



PUCKLECHURCH PARISH COUNCIL

Grant Application Pack 2023/24

THE CLOSING DATE FOR APPLICATIONS IS 28TH JANUARY 2024

Applications to be returned to:
Pucklechurch Parish Clerk
25 Parkfield Rank
Pucklechurch
Bristol BS16 9NR

Telephone: 07525 842 095
E-mail: clerk@pucklechurchparishcouncil.gov.uk

PUCKLECHURCH PARISH COUNCIL COMMUNITY GRANT SCHEME – GUIDANCE NOTES

These notes have been prepared to explain the main details of the Council's Grants Scheme. Please read them carefully before you complete the grant application form.

Aim of Pucklechurch Parish Council Grant Scheme

The aim of this scheme is to support and promote an active community in Pucklechurch. The Parish Council recognises and supports the valuable contribution made by the voluntary sector to the wellbeing of the community. We provide limited financial support for community organisations working for the benefit of Pucklechurch parishioners, with the intention of improving the range of services and activities in the parish.

Who can apply for a grant?

Many types of organisations may be awarded grants such as:

- ❖ Parish organisations
- ❖ Youth/Senior citizens groups
- ❖ Sports clubs and art groups.

The scheme provides small grants for new organisations as well as grants to existing organisations for work or projects that will be of benefit to the Pucklechurch Parish as a community.

The applicant organisation must be based in the Parish of Pucklechurch and be able to demonstrate that it benefits a number of people living in Pucklechurch and how.

Because funding supplied by the Parish Council can only legally be used for the direct benefit of Pucklechurch Parish and its residents, there will be some situations where we are not able to provide grants. These include:

- ❖ general appeals (eg national / international disasters);
- ❖ national organisations without a locally based group;

- ❖ individuals (eg sponsorship for individual sportsmen and women).

What can grants be used for?

Grants can be used for capital projects (eg the acquisition of or construction of lasting assets) or for revenue costs. Examples of what grants might support include:

- ❖ Equipment
- ❖ Development
- ❖ Projects
- ❖ Publicity
- ❖ Training
- ❖ Insurance

How much money is available?

The total amount of money any one group may be awarded is limited to the amount set aside by the Council for this purpose, **£4000.00 for 2023/24**. The Parish Council expects that the amount requested by community groups will collectively exceed the amount available so it is important that all questions on the application form are answered as fully as possible to provide a detailed picture of the activities of your organisation within the Parish.

How do I apply for a grant?

An application form is included in this pack. You will need to include:

- ❖ a statement in support of your request
- ❖ a copy of your organisation's constitution if it has one

All applicants completing an application form will be deemed to have read and agreed to the requirements outlined in these Guidance Notes and the 'Eligibility Criteria for and Conditions attached to Funding'. All sections of this application form must be completed and returned with the necessary documentation by midnight on the designated day of deadline.

Who can I contact for more information or advice?

If you have any questions require further information or would like help filling in the form, please contact:

Daphne Dunning, Parish Clerk, Pucklechurch Parish Council,
25 Parkfield Rank, Pucklechurch Bristol BS16 9NR

Tel: 07525 842 095

Email clerk@pucklechurchparishcouncil.gov.uk

ELIGIBILITY CRITERIA FOR AND CONDITIONS ATTACHED TO FUNDING

The Parish Council's Grants Policy requires all applicants to comply with the following eligibility criteria. Please read this carefully before submitting your application.

