



Planning Department

South Gloucestershire Council
Department for Place
PO Box 1954
Bristol
BS37 0DD

16th November 2023

Dear Planning,

Land adj. Tern Inn, 1 Heron Way, Chipping Sodbury BS37 6XW

I write in respect of the above site, which benefits from extant planning permission from November 2022 for the erection of a convenience store with 9 no. flats above, with associated access and parking (LPA Ref: P/21/06188/F).

The planning permission has been implemented and significant progress has been made by the applicant's contractors. At the time of writing, construction work remains on-going, and the development is likely to be completed in Spring 2024.

Following discussions with the convenience store operator, local residents and Dodington Parish Council the applicant wishes to make several minor amendments to the approved plans and documents. Accordingly, the applicant hereby applies for a minor material amendment by virtue of the provisions set out under Section 73 of the TCPA 1990.

The proposed changes to the scheme are shown on the submitted plans and summarised within the following pages of this letter.

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Schedule of changes:

- 1. Boundary changes** – Due to the size and depth of the existing boundary hedge, it has been discovered during the construction works that the initial topographical survey was inaccurate, which necessitates changes to the approved site plan and landscaping plan.

If the development was to be completed in accordance with the approved plans, large areas of the existing hedge would need to be removed to provide the car parking area. This would create a patchy hedge with irregular trunks, which would have an unsightly appearance and fail to provide necessary screening for neighbouring residents.

The applicant has met with the neighbouring residents and Dodington Parish Council to discuss this issue. It is proposed to remove the existing hedge to facilitate the parking area and plant shrubs along the site boundary, which would be enclosed by a new fence. Behind the fence (outside of the red line), a new hedge will be planted by Dodington Parish Council on the land controlled by the Local Authority. To this regard, the Parish Clerk has made enquiries with South Gloucestershire Council's licensing team to obtain a permit for the works. It is understood that a license will be given when the amendments to the planning permission are approved.

- 2. ATM** – The approved plans show an external ATM machine facing the parking area with bollards in front of it to prevent ram-raiding. The asset layout for the convenience store operator has now been finalised and they will be installing the ATM machine internally. Therefore, the planning drawings have been updated to reflect this change with the bollards now repositioned in front of the store entrance. As the external ATM has been omitted from the scheme, gas protection measures are no longer required, which means condition no 16 can be removed.
- 3. Residential windows** – The colour of the window frames for residential areas will change to RAL 7016 Anthracite.

4. **First Floor Back of House** – Two first floor windows have been added to break up the massing of the northwest elevation and improve ventilation within this space.
5. **Utilities** – The required gas meters and water pipes are to be installed on the northwest elevation of the building. Therefore, a secure cupboard needs to be installed to the side of the entrance door. The approved entrance canopy will be extended to provide cover to the cupboard area. In addition, the external downpipes will be enclosed with cladding. The service cupboard and cabinet will be finished in RAL 7016 Anthracite to match the residential windows.
6. **Ground Floor Commercial Windows** – The ground floor windows to the convenience store are to be removed at the request of the convenience store operator. The position of the approved windows acts to limit the placement of shelving, fridges and freezers, which would reduce the product offering of the store. To add articulation to the ground floor of building, tax windows are proposed for the former openings.

If the LPA were insistent that the windows were to remain, the convenience store operator would have no option but to cover them internally with posters and advertisements to hide the rear of the shelving units. Such an arrangement would look unsightly and thus the tax windows are prepared by the applicant.

7. **Bollards** – The approved plans show bollards in front of the delivery bay. These are to be removed at the request of the convenience store operator.
8. **Cycle Parking** – Condition 8 requires the provision of two covered and secure staff cycle spaces. There is no suitable location for such a structure to be constructed adjacent to the convenience store. Therefore, this part of the condition is to be deleted at the request of the convenience store operator. As an alternative, staff will be able to use the cycle stands within the car park area. If these are fully occupied, staff will be able to their store cycles within the back of house area whilst they are working.

9. **CCTV** – There is no desire by the convenience store operator or Dodington Parish Council to install an external CCTV system due to monitoring costs. The car park benefits from high levels of natural surveillance throughout the day and night. Therefore, CCTV is not required. Accordingly, condition no 18 is to be deleted.

Proposed changes to the planning conditions:

- Condition 2 – Change approved plans list, including landscaping plan, to reflect proposed changes to the building and landscaping (swap for new dwg numbers)
- Condition 6 – Change reference to approved site plan (swap for new dwg number).
- Condition 7 – Change reference to approved site plan (swap for new dwg number).
- Condition 8 – Change reference to approved site plan (swap for new dwg number) and apply to vary wording to remove reference to '*plus two covered and secure staff spaces*'
- Condition 10 – Change approved detailed planting plan and 5-year landscape maintenance schedule to ensure it reflects the new landscaping plan.
- Condition 16 – Remove condition (no longer proposing an external ATM)
- Condition 18 – Remove condition (no desire to install external CCTV by end users)

List of amended plans:

- Existing Site / Location Plan / Proposed Site Plan – Drawing No: 21-140-01-K
- Proposed Floor Plans – Drawing No: 21-140-02-G
- Existing and Proposed Elevations 1 – Drawing No: 21-140-03-J
- Existing and Proposed Elevations 2 – Drawing No: 21-140-04-K
- Landscape Plan - Drawing No: 2319/1K
- Landscape Specification, Management & Maintenance Plan – November 2023

Supplementary information:

- Dodington Parish Council Planning Committee Minutes (21st August 2023)
- CIL Form 1

It is deemed that the alterations shown on the amended plans will not create any harmful impact on the character and appearance of the area or privacy/amenity of any neighbouring properties and will not compromise the overall design and appearance of the proposed building, which the LPA have previously deemed to be acceptable through the grant of planning permission. The resulting minor changes to the elevations and fenestration positioning will continue to deliver a high-quality development on the site which is in same vein as the approval.

Accordingly, the proposed changes can be dealt with as minor amendments by the local planning authority by virtue of the provisions set out under Section 73 of the TCPA 1990.

Please do not hesitate to contact me if you have any queries.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Chris Miell', is positioned below the 'Yours Sincerely' text.

Christopher Miell MPLAN, MRTPI

Associate Director

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