

Supplementary Report to the 9 June meeting of the Policy and Resources Committee

Comments on the Draft Policies, Sites and Places (PSP) Plan following the Joint meeting of Development Control and PTSE Committees on 5 June 2014

The comments contained in the following table were made by the Joint Development Control and PTSE Committee at a meeting held on 5 June 2014 for consideration at the 9 June meeting of the Policy and Resources Committee.

Page	Paragraph	Comment	Reason/ justification	Change	Officer recommendation
15	PSP7	Clarification is required to the Policy in relation to disproportionate/ proportionate development.	Emphasis on positive wording	Revise policy to give emphasis to how a proportionate addition would be assessed/ considered acceptable: <u>DisProportionate</u> additions to a building As a general guide, dis proportionate relates to additions which would exceed be less than a 30% volume increase over the original building. <u>DisProportionate</u> additions should also complement the character of the existing and original building and not harm the openness of the Green Belt.	Accept
15	PSP7	Removal of word 'normally' from Policy – considered too vague. Also reconsider reference to 'linear' due to issues with interpretation in small villages where settlement is not necessarily linear.	Improve application of policy	Suggest reference in policy is reworded to: Limited infilling In Core Strategy Policy CS5 limited means small scale. Small scale infilling is development that fits into an existing built up area within a defined settlement boundary, normally in-between existing buildings in a linear formation, provided that it doesn't impact on the openness of the Green Belt. Officer comment: Accept deletion of 'normally' but retain reference to 'linear' as this is relevant to the application of the approach to infill.	Accept as per suggested officer comment.
49	PSP24	There is no reference to 'fracking' within the document. This is the term which is generally used to refer to hydrocarbon extraction.	Improve application of policy	Policy PSP24 relates to 'hydrocarbon extraction' (fracking). Add reference to 'fracking' to title of Policy PSP24 for clarification.	Accept
		Should PSP15 follow after PSP9? Puts the two related policies together to aid the flow of the plan.	Running order of policies	Renumber Policies to reflect this change. PSP15 will become PSP10, all other subsequent policies will require to be renumbered.	Accept
63	PSP31	Should wording of the last	Improve	Change required as considered to be overly categorical	Not accept

Page	Paragraph	Comment	Reason/ justification	Change	Officer recommendation
		sentence of the Policy be amended from 'will not be permitted' to 'may not'?	application of policy	Officer comment: This would be contrary to council's public health/ healthy lifestyles objectives. Sufficient flexibility is provided in the wording of sentence re reference to ' <i>likely to influence behaviour harmful to health</i> ' to enable decision taker to assess merits of proposal.	
64	PSP32	Should be supporting communities who are actively seeking to upgrade broadband. Add words 'proactively supporting'? and 'associated infrastructure' to criteria 4.	Improve application of policy	Amend criteria 4 to read: 'Where Superfast Broadband is involved, this <u>and associated infrastructure</u> will be provided as development proceeds <u>and pro-actively supported.</u> '	Accept
79	PSP40	85a Parkfield Road should not be included within the list for allocation.	Factual position	Officer comment: Due to the consideration of a planning application (PK14/1477/F) pending on the site, the planning status of this site is currently not confirmed and the Council is therefore not able to verify at this stage of the draft Plan, if this site should be included or not included as part of the draft proposals. In not wishing to pre-determine the application on this site, as every application must be determined on its merits, the officer advice is to recommend the site as included in the Plan for the purposes of the informal consultation, thereby ensuring consistency with the adopted Core Strategy. Any change in circumstances will be taken on board once the decision on the planning application is known. A footnote to this effect should be added to page 79.	Accept as per suggested officer comment.
79	PSP40	Has the definition of a	Clarification	Officers to clarify position and advise members.	Accept as

Page	Paragraph	Comment	Reason/justification	Change	Officer recommendation
		pitch changed? Text does not make it clear that a pitch is likely to include an amenity/day building.		Officer comment: Remove footnote and amend text to read: “A pitch is an area which is large enough for one household to occupy and typically contains enough space for one or two caravans <u>and an amenity/day building</u> , but can vary in size.”	per suggested officer comment.
167	Part 2	Omission of playing fields at the Park Frampton Cotterell, School Rd	Addition	Site to be included. See appended table. Any new sites proposed for Local Green Space Designation to be included in Part 2 should be included within the Appendix also.	Accept
188	Part 2	Query as to whether Iron Acton LGSD submission should include Parish Meadows?	Addition	It was suggested that Members check with their Town and Parish Councils to ensure all relevant sites have been submitted. Any further submissions should be provided to PlanningLDF@southglos.gov.uk as soon as possible and no later than 13 th June. Alternatively additional sites can be submitted during the public consultation. Any new sites proposed for Local Green Space Designation to be included in Part 2 should be included within the Appendix also.	Accept
196	Part 2	Can sites in Mangotsfield Rural Parish be added to proposed Local Green Space Designation sites?	Addition	Yes – Chair provided a list of sites to be included. See appended table. It was suggested that Members check with their Town and Parish Councils to ensure all relevant sites have been submitted. Any further submissions should be provided to PlanningLDF@southglos.gov.uk as soon as possible and no later than 13 th June. Alternatively additional sites can be submitted during the public consultation. Any new sites proposed for Local Green Space Designation to be included in Part 2 should be included within the Appendix also.	Accept
209	Part 2	Can sites in Oldland	Addition	Sites to be included. See appended table.	Accept

