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**APP REF:** P23/01218/F  
**DATE VALID:** 11th April 2023  
**DECISION DATE:** 24th November 2023  
**PARISH:** Olveston 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:** P23/01218/F

**DESCRIPTION OF DEVELOPMENT:** Demolition of existing buildings. Erection of 1 no. detached dwelling (Class C3) with associated works and erection 1 no. Gospel Hall (Class F1) with access, parking, landscaping and associated works. Erection of erection of 1no. porch, two storey rear, single storey front extensions to existing dwelling to form additional living accommodation.

**APPLICANT:** Mr & Mrs Glen Smith

**LOCATION:** Park Farm Gloucester Road Almondsbury South  
Gloucestershire BS32 4HY

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 Place, 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. The proposed Gospel Hall shall be used as a religious building and no other use within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987.

Reason:

Any other use would require further consideration against the Development Plan.

3. Prior to commencement a phasing plan for the demolition of the existing buildings (1-6) shown on plan 016B shall be submitted to and agreed in writing by the Local Planning Authority. The demolition shall be carried out strictly in accordance with the approved details.

Reason:

To preserve the openness of the Green Belt in accordance with Policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework. This is a condition precedent in order to agree the demolition phasing prior to the commencement of works.

4. Prior to commencement of development (excluding demolition), a detailed planting mitigation scheme must be submitted to and agreed in writing by the Local Planning Authority. The plans must specify the location, species, stock size, planting centres and quantities of all proposed tree and structure planting, which is to be implemented in the first season following completion of construction works.

Reason:

To ensure that the built elements of the scheme are sympathetically integrated into the character of the local landscape and reflect its prevailing naturalistic vegetation pattern in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. Prior to commencement of development (excluding demolition) details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required, together with a supporting schedule of manufacturers details for hard surface landscape materials and site furniture products (e.g. cycle stands and seats) must be submitted to and agreed in writing by the Local Planning Authority.

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Reason:

To ensure that the built elements of the scheme are sympathetically integrated into the character of the local landscape and reflect its prevailing naturalistic vegetation pattern in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

6. All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following the completion of construction or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority.

Reason:

To ensure that the built elements of the scheme are sympathetically integrated into the character of the local landscape and reflect its prevailing naturalistic vegetation pattern in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

7. Prior to the commencement of development (excluding demolition) a five year maintenance schedule for all new planting must be submitted and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the built elements of the scheme are sympathetically integrated into the character of the local landscape and reflect its prevailing naturalistic vegetation pattern in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

8. Prior to the commencement of development a tree protection plan in accordance with BS:5837:2012 must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that trees and vegetation to be retained are not adversely affected by the development proposals in accordance with PSP3 and PSP19. This is a condition precedent to ensure trees are not damaged or destroyed during the construction phase.

9. The development shall proceed in strict accordance with the Mitigation Measures provided in the updated Ecology Report (Ark Ecology Ltd, June 2023)

Reason:

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

10. Prior to the installation of any external lighting, details of all proposed external lighting are to be submitted to and approved in writing by the Local Planning Authority and is to include the location and specification. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason:

To protect against harm to protected species and the rural landscape and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

11. Prior to commencement of development (excluding demolition) an updated Ecological Enhancement and Mitigation Plan is to be submitted to and approved in writing by the Local Planning Authority. The plan is to include ecological enhancements that will achieve biodiversity net gain and the specifications and locations are to be detailed on the plan. The plan should include proposed soft landscaping plans to include compensatory planting for the loss of existing trees.

Reason:

To protect the character and appearance of the area and protected species to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policies PSP8 and PSP19 of the South Gloucestershire

Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

12. Prior to the commencement of use the parking, turning and access as shown on plans 003 Part A (Rev B) and 003 Part B (Rev B) shall be installed and retained in perpetuity.

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 CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

13. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. A detailed development layout showing the location of surface water proposals is required along with results of percolation tests and infiltration calculations to demonstrate that the proposal is suitable for this site.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework. This is a condition precedent to avoid remedial works.

14. No development shall commence until details of the Package Sewage Treatment Plant have been submitted to and approved in writing by the Local Planning Authority. The location of the Plant must be shown and the method of irrigation for the effluent overflow must be indicated. A percolation test for discharge to a soakaway is necessary. The applicant must consult the Environment Agency for the need to obtain an 'Environmental Permit' and produce a copy if required. Building Regulation approval must also be obtained.

Package Treatment Plants must be located 10 metres away from any watercourse and structures including the public highway.

New discharges of treated effluent from a 'Sewage Package Treatment Plant' are not allowed to discharge to a soakaway (designed for draining rainwater), for discharging effluent to the ground. Such irrigation must utilise a drainage field in accordance with

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the 'General Binding Rules' - <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

New discharges of treated effluent from a New Sewage Package Treatment Plant are not allowed to an Ordinary Water Course / Ditch or surface water body, such as a River, Lake, Pond which does not have an annual or continuous flow throughout the year as required by the 'General Binding Rules' - <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-a-surface-water>

**Reason:**

To ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 Policy PSP21; and South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS9. This is a condition precedent to avoid remedial works.

