

# Appendix T10

## Planning officer's report relative to continuing care retirement community by the St Monica Trust at Westbury-on-Trym, Bristol

*Accompanies the report*

### **Continuing care retirement communities**

A guide to planning

Robin Tetlow







**GIS  
TEAM**



Scale 1:2500

**Development Control (North) Committee – 29 May 2002**  
**Application No. 02/00136/P/N : Former Greystoke Elderly Persons Home Greystoke Avenue, 2/4 Charlton Road And Former Westbury-on-Trym Cricket Ground Passage Road Westbury-on-Trym Bristol**

## BACKGROUND

The site is an irregularly shaped parcel of land, located directly to the east of Passage Road, south of the Brentry Country Park and to the west of the government office building located on Burghill Road. The site incorporates the former Westbury on Trym cricket ground, plots number 2 and 4 Charlton Road and the site of the former Greystoke Elderly Persons Home located on Greystoke Avenue.

The site is a 4.8 hectare in size. It is bounded by residential properties and the former community home on Grassmere Court and by Greystoke Avenue to the south, by Passage Road to the west, by residential properties to Charlton Road to the north and by residential properties to Burghill Road, the government office building and flats at Mill Pool Court to the east.

The site previously contained two cricket pitches, a pavilion, score box and an all weather hockey pitch. The main senior cricket pitch extended across the lower part of the site to the south and the smaller junior pitch was sited on the upper part of the site to the north. However, the ground has been vacant for a number of years and has fallen into disrepair. The pitches have become over grown, the pavilion has burnt down and the former score box is derelict. The former Greystoke building on Greystoke Avenue which forms part of the site, is vacant and has been boarded up.

Vehicular access to the site is currently gained from Grassmere Close via Greystoke Avenue.

Field Footpath 41 runs through the site from Grassmere Close along the northern boundary of the former Greystoke Elderly Persons Home complex to the shops at Concord Drive.

There are a number of trees subject to Tree Preservation Order (number 487) on the site, mainly forming the boundary to the site. They include the group of trees to the north and west of the site (Groups G1 and G2), the row of trees forming the eastern boundary of the site, trees located adjacent to Field Footpath 41 to the south of the site and a group (G3) to the south western site boundary to Passage Road including the historic ash tree (T35).

The site slopes gently from the highest point at Charlton Road, the northern boundary, to Grassmere Court and Greystoke Avenue to the south west and south east, with a fall of over 8 metres. The south western corner of the site has formerly been built up to a plateau, as an area of fill, and the site beyond this point falls steeply away towards properties on Grassmere Close and towards Passage Road. On the south eastern boundary the site slopes down from the former Greystoke Elderly Persons Home towards Grassmere Close.

The boundary of the site to the Passage Road frontage is set at a higher level than Passage Road and is characterised by a verge containing a tree lined frontage and a traditional stone wall, which has fallen into disrepair in some sections. The north and east boundaries are characterised by chain link fencing, currently in a poor state of repair, adjacent to lines of mature and semi mature TPO trees. Boundaries to the south and are characterised by chain link fencing, TPO tree Group 3 and overgrown vegetation set on steep slopes. A formal wall characterises the boundary around the former Greystoke Elderly Persons Home to the south.

The majority of the site is designated in the Adopted Bristol Local Plan under policies NE1 and L1, "Open Spaces, Playing Fields and Recreation Grounds".

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The site does not fall within a Conservation Area, although the Brentry Conservation Area is located directly to the north of the site.

Part of the site forms the setting of the Grade I Westbury Church building when viewed from Westbury Hill.

## APPLICATION

This application has been submitted by St Monica's Trust, the registered charity which operates elderly persons care facilities in Bristol at the Downs. The application seeks to redevelop the site for leisure uses and as a care complex for elderly persons. It is an outline application and landscaping, design and external appearance have been reserved for later consideration.

The application has been revised substantially after lengthy negotiations with officers to reach scheme providing significant improvements and community benefits in terms of: local sport provision, visual and residential amenity, highway enhancements and footpath/cycleway linkages.

The proposed care home complex includes a range of different types of sheltered accommodation for elderly persons to meet a variety of differing care needs. St Monica's Trust have confirmed that access to housing, accommodation and support services offered by the Trust at the proposed new complex would be open to all persons, regardless of race, religion, gender, sexual orientation or cultural identity.