1. Applications will **not** be considered from:
 - ❖ individuals.
 - ❖ organisations intending to support or oppose any particular political party, or to discriminate on the grounds of race, age, gender, disability, sexual orientation or religion.
 - ❖ private organisations operated as a business to make a profit or surplus.
 - ❖ "upwards funders", i.e. local groups whose fundraising is sent to their central headquarters for redistribution.
 - ❖ organisations or local groups with access to funds from national "umbrella" or "parent" organisations, unless funds are not available from their national bodies, or the funds available are inadequate for a specified project.
2. Applications for funding of staff costs are not normally approved.
3. Applications from religious groups will only be considered where a clear benefit to the wider community can be demonstrated irrespective of religious beliefs. Compliance with this requirement will need to be demonstrated throughout the project. It is not possible to grant aid bodies whose express purpose is to promote religious faith.
4. The applying organisation should be non-profit making, voluntary body and should be able to demonstrate significant benefit to residents of Pucklechurch Parish.
5. Where a 'Starter grant' is provided, the Council will need to be satisfied that the organisation has proposals to become self-supporting.
6. Where a grant has been awarded towards a capital project, the organisation concerned should be able to demonstrate that it has clear plans for raising the remainder of the necessary finance.
7. Evidence that the money has been used for the purpose stated will be required and receipts for all goods/services procured with grant money must be supplied to the Parish Clerk within 30 days of them being acquired.
8. The Parish Council reserves the right to reclaim the grant in the event of it not being used for the purpose specified on the application form. All funding or part thereof or items purchased by the organisation with Parish Council grant funding must be returned to the Parish Council should the organisation fold during the financial year in which the grant is presented.
9. Organisations that receive a grant will be required to acknowledge the Parish Council's contribution on all publicity/printed material.
10. Retrospective grants may be considered for the projects that have commenced prior to this year's round of grants since 1st April 2023.
11. Whilst under the general grants system the Parish Council is willing to consider revenue costs, it cannot make a commitment for future years funding under this scheme.
12. Successful applicants may not always be awarded the amount that has been requested.
13. The applying organisation needs to, where appropriate, demonstrate that they have (or can acquire) the
 - ❖ expertise to complete the project or activity
 - ❖ the resources to carry it out
14. Under normal circumstances the council will only consider one application/per group/per round.

PUCKLECHURCH PARISH COUNCIL GRANT APPLICATION FORM

To enable this form to be photocopied please complete **all sections** using black ink.

[* Delete as appropriate]

Name of Organisation:

Correspondence Address:

Name and Address of Person Making the Application:

Name:

Position:

Address:

.....

Postcode:

e-mail address:

Telephone number: Daytime..... Evening

Preferred method of contact Tel E-mail Post

When was your organisation formed?.....

What does your organisation do?

Is your organisation a registered charity? YES/NO* Number

Is your organisation part of, or affiliated to, any national organisation? YES/NO

If yes, please give details:

Where does your organisation meet?

How is your organisation funded – for example what are your present charges/subs/fees?

.....

Briefly describe the project or purpose for which you require a grant and how the project or purpose will benefit the community or residents of Pucklechurch.

.....

.....

Approximately, how many people do you expect to benefit from your project?

Age Group	In Pucklechurch Parish	Outside Pucklechurch Parish
0 – 25		

26 – 49		
50 and Over		
All Ages		
Special or minority groups (please specify)		
TOTAL		

1. How do you think your application matches the Parish Council Grants Policy?
.....
.....

2. Category under which you would like your application to be considered (please tick one box only)
In support of Youth All Other projects

3. What is the identified need for your proposal?
.....
.....

4. When do intend your project to start and when will it end?
.....

5. How will you measure the success of your project?
.....

6. What size of grant are you seeking?
£
(The Council cannot make a determination if the amount is not indicated)

7. What is the total cost of the project for which you are seeking a grant?
£
(Please include budget)

8. If you are not applying for the full amount, please specify where the remaining funds will come from:
.....
.....

9. Have you applied for, or do you plan to apply for a grant in respect of this project to any other organisation (including Local Authorities)? YES/NO*

If YES, please give the following details:
Please include details of all applications both successful and unsuccessful

<u>Organisation</u>	<u>Purpose</u>	<u>Successful/Unsuccessful</u>	<u>Amount Received</u>
		(If money is not yet received but promised please include)	

.....
.....

10. Please give details of your organisation's own fund-raising efforts:

.....
.....

