/or residential hostel and club purposes

(V) permission to construct accesses to existing public highways (such access being outlined in brown on the attached plan "B" and thereon marked respectively 6A, 6A and 6C).

There are no time limits for implementation of development or submission of reserved matters contained within the conditions of the planning permission. Whilst legislative provisions were introduced in the 1968 and 1971 Planning Acts to address such matters, it has been accepted by the Secretary of State and well documented in this case, that development pursuant to the planning permission had taken place before the cut-off date of 1st April 1969, as introduced by the 1968/1971 Acts. It follows that the planning permission is extant and can still be implemented.

The Application site is shown on each of the drawings submitted. Pegasus Group, on behalf of the applicant, have submitted three separate applications to discharge conditions pursuant to the planning permission. We are seeking consent for three different schemes relating to the same parcel of land in order to approach the market with the most amount of flexibility and ultimately expedite occupation. Each scheme can be described as follows;

Scheme A – A development of two units accessed off Ambleton Lane with the main service yard at the rear of the site including on plot landscaping.

Scheme B – A one large unit scheme amounting to 335sqft of floor space accessed off Ambleton Lane. This scheme also proposes to locate the service yard to the rear and includes perimeter landscaping

Scheme C – A large single unit scheme amounting to 317sqft of floor space with parking located on both the north and south sides of Severn Road. The main access point is of Ambleton Lane.

Relevant to each scheme is the proposal to re-grade and suitably landscape the proposed ecology ponds to the south of the development parcel. The works proposed in this location

are to ensure the continued suitable habitat for Gadwall, a species which utilises the Severn Estuary Special Area of Protection. The 1957 consent permits such development, however the alterations and enhancements are shown on the proposed plans for clarity and completeness.

All three schemes fall within the area identified within the permission outlined in Green on the plan attached to the decision notice and benefiting from (II) of the development description which includes "the construction and operations of....warehouses".

In respect of our client's proposed developments, only conditions 1 and 7 of the planning permission require addressing prior to commencement;

Condition 1 of planning permission SG.4244 states that;

1. No development shall be commenced before the layout of structures or erections in the nature of plant and machinery or before the layout, design and external appearance of any other buildings has been approved by the local planning authority in the following areas:-

- a) An area (hereafter called "the perimeter area") within 200 yards of the perimeter of the lands the subject of this permission running from the north-western corner of O.S 301 on the Edition of 1920, Gloucestershire Sheet LXVII.6 in a clockwise direction to Vimpenny's Lane near Elm Tree Farm*
- b) All that part of area No.2 south-east of Willow Farm and lying between Severn Road and Honk's Well Rhine*
- c) An area lying within 50ft of the boundary of the following public highways;- Ableton Lane and the highways leading therefrom to British Railways Severn Beach Branch at the northern end of Chittening Warth and the Minor's Farm respectively, Berwick Lan, Vimpenny's Lane, Farm Land and Severn Road.*

The application site lies within area a).

In respect of this condition please find enclosed copies of;

- Site layout plan – HTC Architects
- Proposed drawings Pack – HTC Architects
- Lighting scheme pack – Loveday Lighting Ltd
- Landscaping scheme – Pegasus Group

Condition 7 of planning permission SG.4244 states that;

7. No development within 400 feet of the western boundary of area No.1 shown on the

said plan shall take place without the further approval of the Local Planning Authority until the width and location of any road intended to be substituted for any portion of the Severn Beach/Crooke Marsh Road with is intended to be closed at a later date has been agreed with the Local Planning Authority or in default of agreement determined by the Minister of Housing and Local Government.

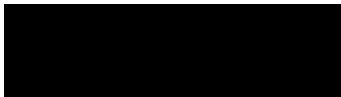
It is our understanding that the requirements of the condition have been satisfied historically. This is evident by the changes that occurred in the local road network following the grant of the extant planning permission in 1957.

It is evident that the Severn Beach/Crooks Marsh Road was severed by the implementation of the permitted development and that a replacement road (Severn Beach Road) was then constructed. It is our understanding that the construction of Severn Beach Road was a result of the requirement of Condition 7. The fact that Severn Beach Road was since adopted as a public highway, confirms that it formed the connection between Severn Beach and Crooks Marsh required by condition 7.

Aside of the historic position and our research, it stands that the villages of Severn Beach and Crooks Marsh are appropriately served, and that condition 7 can be discharged now on this basis without the submission of further information of any further proposed road. Accordingly, this application seeks to discharge condition 7.

I hope you find the application submission satisfactory however if you require any further information or clarifications, please do not hesitate to contact me at your convenience.

Yours sincerely



Nick Cox

Principal Planner
nick.cox@pegasusgroup.co.uk