



PUCKLECHURCH PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD TUESDAY 7TH JANUARY 2020, 7:30PM, IN THE MEETING ROOM, ABSON ROAD, PUCKLECHURCH.

PRESENT. G Boyle (GB) Chair, C Phillips (CP), L English (LE) and L Putt (LP)
In attendance: Daphne Dunning (Clerk) and 2 members of the public.

2020/01/07 NO 1. TO NOTE APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Dunning.

2020/01/07 NO 2. DECLARATIONS OF INTEREST

None.

2020/01/07 NO 3. TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

It was noted Cllr English has not been recorded as attending. Subject to the inclusion of Cllr English as an attendee, the minutes of meeting on 18th December 2019 were accepted as a correct record of the meeting and were duly signed by the Chair.

2020/01/07 NO 4. PUBLIC PARTICIPATION

Members of the public present expressed their positive support for a reduction in size of the public house to make the business more viable and reiterated that they were not opposed to development of the excess land. However, they strongly object to the current proposal which is seen as inappropriate in design, size and number for the site and for the setting. There are concerns over parking and privacy. Do not feel this is a considered sympathetic response to the site.

2020/01/07 NO. 5. PLANNING APPLICATIONS

2020/01/07 5ai P19/7335/RM Land at Emersons Green East Bristol South Gloucestershire BS16 7AH.

Approval of reserved matters in respect of layout, scale, landscaping and appearance of a proposal for Public Open Space including a Reed Bed, approval of reserved matters to be read in conjunction with (PK04/1965/O dated 14th June 2013) on Land at Emersons Green. **Noted** as adjoining parish.

2020/01/07 5aii. P19/18727/RVC Parcel 27A and 28 Howsmoor Lane Emersons Green Bristol South Gloucestershire.

Variation of conditions no. 3 and 4 attached to planning permission PK18/1513/RM (Erection of 140no. dwellings with garages, parking, landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O (resubmission of PK16/5607/RM)) to allow additional occupations within the 75m remediation offset area.

Noted as adjoining parish

2020/01/07 5a.iii. P19/18724/RVC Parcel 21B Land At Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway. Approval of Reserved Matters to be read in conjunction with Outline planning permission PK04/1965/O (superseded by P19/09100/RVC).

Erection of 35 no. dwellings with garages, parking, landscaping and associated works, with removal of condition 3 relating to occupations of dwellings in relation to adjacent landfill remediation.

Noted as adjoining parish

2020/01/07 5a.iv. P19/19005/F Fleur De Lys 12 Shortwood Road Pucklechurch Bristol South Gloucestershire.

Partial demolition of existing pub. Erection of 9 no. dwellings with associated works.

Resolved to object to this application for the following reasons:

Pucklechurch Parish Council objects to this application as it is contrary to policies PSP38, PSP43 & the Pucklechurch Conservation Area SPD.

The site sits wholly within Pucklechurch Conservation Area which recognises “the collective value of buildings and their settings and emphasizes the need to protect not just the individual buildings, but the distinctive character of the area as a whole. Many features contribute to this special character including trees, hedges, boundaries, walls, gardens, open spaces, groups of buildings, the degree of enclosure and coherence as well as the size, scale, and detailing of the buildings.”

The SPD notes special features which are pertinent to this application which include the fact that:

1. The majority of buildings are two storeys in height, with gabled roofs and with ridges parallel to the road.
2. The principal building stone of the village is the White and Blue Lias limestone (the use of brick tends to be limited to the 19th century buildings such as those along Parkfield Road). It is noted that many modern infill dwellings are constructed in artificial stone which appears out of place in an area characterised by natural stone buildings.

The site is positioned within the Commercial Core character area. The SPD notes that the dominance of the road remains a key feature but that it is starting “to detract from the character of the area by virtue of the increasing parking and congestion, especially at peak times. The junction into Westerleigh Road is particularly problematic due to its narrowness and the tightness of the corner.”

The preservation and enhancement strategy for this area seeks amongst other things to reduce the adverse impact of traffic and parking on the historic village and to protect the diversity and variety of shops and business premises, It encourages good quality design and the use of traditional materials and measures to reduce the visual impact of modern infill developments as this would be with sensitive landscaping.

PPC is of the opinion that what is proposed:

1. Does not respect the form, scale, proportions, architectural style/detailing, external materials and boundary treatments in keeping with the local streets and surrounding area. Despite this being a plot of land to the rear of the PH it is nevertheless highly visible from both the Shortwood Rd when viewed through the open entrance to the PH car park, and from the Westerleigh Rd when viewed from St Thomas a Becket Church. Although section diagrams have been provided (labelled as proposed street scenes) these do not adequately reflect the potential visual impact on the local street scene and no view at all is provided for the aspects of the development that would be

highly visible from the Westerleigh Rd. The proposed development site sits at a much higher level in the landscape than the PH which sits at the lower road level: the proposal to construct a series of 3 storey properties to its rear that would not be subservient to it and which do not complement the local architectural distinctiveness (in either material or design) would mean that these residential properties would be highly prominent within and jarring to the local street scene. The solar panels positioned on the roofs of the houses would also be highly visible and are not in keeping with the traditional roofing treatments in this area.