11. If you are wishing to purchase equipment or services, please ensure that you supply copies of quotes or evidence of the cost of items. Additional literature, leaflets or recent annual reports may be enclosed with the application. Please list what you have supplied here:

.....
.....

12. Have you previously received, or applied for, a grant from Pucklechurch Parish Council?
YES/NO*
If YES, please give details of amount(s) and year(s) and purpose:

.....

13. **BANK DETAILS**

Name of Bank
Name of Account.....
Account number and Sort Code
Number of signatories required to issue cheques

14. Where did you learn, you could apply for a Pucklechurch Parish Council grant

Noticeboard Website
Press Minutes

Other..... (please specify)

15. **Declaration**

I declare that:

I have read and accept the Guidance Notes and Conditions of Funding and that have answered all questions fully and truthfully. I also declare that any grant made will be used solely for the purposes outlined in this application.

Pucklechurch Parish Council will be recognised on any materials produced and in any form of publicity as a result of this grant.

I understand that:

Pucklechurch Parish Council reserves the right to request a list of names and addresses for members of your organisation.

Any materials produced, made, originated, developed or arising out of the provision of the grant are to be made available for use by the Parish Council if requested.

Pucklechurch Parish Council may ask for additional information at any stage of the application process. I will be required to submit details showing how the grant funding was used as well as receipts for all goods and services acquired with this grant. Pucklechurch Parish Council reserves the right to reclaim the grant in the event of it not being used for the purpose specified.

The application form and supporting information will be copied and discussed at a public Parish Council meeting. Personal data that has been supplied will not be disclosed and will be held by Pucklechurch Parish Council in accordance with the Data Protection Act.

Name

Position

Signed

Date

Please note applicants will be advised of the Parish Council's decision in writing

PLEASE READ THIS PRIOR TO SUBMITTING YOUR APPLICATION

To avoid the Council making inappropriate grants of public funds it is a requirement that the following documents **MUST** accompany your application:

1. A copy of your organisation's CONSTITUTION if applicable
2. In the case of a newly formed organisation, a **BUDGET and BUSINESS PLAN** must be submitted.

The Parish Council is committed to operating within an equal opportunities' framework. If you are a newly formed group, you may want to use the following equal opportunities statement until you develop your own. Groups that have been formed for one year or longer should have an Equal Opportunities Policy of their own. If you need assistance formulating a policy please contact Karen Whittaker, South Gloucestershire Council Community Engagement Officer on 01454 868127.

This group/project is committed to working in a way which values and treats all people with respect and dignity, and celebrates diversity. The group/project, through its practices, will ensure that no member, service, user, employee, volunteer, job applicant will receive less favourable treatment or suffer unlawful discrimination on the grounds of age, colour, impairment, marital status, lifestyle and culture, nationality, race gender or sexuality, or on the grounds of economic or social status.

APPLICATION CHECK LIST

The following checklist has been prepared to assist you in completing your Grant Application Form. Applicants are advised to read the list below before submitting the completed application form:

Have you completed **ALL** sections of the form?

(if you are unable to complete any part of the form, please indicate why in a supporting statement, or write 'not applicable' where appropriate).

Does your application set out how your Organisation meets the requirements of the 'eligibility criteria'?

Have you signed the statement on the last page of your application form to certify that all the details are correct?

When completed, this form together with supporting documents should be sent to:

**Pucklechurch Parish Council,
25 Parkfield Rank
Pucklechurch
Bristol
BS16 9NR**

or email clerk@pucklechurchparishcouncil.gov.uk

Please Note you will be required to provide the Parish Council with pictures of how the Parish Council grant funding has been spent should you be successful in your application.

Acknowledged:	
Decision:	
Statutory Power:	
Informed:	

Report to Pucklechurch Parish Council

Title: Youth provision update

Author: G Boyle

Status of the report: for action

1. Proposal.

Update on discussions.

2. Detail

You may recall that we attempted to have an online meeting with the provider for our area that failed due to issues with Zoom at their end.