Page	Paragraph	Comment	Reason/ justification	Change	Officer recommendation
		Parish be added to proposed Local Green Space Designation sites?			
261	Part 2	Need clarification of extent of Site 4. South West of Tytherington Quarry.	Clarification	Clarify extent of Site 4. South West of Tytherington Quarry Note to be prepared for Cllr Gawler	Accept
297	Part 2	This policy requires updating to reflect current position re Yate cinema	Factual updating	Policy to be updated to reflect current position	Accept
262/ 348	Part 2	Planning /development status of Woodlands Allotments to be clarified.	Clarification / factual update	Clarify extent of Site 2. Woodlands Allotments Note to be prepared for Cllr Gawler	Accept
365	Part 2	Why is Wick Quarry not mentioned in the apportionment section? It is not closing.	Clarification	No change required - the works being carried out on this site are too low-scale to be classed as mineral extraction.	No change required
Gen eral	Part 2	Ensure necessary parish boundary changes are shown.	Factual update	Parishes where there is due to be a boundary change should show new boundary Officer comment: Boundary changes will not come into effect until April 2015. Footnote to be added to explain position.	Accept as per suggested officer comment.

Please note: The following Local Green Space Designations have been submitted in addition to those already contained in the Part Two of the Draft Policies Sites and Places Plan following the Joint meeting of Development Control and PTSE Committees on 5 June 2014 and will be added to the document prior to formal public consultation.

Parish	Site Name
Iron Acton	6. The Park Frampton Cotterell, School Rd
Mangotsfield	2. Allotment Site, Dibden Lane
Mangotsfield	3. Playing fields, Basketball Court, Blackhorse Road
Mangotsfield	4. Green outside Vinney Green Secure Unit
Mangotsfield	5. Pond at Vinney Green
Mangotsfield	6. Green Verge at the corner of Richmond Road and Blackhorse Place
Mangotsfield	7. Emersons Green Lane wildlife corridor wide verges either side of the lane
Mangotsfield	8. Emersons Green Common
Mangotsfield	9. Emersons Green Park and also Pond near the Langley Arms Pub
Mangotsfield	10. Pond and Open Space Area behind Blackhorse Garage
Mangotsfield	11. Triangle of Land at the end Howsmoor Lane by the Beefeater premier inn
Mangotsfield	12. Green Lane, Common Land
Mangotsfield	13. Pomphrey Hill playing fields, North and South Side
Mangotsfield	14. Rodway Hill Common
Mangotsfield	15. Carsons Copse
Mangotsfield	16. Common Land either side of Blackhorse Road near Elmtree Ave and Resound Centre
Mangotsfield	17. Part of the Leap Valley, land to the rear of Leap Valley Crescent
Mangotsfield	18. Green Space in front of Valley Gardens
Mangotsfield	19. Green Space in front of Walker Close
Mangotsfield	20. Playing fields opposite Blackhorse Primary School
Mangotsfield	21. Ponds and surrounds, plus playing area, Westons Hill Drive
Mangotsfield	22. Cleve Rugby Football Club grounds
Mangotsfield	23. Mangotsfield Football Club ground
Mangotsfield	24. Field adjacent to Mangotsfield Football Club and Cossham Street
Mangotsfield	25. Emersons Green Skate Park
Mangotsfield	26. Bristol to Bath Cycle Path and Embankments within our Parish
Mangotsfield	27. Springfield Park
Mangotsfield	28. 2x ponds and surrounds, junction Westons Brake and Badminton Road
Mangotsfield	29. Lyde Green Common
Mangotsfield	30. Howsmoor Lane, Emersons Green East, wildlife corridor verges either side
Mangotsfield	31. Taylor Wimpey field – off Cossham Street”
Oldland	11. Coronation Park
Oldland	12. Between development in Sunnyvale Drive and Ravendale Drive, Longwell Green including the edge of the Willsbridge Nature Reserve”
Rangeworthy	5. The Recreation Ground to the east of the B4058 main road (owned by the PC)
Rangeworthy	6. The Community Woodland to the east of the B4058 main road and north of the Recreation Ground (owned by the PC)
Rangeworthy	7. The Children’s Playground at the junction of the main B4058 and New Road (owned by the PC)
Rangeworthy	8. The central area at The Grove, off New Road.