

DJP Newland Rennie (Wotton)  
Well House  
The Chipping  
Wotton-under-edge  
GL12 7AD

**APP REF:** P21/08002/F  
**DATE VALID:** 4th January 2022  
**DECISION DATE:** 25th March 2022  
**PARISH:** Frampton Cotterell  
Parish Council

## NOTICE OF DECISION TOWN AND COUNTRY PLANNING ACT 1990

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

**APPLICATION NO:** P21/08002/F

**DESCRIPTION OF DEVELOPMENT:** Change of use from garage/workshop to holiday let (Class C3), and change of use of floor area in the main dwelling from residential (Class C3) to Hairdressers/Beauty salon (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Amendment to permitted opening hours as conditioned under PT14/4902/F to 09:00-18:00 Tuesday - Wednesday, 09:00-20:00 Thursday - Friday, 09:00-16:00 Saturdays. No work will be carried out on Sundays, Mondays or Bank Holidays.

**APPLICANT:** Ms D Hemmings

**LOCATION:** Aura Retreat 69A Park Lane Frampton Cotterell South Gloucestershire BS36 2HA

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 this permission.

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](mailto:planningapplications@southglos.gov.uk)

Reason

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

2. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B and E) or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the openness of the Green Belt and to accord with Policy CS1 and CS5 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

3. The hairdresser/beauty salon element of the Sui Generis use hereby permitted may not exceed the floorspace as shown on drawing 0644/4 and 0644/5 received by the Council on 14th December 2021.

Reason

Intensification or subdivision of the beauty salon/hairdressers element or holiday let of the proposal will require further consideration in terms of the impact on residential amenity and highway safety in accordance with the requirements of Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP8, PSP11, and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. The proposed holiday let hereby approved shall only be occupied in connection with the approved business use in the host dwelling, known as Aura Retreat, 69A Park Lane, Frampton Cotterell, South Gloucestershire, BS36 2HA, and shall not be occupied for any other purposes.

Reason

Intensification or subdivision of the beauty salon/hairdressers element or holiday let of the proposal will require further consideration in terms of the impact on residential amenity and highway safety in accordance with the requirements of Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP8, PSP11, and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

5. The site shall not be open to clients outside the following times:

09.00 to 18.00 Tuesday and Wednesday

09.00 to 20.00 Thursday and Friday

09.00 to 16.00 Saturday; nor at any time on Monday, Sunday or Bank Holidays.

Reason

To protect the amenity enjoyed by those living in the locality to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Place Plan (Adopted) November 2017.

6. Prior to the first occupation of the proposed accommodation hereby approved, the off-street parking facilities shown on the plan, 2 no. cycle parking space and a 7Kw 32 Amp Electric Vehicle Charging Point shall be provided and thereafter retained for that purpose at all times. The gates across the entrance to the site shall be fully open at all times when the beauty salon/hairdressers is open to customers.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

7. Prior to the first use of the proposed accommodation hereby approved, a scheme of hard landscaping scheme shall be submitted to the Local Planning Authority for approval. The said scheme shall include existing and proposed levels, any forms of retaining structure, boundary treatments and an area of hardsurfacing. Development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason

To protect the character and appearance of the area to accord with Policy PSP1 and PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

8. The proposed development hereby approved shall be carried out in accordance with the following drawings:

Site location plan, Proposed site plan, elevations and floor plans Drawing no. 70623/04/101 rev A, Proposed Ground Floor Plan within the existing dwelling, Drawing No. 0644/4 and Proposed First Floor Plan within the existing dwelling, Drawing No. 0644/5, all received by the Council on 14 December 2021.

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Reason: To define the approved development in planning terms.

**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: The application has been determined in a positive manner.

**ADDITIONAL INFORMATION**

1. Unless it is expressly indicated in the notice of decision above, it should not be assumed that the 'red line' on the plans submitted with the application necessarily denotes the extent of the residential curtilage (if any), and that in case of doubt the advice of the Council should be sought.
2. 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.
3. 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.

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](http://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.

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M. B. [Signature]

**DEVELOPMENT MANAGER**

**DATE:** 25th March 2022

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PO Box 1954, Bristol, BS37 0DD  
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## **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/](http://www.planningportal.gov.uk/)
- Complete an application form online via the Planning Portal online Application service, [www.planningportal.gov.uk/](http://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](http://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](http://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](mailto:inquiryappeals@planninginspectorate.gov.uk)) and local planning authority ([registrationteam@southglos.gov.uk](mailto: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](mailto:registrationteam@southglos.gov.uk) when the appeal is made. Please ensure this instruction is complied with in order to avoid any unnecessary delay.