I met with Alexia last Thursday afternoon. In short, the allocation of the Urbie bus one night per week for 44 weeks costs £13,500. As ever the urban areas have been prioritised in terms of budget. A sum of £5k has been allocated for Urbie provision in Pucklechurch - leaving a shortfall of £8,500 that we would be asked to provide.

As far as I am aware we currently have a slot being provided between 3.30-5pm - likely to clash with after school clubs, travel home etc. Numbers are very low but I am told that those that attend get a lot from it. Also we need to be aware that this might be delivered in a convenient spot for the village young people but not necessarily for Shortwood or Parkfield residents.

3. Recommendations.

There are other possibilities that the council can/should explore as it is likely PPC's budget/precept cannot support this financially. This includes an option to explore whether a partnership approach with Wick and Abson is something both councils might be interested in.

4. Environmental/financial /legal implications for the council.

Issues related to double funding as youth provision is included in council tax charges. There is no dedicated parish council budget for youth provision.

Report to Pucklechurch Parish Council

Title: Pucklechurch News funding

Author: Daphne Dunning

Status of the report: For action

1. Proposal.

A review of Pucklechurch News and costs.

2. Detail

Pucklechurch News is produced independently of the parish council but as it is funded by the parish council it must adhere to the code of recommended practice on local authority publicity 2011. Its principles are that publicity by local authorities should:

- be lawful
- be cost effective
- be objective
- be even-handed
- be appropriate
- have regard for equality and diversity
- be issued with care during periods of heightened sensitivity.

The budget for 2023/24 is £1200.00 and costs to date are as follows:

- Spring 4-page £234.00
- Summer £264.00
- Autumn 6-page £415.00

Editions going back to 2019 have not included reports from South Gloucestershire ward councillors. This changed with the summer edition which included a small report from ward councillor Palmer. The Autumn edition had a near full-page report.

It is noted that ward councillors regularly attend parish council meeting where they update the council on issues affecting the parish. These reports or feedback are recorded in the minutes which are publicly available to residents. Whilst it may be deemed appropriate to include short reports in Pucklechurch News from South Gloucestershire councillors relating to Pucklechurch matters, this should be from both ward councillors, be non-political and should not act as a ward councillor 'newsletter'.

The additional costs to the parish council for the one-page report works out at £75.50. If Pucklechurch News becomes a 6-page newsletter, the annual costs would be £1660 which exceeds the budget.

3. Recommendations.

Council review the position and agree any actions.

4. Environmental/financial /legal implications for the council.

Need to adhere to appropriate code. Budget implications.

6a Work by Street Care team

TASK	PRIORITY	STATUS	START DATE	% COMPLETE	NOTES	PHOTOS BEFORE WORK STARTED	PHOTOS OF COMPLETED WORK
Clear pavement of overgrowth along Westerleigh Rd from St Aldams Farm to the village.		Complete	19/10/2023-20/10/2023	100%		YES	YES
To investigate solutions to the flooding issue along the pedestrian alley way between the bottom of Birch Drive and Abson Rd and to remove weeds (without weed-killers).		Complete	25/10/2023	100%	Weeds have been cleared and information sent to the relevant supervisor regarding the flooding issues	YES	YES
General cleaning of all road signs to make them visible. e.g. No horse riding sign by the GP surgery which is illegible.		Complete	23/10/2023	100%	I have reported the signage around the doctors surgery as they need replacing. Some other signage around the village given a clean up.	YES	YES

To clear fly tipped and other litter in the hedge along Redford Lane. ADDITIONAL WORK- Tided up the footpath at the end of Redford Lane.		Complete	24/10/2023	100%	Fly tip has been removed and also gave the lane at the end of Redford Lane a quick once over.	YES	YES
Cleaning of the SGC owned bus stop shelters.		Complete	24/10/2023	100%	All bus stops/shelters have been given a general tidy up.	YES	YES
To ensure PROW gates are accessible.		Complete	23/10/2023-25/10/2023	100%	Various PROW given a tidy up around the area	YES	YES
ADDITIONAL WORK- Clean up footpath network around the doctors surgery on Beckett Court		Complete	23/10/2023	100%		YES	YES
ADDITIONAL WORK- Lane opposite Pucklechurch Community Centre		Complete	25/10/2023	100%		YES	YES