The application has been revised and the development mix of the proposed complex would include:

A two storey 60 bed elderly persons home, situated over 4 operational units. One unit (15 people) will provide a specialist service to people with dementia. The applicants intend that the nursing home would be established for people in receipt of state support;

A complex of 51 very sheltered flats, set over two and three storeys. This is to be developed in partnership with Bristol City Council Neighbourhood and Housing Services. The unit would include a shopping facilities, a restaurant and services such as hairdressing and physiotherapy which would be available to residents of the care home complex and to the local elderly community;

A total of 87 no. elderly person units would be developed across the site. They would comprise, 84 no. one and two bed-roomed flats set in two storey units and 3 no. two bed-roomed bungalows. The units would be available on a range of tenures which would include:

- Rent;
- Life time leasing;
- Shared equity (this will apply to at least 10% of sheltered housing properties).

The site has been split into south field and north field areas sited around a reinstated cricket pitch, with associated facilities, to the centre of the site. An internal footpath is proposed to linking the north and south field. The proposed footpath would run along the eastern boundary of the site.

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Access to the south field area is proposed to be taken via Greystoke Avenue. There would be a separate access to the north field area taken via Charlton Road through the sites of plots 2 and 4 Charlton Road.

It is proposed that the whole site will be enclosed with railings/fencing and that access roads would be gated.

Running the length of the site in close proximity to Passage Road would be a proposed new footpath cycleway link. This new link would be situated above a landscaped verge to Passage Road, behind the existing low lying historic wall, which would be retained and rebuilt.

As part of the redevelopment of the site it is proposed that field footpath 41 is diverted into the site and around the rear of the very sheltered housing complex. It is proposed that the footpath is fenced off with railings.

The proposed leisure use would include a restored and enhanced senior cricket pitch, with pavilion/club house and equipment store, two cricket practice nets and associated car parking. The proposed cricket facilities would meet English Cricket Board and Sport England standards for the development of new pitches and facilities. To ensure all year round use of the leisure facility, two mini soccer pitches are proposed.

Around the cricket pitch safety ball stop netting would be installed to protect residents properties and users of the new footpath cycleway and Passage Road. This is proposed to be at 4 metres and 8 metres in height.

To the Southfield it is proposed that the former Greystoke Elderly Persons Home, facing Greystoke Avenue, would be demolished and that a complex of very sheltered housing containing 51 flats is erected. This complex would also provide shopping facilities, a restaurant and services such as physiotherapy and hair dressing which would be available to the residents of the care home complex and to the elderly within the local community.

The proposed building would be L shaped and is a frontage development facing Greystoke Avenue and Grassmere Close. Due to site levels, this new complex would be set over two and three storeys. Access would be taken from Greystoke Avenue via Grassmere Close. Parking would be located to the rear of the building and servicing would take place on Grassmere Close.

In addition to the new very sheltered housing complex it is proposed that 24 no. flats in two storey units are located within this area. The flats would be set within three blocks of four, with associated car parking.

To the north field is proposed a complex of 81 no. one and two bed-roomed flats, set within two storey units and three no. two bed-roomed bungalows. They would be focussed around the cricket pitch, a new village green and new access road. The proposed 60 bed elderly persons home is located in this area with associated car parking. Attached to this building would be a restaurant facility for the use of the residents of the care home complex.

To accompany the application the following information was submitted for consideration:

Geotechnical and Contamination Report  
Ecological Survey

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Badger Survey  
Arboricultural Report  
Design Statement  
Sports Development Plan  
Recreational Management Plan  
Report by Tildenet regarding requirements for ball catch netting.  
Statement regarding the operation and facilities included in the very sheltered flats complex and resultant community benefits.  
Financial Statement  
Supporting Statement regarding the operation of the care home complex.

## PLANNING HISTORY

In 1993 an outline application (reference 93/00181/P) was submitted by J Sainsburys Plc, to redevelop the Westbury on Trym cricket club site for the erection of an A1 retail store, petrol filling station, with associated landscaping, parking and access. An appeal was lodged in 1993 in respect of non-determination of the application and a similar full application was called in.

In 1994 the Secretary of State dismissed the appeal and recommended that the 'called in' application for full planning permission be refused.

Key issues raised by the Inspector in reaching this decision were:

That the site was recognised as a valuable "green lung" contributing to the character and visual amenity of the area.  
That glimpse views of the open space from Passage Road and the green corridor to the road frontage were important in protecting the visual amenity of the area.  
That the loss of sporting/recreational facilities on the site would not be appropriate and that the proposal was contrary to PPG 17, Sport and Recreation.  
That the proposals would not give rise to unacceptable traffic or pedestrian conditions.