15. The development shall be carried out in accordance with the plans/drawings hereby approved as follows:

29 Mar 2023	001		LOCATION PLAN
29 Mar 2023	010		EXISTING REMODEL FLOOR PLANS
29 Mar 2023	011		EXISTING REMODEL ELEVATIONS
29 Mar 2023	013		PROPOSED REMODEL ELEVATIONS
29 Mar 2023	014		PROPOSED CHURCH HALL FLOOR PLAN
29 Mar 2023	015		PROPOSED CHURCH HALL ELEVATIONS
29 Mar 2023	017		EXISTING BUILDING 1 FLOOR PLAN
29 Mar 2023	018		EXISTING BUILDING 1 ELEVATIONS - SHEET 1
29 Mar 2023	019		EXISTING BUILDING 1 ELEVATIONS - SHEET 2
29 Mar 2023	020		EXISTING BUILDING 2 PLAN & ELEVATIONS
29 Mar 2023	021		EXISTING BUILDING 3 PLAN & ELEVATIONS
29 Mar 2023	022		EXISTING BUILDING 3 PLAN & ELEVATIONS
29 Mar 2023	023		EXISTING BUILDING 4 FLOOR PLAN
29 Mar 2023	024		EXISTING BUILDING 4 ELEVATIONS
29 Mar 2023	025		EXISTING BUILDING 5 FLOOR PLAN & ELEVATIONS
29 Mar 2023	026		EXISTING BUILDING 6 FLOOR PLAN & ELEVATIONS
11 Apr 2023	012	B	PROPOSED REMODEL FLOOR PLANS
11 Apr 2023	016	B	SITE PLAN EXISTING

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30 Jun 2023	002	B	BLOCK PLAN
30 Jun 2023	003	B	SITE PLAN PART A
30 Jun 2023	003	B	SITE PLAN PART B
30 Jun 2023	004	B	PROPOSED GROUND FLOOR PLAN
30 Jun 2023	005	B	PROPOSED FIRST FLOOR PLAN
30 Jun 2023	006	B	PROPOSED GARAGE FLOOR PLAN
30 Jun 2023	007	B	PROPOSED ELEVATIONS SHEET 1
30 Jun 2023	008	B	PROPOSED ELEVATIONS SHEET 2
30 Jun 2023	009	B	PROPOSED ELEVATIONS SHEET 3

Reason:

To define the terms and extent of the permission.

**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: by updating the applicant throughout the process of the application.



## ADDITIONAL INFORMATION

1. 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.
2. 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.
3. The applicant should be aware that the following information may be required when discharging condition 13:

Brown Field development: Development proposals will be expected to reduce surface water discharge from the site, wherever practicable and feasible on previously developed land, by reducing post development runoff rates for events up to and including the 1 in 100 year return period, with an allowance for climate change, to that of a Greenfield Qbar condition. Where it can be demonstrated that this is not practical or feasible, a 30% betterment of the existing condition will be required.

A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and flow control devices (where applicable).

Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance 40% up to and including the 10080 minute scenarios.

(Preferably in the MicroDrainage format to include the MDx file for auditing).

Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.

A plan showing the cross sections and design of the attenuation feature (pond/basin/swale) and its components (to include an all-around access track which

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should be a minimum 3 - 5 Metres for the allowance of relevant suitable equipment to conduct maintenance activities).

The plan/s should include side slope gradients (ponds, basins & swales) to be no steeper than 1:3, base invert level, top water level (design 1-100Yr + 45% c/c), freeboard 300-600mm to top of bank (maximum), and whether the features will be lined (permeable / impermeable).

There is to be no planting of trees over, or within close proximity (3 metres) of any existing or proposed drainage infrastructure, which may include but not limited to, pipework, gullies and attenuation features such as ponds, basins, and tanks (3 metre offset from top of bank including access track).

The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.

The plan should also show any manholes with cover level (CL) and pipe node numbers, including size, length, gradient, and invert level (IL), referred to within the drainage calculations.

A manhole / inspection chamber schedule to include cover and invert levels, preferably from within the drainage calculations.

Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration/Conveyance features, Flow Control Devices, and Pumping Stations where applicable, for the lifetime of the development, must also be provided.

This should clearly outline which elements/components will be offered for adoption and those which are to remain privately maintained and by whom (in this context this refers to the wider scheme infrastructure such as ponds, basins, swales, ditches, soakaways, and permeable paving which may form part of the surface water network).

If privately maintained, the document should also consider any future sale scenarios and how tentative purchasers will also be made aware of their jointly vested highway and drainage assets.

Special Note: No surface water discharge will be permitted to an existing foul sewer without the expressed approval of the sewage undertaker.

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.



**DEVELOPMENT MANAGER**

**DATE:** 24th November 2023

## **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.