Pucklechurch Parish Council
25 Parkfield Rank
Parkfield Road
Pucklechurch
South Gloucestershire
BS16 9NR

Please ask for: Customer Service Centre
Tel: 01454 868004
Our ref: P23/02969/HH
(Please quote at all times)
Your ref:
Date: 25th October 2023

PLANNING APPLICATION

Dear Ms Dunning

LOCATION: 19 Shortwood Hill Mangotsfield Bristol South Gloucestershire
BS16 9PE
DESCRIPTION: Erection of first floor rear extension, replacement side extension
to form additional living accommodation and erection of
detached outbuilding.
REFERENCE NO: P23/02969/HH

We have received details of an application submitted in respect of the above proposal.

The application documents should be viewed via your consultee in tray at <https://developments.southglos.gov.uk/online-applications/>. **All planning comments should be submitted through the consultee access facility, where you may also attach a separate document detailing your response.**

The Planning Authority has only a limited period of time within which to determine applications, and I should be grateful therefore, to receive any comments, which your Council may have on this proposal within 21 days of the date of this letter. Alternatively, any comments your Council may wish to make can be made online. In order to assist the Council in considering your response, I would be grateful if you could clearly state whether your response is either a formal objection to the proposal, no objection is raised, or you wish to make comments to be taken into account in determining the application. If no reply is received at this office within this period, the application will be considered by the Planning Authority on the assumption that your Council does not wish to make any comments.

Any comments received will be made available to members of the public and the applicant, including via the Council's website. If the application is referred to the Planning Committee, your comments will be summarised in the officer's report.

If this is a major application, you will find enclosed a Site Notice. In such a case I would be grateful if you could display the Notice on your Parish Notice Board.

If you have any questions regarding this letter, please initially contact the Customer Services Centre on the above number. For your information, the Case Officer for this application is Steffan Thomas

Yours faithfully

Technical Support Team Leader





Pucklechurch Parish Council
25 Parkfield Rank
Parkfield Road
Pucklechurch
South Gloucestershire
BS16 9NR

Please ask for: Customer Service Centre
Tel: 01454 868004
Our ref: P23/01653/F
(Please quote at all times)
Your ref:
Date: 20th October 2023
Email: planningapps@southglos.gov.uk

TOWN AND COUNTRY PLANNING ACTS

Dear Sir/Madam

LOCATION: 5 Meadow View Shortwood Road Pucklechurch South
Gloucestershire BS16 9PQ
DESCRIPTION: Demolition of existing building. Erection of family day room.
REFERENCE NO: P23/01653/F

With reference to your correspondence this is to inform you that this application has now been considered and the Councils decision is: Approve with Conditions.

The decision notice will be available on the Council's website at <https://www.southglos.gov.uk/environment-and-planning/search-planning-applications/>

.Alternatively please visit one of our one stop shop offices between 8.45 am to 5.00 pm (4.30 pm Fridays) where a member of staff will be happy to help you.

I must emphasise that this letter refers only to the planning application bearing the above reference number and not to any other proposal which may have been submitted on this site.

If you have any questions regarding this letter, please contact the Customer Services Centre, Tel: 01454 868004.

Yours faithfully

Technical Support Team Leader



Appeal Decision

Site visit made on 17 October 2023

by Nichola Robinson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th October 2023

Appeal Ref: APP/P0119/W/23/3320556

1 Oaktree Avenue, Pucklechurch, South Gloucestershire BS16 9RP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Chris Smart against the decision of South Gloucestershire Council.
 - The application Ref P23/00349/F, dated 26 January 2023, was refused by notice dated 21 March 2023.
 - The development proposed is 2 bedroom 2 storey end terrace house.
-

Decision

1. The appeal is allowed and planning permission is granted for 2 bedroom 2 storey end terrace house at 1 Oaktree Avenue, Pucklechurch, South Gloucestershire BS16 9RP in accordance with the terms of the application, Ref P23/00349/F, dated 26 January 2023, subject to the conditions detailed in the attached schedule.