2. The development would potentially prejudice highway safety and that of pedestrians/residents of the new properties. As noted in the SPD the Public House sits alongside a busy junction. No detailed information has been provided that demonstrates the impact on the local highway nor any detailed comparison provided between the actual number of vehicles currently entering/exiting the car park in comparison to the numbers that would be generated by the proposed residential development (and at what times). No swept path analysis has been provided to show how vehicles would navigate the site, no demarcation of safe pedestrian routes to the proposed houses has been suggested. Furthermore with 9 new houses to be served off the existing access, there would undoubtedly be greater demand for service vehicles and other delivery vehicles to access the site. It is not clear what the arrangements would be put in place for the waste storage and collection requirements for these properties as the "collection point for refuse and recycling on collection day" is positioned well away from the highway itself beyond the PH parking provision. The equivalent of one car-parking space has been allocated to accommodate all bins/receptacles associated with this development (potentially 9 x black bins. 9 x green bins plus recycling receptacles) and implies that householders would have to move bins to and from the area across considerable distances. The latter may be contrary to guidelines for those properties situated furthest away. It would also be impossible to adequately access this area should cars be parked in the spaces shown either side of it. Although the supporting statement says "Waste collection services will have access to the Fleur de Lys car park, which is off a sufficient size for a 9 metre-long vehicle to access whilst leaving space for vehicles to enter and exit the site.", it is not clear how these vehicles would be expected to enter the site and manoeuvre should the residential car parking areas be fully occupied.

PPC believes that a reduction from the 29 car parking spaces that currently serve the Public House to just 8 will have a considerable impact on congestion within the area of the junction regard to on-road and residential parking. Casual use of the Public House car park would be much reduced and there is the potential for nuisance to be caused by pub visitors parking in the residential area and vice versa. The provision of 19 car parking spaces allows for just one visitor space between 9 properties when PPC believes the minimum standard requires 2 per 3-bed-roomed property plus 0.2 visitor spaces per property making a total of 19.8 spaces. PPC believes it would be expedient to round this number up to the nearest whole number and not down.

3. That the proposed density of development at c. 40dph is much higher than the surrounding area and that this would be prejudicial to the provision of adequate private amenity space as prescribed by PSP43. This policy requires a minimum of 60m² of private amenity-space per 3-bedroom property – PPC believes that in this case the standard should be met for each individual property and not taken as an average across the whole development as expressed in the supporting documentation - should the one property with 118m² be removed from the equation the remainder have an average of less than 50m² and in several cases much less.

2020/01/07 5av. P19/19181/F 1 Meadow View Shortwood Road Pucklechurch Bristol South Gloucestershire.

Change of use of land to single Gypsy pitch and erection of a single storey outbuilding to be used as a day room.

Resolved to object to this application for the following reasons:

- The council does not believe the submitted plans reflect the density of the overall site with multiple mobile homes missing from the plans. This proposal will increase the density.
- The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt.
 - Policy CS21 of the South Gloucestershire Local Plan Core Strategy states that "Proposals for sites within the Green Belt or Cotswold AONB will only be acceptable where it can be demonstrated that very special circumstances exist".
 - PSP7 Inappropriate development is harmful to the Green Belt and will not be acceptable unless very special circumstances can be demonstrated that clearly outweigh the harm to the Green Belt, and any other harm.
- The applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. There is no indication of who will be living there, and why this site meets their needs.
- This site would cause visual harm to the openness of the countryside which is a material consideration and constitutes a breach of NPPF 13. Protecting Green Belt land. The harm to openness requires very special circumstances of more than substantial weight to justify any grant of planning permission and as such any circumstances that are offered must be 'extraordinary and not commonplace.' No such circumstances have been offered - the general material considerations offered are not extraordinary or uncommon.
- The supporting planning statement states that there will be children living on the site. PSP 11 requires that residential development proposal(s) are located on: i. safe, useable walking and, or cycling routes, that are an appropriate distance to key services and facilities. There is no safe walking or cycling routes to local services or facilities resulting in car dependency.

There being no further business the Council meeting closed at 20:55.

Next Meeting will be held on Wednesday, 15th January 2020 at 7:30pm in the Meeting Room, Abson Road, Pucklechurch.

Signed:

Date: