

Planning Application PK16/5906/O

Members of Dodington Parish Council Planning Committee met on 16th November 2016 – and after listening to concerns of local residents – reading all comments already online – and analysing the outline proposal RESOLVED unanimously to STRONGLY OBJECT to planning application PK16/5905/O – and would urge South Gloucestershire Council to turn the application down.

The reasons for objecting to the application are as follows:-

TRAFFIC AND PARKING

This development would displace a lot of cars onto Heron Way, which is already curved and narrow, the result would be increased dangers on this popular Route to School.

It is felt that a detailed traffic survey needs to be undertaken at 0830-0930 and 1500-1545 on school days (these extended periods cover the Pre-School as well as the Primary School).

Whilst members appreciate that the application meets the minimum number of parking spaces and visitor allowance as outlined in South Gloucestershire's Residential Parking Standards – Adopted December 2013, it is felt that the application should not be determined solely on the parking required by the proposed flats, BUT should take into account the traffic and parking displaced by the proposal.

Members are concerned that the high density and low parking provision is very reminiscent of the nearby Normandy Drive development that has caused so many problems with vehicular access, and even though the parking proposed is in line with South Gloucestershire Policy it is felt that many of their occupants will park out on Heron Way, causing traffic holdups and increased danger.

Within the information that has been submitted by the applicant there doesn't appear to be anything regarding Vehicle tracking.....members feel without this vital information plans can't be passed. There is concern as to how rubbish would be collected and also access for emergency vehicles not only to proposed flats but to the existing shops and maisonettes.

There is also concern about parking for existing shops and maisonettes – but this is covered in Planning History section.

DESIGN

Density / Scale:

The application states that it is high density, and this scale is out of keeping with the surrounding area that is made up of 3 and 4 bed semi-detached and detached properties that have both front and back gardens as well as garages and parking.

Members appreciate that the maisonettes above the retail outlets basically lead to 3 storey properties – but the scale is more in keeping as it is somewhat set back from the other residential properties and the maisonettes were initially for shop owners / workers to live in anyway.

This development will dominate the skyline as you drive down Heron Way – and have a negative impact on the Street Scene.

You could argue that the area is run down already and impacts on the streetscene – but 3 storey flats would have more of an impact, and although there is one 3D diagram / plan – it would be

interesting to see more – as you are driving down Heron Way towards Scot Way, and up the other way.

Drainage:

There is missing information regarding Drainage – and due to the gradient of the site this is of concern to the existing neighbours – in particular those that are sited at a lower level than the proposed development. Wessex Water have made it clear that no ground water should enter their systems – and there isn't sufficient information regarding SUDs .

Amenity Space:

The Design and Access Statement says that on guidance from Local Authority the 2 Bed Flats should have balconies or terraces. It is unclear from the plan if this is the case – but concern of members is this would exacerbate the overbearing nature of the design – particularly as they are 3 storey.

Inclusive Access:

Part 3.2 of the Design and Access Statement talks about fact that *All units will be designed in accordance with the following principles....including Disability Design Standards, and CABE Principles (which state design should be Inclusive, Welcoming, Responsive, Flexible, Accommodating for ALL people.....)*

Firstly there don't appear to be any parking spaces allocated for disabled people.

Secondly what about the stairs to the 1st and 2nd floor flats??? Would there be lifts, enabling less able to reach these flats or would they be restricted to ground floor. This surely isn't inclusive and welcoming?

JUSTIFICATION

The Design and Access Statement refers to the Draft DPD's Chipping Sodbury Town Centre Summary, which is not relevant. This site is not part of the Chipping Sodbury Town Centre area, as would have been obvious if the designers had consulted the map on page 17 of the document they are quoting (<http://www.southglos.gov.uk//documents/3-Chipping-Sodbury-@-May-2015.pdf>)

Moreover the 1-2 bedroom homes in that Town Centre were an aspiration of Chipping Sodbury Town Council, but this site is part of Dodington Parish not Sodbury.

EFFECT ON EXISTING BUSINESSES AND DWELLINGS

Public House:

As many of the comments on the South Gloucestershire Planning Pages state, this is not a “former pub” but an active business and community hub. (Members recognise that the initial wording of the application was amended to read correctly).

They feel that the Community Statement issued by the agent with regards to this application is inaccurate (in that the other public houses listed aren't as close as stated – and the only one that is actually in the Parish of Dodington is the Shire Way Club which sits in a different category to The Tern Inn Public House – which IS the only Public House in the North East Ward of Dodington).

The pub is also home to several darts teams, pool and crib teams and there are no other venues within local vicinity. The pool teams play to a high standard.

There has been no investment for a number of years – and community feeling is that they would rather see investment in the pub to make it more viable.

Shops:

The shop units have recently been considerably improved and are now developing into thriving local businesses. Both shop owners and customers are concerned about their future if this development is to be allowed.

As stated below – the Parish Council aren't in a position to fully understand what the 'Parking Provision' has been for these outlets – but regardless of this – parking would be extremely difficult for both shop owners / workers and customers if the flats were to be developed.

As stated above – cars are going to be parked on Heron Way from the development, and at certain times of day parents / carers will be parked on Heron Way too – dropping / collecting children from Raysfield Infant / Junior School.

If customers have mobility issues they are really going to struggle – and will end up having to take business elsewhere – which in turn will lead to the outlets closing.

Members feel they should be supporting these local enterprises – that offer a valuable service to the local community – and this proposal goes against this completely.

Also – as mentioned above – how are the units going to cope with refuse collections and necessary deliveries. Due to the lack of information supplied with this application – it isn't clear – and is another reason that it should be turned down.

Finally on this point, it was noted from pre planning discussions with South Gloucestershire that development of a retail outlet was somewhat discouraged – as it was felt shops hadn't done well in the past. However – surely a newly purpose built premises with the backing of a large national retail group – is a different proposition?

PLANNING HISTORY

The proposals would not only remove the main car park, they also use the service yard at the back of the shops and maisonettes. How / where are existing shops to store rubbish / have it collected and what about their deliveries – how will these be managed if planning were to be granted??

Members ask the question of the planning officer :- 'What were the requirements of the original planning permission for the shops and maisonettes? Do the present proposals infringe parking that was required at the time?'