Applications for costs

2. An application for costs was made against South Gloucestershire Council by the appellant. This application is the subject of a separate Decision.

Preliminary Matters

3. An Amended plan was submitted with the appeal (drawing number 023-1272-02 Rev B). This drawing makes some substantial changes to the proposal, and I cannot be certain that all interested parties have had the opportunity to consider them. In these circumstances, I do not consider it appropriate to accept this plan as it could deprive those who were entitled to be consulted on the application of the opportunity to make any representations that they may have wanted to make. I have, therefore, determined the appeal on the basis of the plans considered by South Gloucestershire Council.

Main Issue

4. The main issue is whether the proposed development would provide a satisfactory living environment for its future occupants, with respect to external amenity space.

Reasons

5. The appeal site comprises part of the residential curtilage of 1 Oaktree Avenue, an end of terrace property located in a residential area. The site has been laid to lawn. It is proposed to erect a 2-storey dwelling which would adjoin 1 Oaktree Avenue.

6. Policy PSP43 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (2017) (PSPP) states that all new residential units will be expected to have access to private external amenity space. It sets out minimum space requirements for several property types with a minimum guide figure for a 2-bedroom house of 50m². The reasoning to the policy explains that the space standards include the totality of balconies, front and back gardens, and communal spaces. It also states that as a minimum the external area should be able to accommodate a table and chairs suitable for the size of the dwelling, provide space for a garden shed for general storage, space for refuse and recycling bins, an area for drying washing, circulation space and an area for children to play in.
7. Based upon the plans upon which the Council made their decision, the proposal would provide approximately 31.2m² of amenity space to the rear and 23.87m² to the front, providing a total of 55.07m². This would meet the requirements of the policy. However, the Council state that the front amenity space, which would be open in nature and would sit adjacent to a footpath, would not be safe or private. Therefore, it is stated that the proposal would fail to provide adequate usable external amenity space.
8. I acknowledge that, by virtue of its unenclosed nature and its siting in relation to the footpath, the front amenity space would not be private in nature. Therefore, it would not be suitable for some activities typically accommodated within private amenity space such as drying washing and general storage. Nonetheless, I have not been presented with any particular evidence that these characteristics would render the front garden a particularly unsafe environment. It would be a usable space which would provide access to day light and fresh air, a space to socialise, would be suitable for growing plants and would therefore accommodate some of the functions of amenity space for future occupiers. The rear garden would be of adequate size to accommodate general storage, a table and chairs, bin and bike storage, a space for the drying of washing and children's play. Therefore, both gardens, when combined, would comfortably accommodate the range of uses reasonably expected of these spaces as set out in the reasoning to PSPP Policy PSP43. Thus, the proposal would meet the amenity space requirements of this policy.
9. I conclude that the proposal would provide a satisfactory living environment for its future occupants, with respect to external amenity space. It therefore accords with Policy PSP43 of the PSPP which seeks to ensure that new residential units are provided with adequate private external amenity space.

Other Matters

10. The dwelling would be provided with 1 car parking space to the rear of the site and the host property would be provided with 2 car parking spaces within the car park to the rear. PSPP Policy PSP16 requires that 2-bedroom dwellings are provided with 1.5 car parking spaces, to be rounded down to the nearest whole number. It goes on to state that where garages are provided below the minimum size requirements only 50% of them will count towards the parking standards. Even if the garages to the rear of the site are below minimum size requirements, the proposal meets the requirements of this policy and makes adequate provision for car parking for the proposed and existing dwellings.
11. The parking survey appears to have been done in a robust and rigorous way across different times of the day and different days of the week. This survey

states that there are numerous opportunities for parking on Oaktree Avenue and the surrounding roads. Whilst I appreciate that my mid-morning site visit took place during the daytime, and that at other times there may be more vehicles parked on the road, the findings of this survey reflect the observations at my site visit where I observed that there appeared to be ample opportunities to park on the road on Oaktree Avenue and the surrounding roads. Whilst residents state that the parking survey paints an optimistic picture of parking on Oaktree Avenue and the surrounding roads, they haven't provided substantive evidence of what they perceive the picture to be.

