



NOTICE OF DECISION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Decision : REFUSED

Application no: 15/01870/F

Type of application: Full Planning

Site address: Land To The South Of , Welsford Avenue, Stapleton, Bristol BS16 1BW.

Description of development: Erection of 4 no. three bedroom and 5 no. four bedroom dwellings with associated parking, landscaping and vehicular access from Welsford Avenue. (Major Application)

Applicant: Woodstock Homes Ltd

Agent: Pegasus Planning Group

Committee/Delegation Date: 02.09.15

Date of notice: 04.09.15

The reason(s) for refusal associated with this decision are attached

DECISION: REFUSED

The following reason(s) for refusal are associated with this decision:

Reason(s)

1. The proposed housing development will result in the loss of part of an Important Open Space and it would not be ancillary to the open space. The proposal would conflict with Bristol Core Strategy Policy BCS 9 (adopted June 2011) and Policy DM17 of the Site Allocations and Development Management Policies (adopted July 2014).
2. The proposed development would fail to preserve or enhance heritage assets, namely the Stapleton and Frome Valley Conservation Area and a Local Historic Park and Garden, and its setting. The proposal would conflict with Bristol Core Strategy Policy BCS 22 (adopted June 2011) and Policy DM 31 of the Site Allocations and Development Management Policies (adopted July 2014).
3. The application fails to demonstrate that the proposed development will be safe from flooding or that it will not adversely increase flood risk elsewhere. It would therefore conflict with Policy BCS 16 of the Bristol Core Strategy adopted in 2011.
4. The layout, design and form of the proposed development fails to integrate with its surroundings contrary to Bristol Core Strategy Policy BCS 21 and Policies DM 26; DM 27; DM 28 and DM 29 of the Site Allocations and Development Management Policies Local Plan, adopted 2014.
5. The proposal is contrary to Policy DM23 of the Bristol Local Plan Site Allocations and Development Management Policies (adopted July 2014) and Paragraph 32. of the National Planning Policy Guidance (March 2012) since the proposed access road by reason of its restricted width, poor alignment and sub-standard junction with Welsford Avenue is considered unsuitable to serve as a means of access to the proposed development. It would result in the scheme being prejudicial to highway safety.
6. The proposal represents an over provision of vehicular parking. Furthermore, it has not been demonstrated that adequate cycle parking can be provided. The proposal is therefore contrary to Policy DM23 of the Bristol Local Plan Site Allocations and Development Management Policies adopted July 2014.

Advice(s)

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows:-

- 15.002 - 100 - Existing Site Plan, received 28 May 2015
- 15.002 - 101 - Proposed Site Plan, received 28 May 2015
- 15.002 - 102 - Proposed Street Scene, received 28 May 2015
- 15.002 - 110/type A - Type A - Floor Plans, received 28 May 2015
- 15.002 - 111 - Type A - Elevations, received 28 May 2015
- 15.002 - 112/type B - Type B - Floor Plans, received 28 May 2015
- 15.002 - 113 - Type B - Elevations, received 28 May 2015
- 15.002 - 114/Type C - Type C - Floor Plans, received 28 May 2015
- 15.002 - 115 - Type C - Elevations, received 28 May 2015
- 15.002 - 116/Type D - Type D - Floor Plans & Elevations, received 28 May 2015
- 15.002 - 117/Type E - Type E - Floor Plans, received 28 May 2015
- 15.002 - 118 - Type E - Elevations, received 28 May 2015

15.002 - 119/materials - Materials proposed, received 28 May 2015
15.002 - 120 - Site Location Plan, received 28 May 2015
19013-100 - Access Arrangements, received 28 May 2015
BRS.5498_01 - Illustrative Landscape Masterplan, received 28 May 2015
Arboricultural Survey, Impact Assessment & Draft Tree Protection Plan, received 28 May 2015
Ecological Report, received 28 May 2015
Heritage Statement, received 28 May 2015
Statement Of Community Involvement, received 28 May 2015
Open Space Report, received 28 May 2015
Planning Statement, received 28 May 2015
Sustainability Statement, received 28 May 2015
Transport Statement, received 28 May 2015
Flood Risk Assessment, received 28 May 2015
Design & Access Statement, received 28 May 2015
BRS5498_01A - Illustrative Landscape Masterplan, received 11 August 2015
15.002 - 101A - Proposed site plan, received 11 August 2015
15.002 - 102A - Proposed site sections, received 11 August 2015
15.002 - 103A - Proposed site sections, received 11 August 2015
15.002 - 110A - A type floor plans, received 11 August 2015
15.002 - 111A - A type elevations, received 11 August 2015
15.002 - 112A - B type floor plans, received 11 August 2015
15.002 - 113A - B type elevations, received 11 August 2015
15.002 - 114A - Materials, received 11 August 2015
Landscape & Visual Matters, received 11 August 2015

Article 31 Statement

The council always wants to work with the applicant in a positive and proactive manner. Unfortunately the proposed development is contrary to the policies of the Development Plan as set out in the officer report. Clear reasons have been given to help the applicant understand why planning permission has not been granted.

The right to appeal

You have the right to appeal against this decision. Any such appeal should be made on a form obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by contacting them on 0303 444 5000. Further information can also be obtained from the Planning Inspectorate's web-site, and it is possible to download copies of appeal forms and questionnaires and booklets giving guidance about the appeal process. The address is www.planningportal.gov.uk/pcs.

You are allowed six months from the date of this notice of decision in which to lodge an appeal.

Negotiations

Before making an appeal, you may wish to contact the case officer who dealt with your application, who may be able to advise you, how the council's objections to your proposal might be overcome if you amend your scheme. Please note that if negotiations are successful, you will need to submit a new planning application, which may, of course, be refused by committee.

Lodging an appeal will not prejudice your negotiations but you may need to agree with the council to postpone the appeal, to allow negotiations to take place.

Application No: 15/01870/F

Complaints

Only planning matters can be considered at an appeal. If you think that the council did not properly consider your application, you can make a comment under the council's "Fair Comment" procedures, details can be found on the councils website www.bristol.gov.uk/faircomment or by calling 0117 9223000.