12. At my site visit I observed that where there were parked cars on Oaktree Avenue and the surrounding roads, they did not appear to impede the free flow of traffic including buses or restrict access to garages and properties. The proposal would result in the loss of an on-street parking space to the rear of the site. Given the capacity of the surrounding highway network to accommodate on-street parking, I have not been presented with any compelling evidence that the loss of this space and any resultant spill over parking would result in parking stress for nearby residents, compromise the free flow of traffic on the surrounding network or result in access problems for emergency service and refuse vehicles. Additionally, I see no reason to find that the proposed parking arrangements would restrict access to garages or obstruct views of the highway.
13. I acknowledge comments made by interested parties regarding reductions in public transport services in Pucklechurch. Nonetheless, services and facilities in Pucklechurch would be accessible on foot or by bike, and I have not been presented with any compelling evidence that reported reductions in public transport services have led to a requirement for higher levels of off-road car parking than those set out in PSPP Policy PSP16.
14. I acknowledge that other planning applications for development on this site have been refused by the Council. Nonetheless, I am tasked with determining the appeal before me. Additionally, whilst I acknowledge comments regarding the accuracy of the plans, based on the information before me I see no reason to find that the submitted plans are inaccurate.
15. The proposed dwelling would occupy a similar sized plot to dwellings in the surrounding area and would be of a similar size to nearby properties. The site has the capacity to accommodate a dwelling of adequate size without harm to the character and appearance of the surrounding area. Therefore, the proposal would not represent an overdevelopment of the appeal site.

Conditions

16. I have had regard to the conditions suggested by the Council in their statement of case, on which the appellant has had the opportunity to comment. Where necessary I have made revisions to some of the conditions put to me to ensure that they meet the tests in the National Planning Policy Framework and Planning Practice Guidance, without altering their fundamental aims.
17. Planning permission is granted subject to the standard three year time limit condition for implementation. In addition, it is necessary to specify the approved plans in the interest of certainty. In the interest of the character and appearance of the street scene, a condition is necessary to control the external materials of the development.

18. A condition relating to the provision of parking is necessary in the interests of highway and pedestrian safety. Conditions relating to the provision of bin and bicycle storage facilities are necessary to ensure the provision of these facilities.
19. The Council has suggested a condition removing certain permitted development rights. I consider that a condition that has the effect of controlling development which could reduce the amount of available amenity space is necessary to ensure the retention of appropriate levels of outdoor living space.
20. I have omitted a suggested condition relating to the approval of a scheme of electric car charging points as this matter is covered by separate legislation.

Conclusion

21. For the reasons given I conclude that the appeal should succeed.

Nichola Robinson

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved drawings: 023-1272-01 Rev A, 023-1272-02 Rev A, 023-1272-055 Rev A.
- 3) The materials used externally in the development hereby permitted shall match those of 1 Oaktree Avenue in colour and texture.
- 4) The development hereby permitted shall not be first occupied until the car parking arrangements have been completed in accordance with drawing reference 023-1272-02 Rev A. The parking space shall be surfaced with a bonded material. This area shall be retained thereafter for the life of the development.
- 5) The development hereby approved shall not be first occupied until facilities for the secure and covered parking of bicycles have been provided in accordance with drawing reference 023-1272-02 Rev A, and thereafter the approved facilities shall be kept available for the parking of bicycles.
- 6) The development hereby permitted shall not be first occupied until facilities for bin storage have been provided in accordance with drawing reference 023-1272-02 Rev A. The bin store shall thereafter be retained.
- 7) Notwithstanding the provisions of the Town and 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, D and E, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the local planning authority.

END OF CONDITIONS