In 1999 an application (reference 99/00555/F) was submitted to demolish the two existing buildings and to create a residential development of 22 dwellings, the reinstatement of a cricket pitch, with pavilion, caretakers accommodation and associated parking. The application was withdrawn in September 1999.

An application for tree works was approved in 2001 to fell a number of dead elms on the site.

Three full applications have been submitted for individual plots relating to the site they are:

02/00687/F for the complex of 51 very sheltered flats on the former site of the Greystoke Elderly Persons Home; 02/00893/F for the 60 bed elderly persons home on land to the rear of Burghill Road within the cricket ground site and 02/00892/F for the cricket pavilion on the former Cricket Ground site.

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**RESPONSE TO PUBLICITY AND CONSULTATION**

Over 100 notification letters were posted, seven site notices placed and notice issued. The diversion of the public Right of Way was advertised and members of PROW Committee informed.

A further period of consultation was carried out in respect of the substantially revised proposals.

A public meeting was held by the applicants on 27 March 2002 and over 80 local residents and a number of community groups attended.

A site meeting was held on the 30 April with the Public Footpath Societies.

Nine responses have been received from local residents. Many letters express support for the application. However a number of concerns have been raised and they can be summarised as follows:

1. That the volume of traffic generated could not be accommodated by the local road network. See Key Issue D.
2. A new pedestrian crossing point is required on Falcondale Road. See Key Issue D.
3. That a new pedestrian route be included with the cycle path. See Key Issue D.
4. That there should be retail facilities within the development as the grocery store at Concorde drive has closed. See Key Issue J.
5. That a wall to the boundary would double the road noise to existing properties on Passage Road and that properties proposed to be located to Passage Road side of the site be insulated against noise. See Key Issue C.
7. That the cycle path be separated from the from traffic on passage road. See Key Issue D.
8. A request for a more detailed plan regarding proposals adjacent to a particular property. Response: this has been forwarded.

Responses also include an application by the Westbury on Trym -White Horse Cricket Club to occupy the new facilities. Response: it is not within the remit of planning law to enable the authority to specify that a particular club should utilise the facilities. However, choice of club would depend upon criteria outlined within the Sports Development Plan submitted with the application.

Sport England have commented that following receipt of the substantially revised plans, they do not wish to object to the application to reinstate a good quality senior cricket pitch on the site, subject to the provision of other off-site contributions to sport provision to compensate for the loss of the remainder of sporting facilities on this site being included in a Section 106 Planning Obligation. They note that the proposed cricket pitch and mini soccer pitches, along with the proposed ancillary facilities as shown on drawing revision N (or final revision) is to be provided prior to the commencement of residential development on the remainder of the site. Ball catch fencing to a standard acceptable to the City Council to be provided along the boundary of the cricket pitch where it abuts Passage Road and where the proposed residential properties abut the cricket pitch. A Recreation Management Plan and Sports Development Plan are agreed with the applicant. Sport England supports the aims of the Sports Development Plan dated 26 April 2002, and consider that such a plan is essential if the facility is to provide enhanced activities and opportunities for all sections of

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the local community. Off-site improvements to sports facilities in the local area to be carried out to a good standard, to compensate for the reduction in area of pitches on the application site. These should include:

Football changing facilities at Canford Park (to include four changing rooms);  
Tennis Facilities at Canford Park (level and re-surface courts and provide new fencing);  
Bowling Facilities at Canford Park (new pavilion);  
A financial contribution towards a new Multi Use Games Area at Southmead.  
[See Key Issue A].

The Avon and Somerset Police have commented that they are satisfied with the proposals in respect of boundary treatments. They are to contact the applicants in respect of gate operation and require a condition in respect of CCTV provision. [See Key Issue H].

The Environment Agency have responded to state that a condition should be imposed to ensure that a scheme for surface water run off limitation has been submitted and approved by the Local Planning Authority prior to commencement of development. They recommend that they are consulted on regarding the method of surface water disposal. Response: This is to be conditioned.

The Westbury on Trym Society have reviewed the revised plans and note that the adequate provision of open space has not been met and that the proposal would result in an unacceptable loss of open space. They note that there should be a further reduction in north field development and further evidence of affordability requirements should be provided. They note that the permission should ensure that sufficient investment is made so that the new cricketing facilities would be maintained. They note that access across the site is reduced. [See Key issues A, B, E and J].

They note that they believe that the land was given to the Society of Merchant Venturers' to hold in trust for the people of Westbury for recreational uses and note that the site is not a development site. Response: this is not a matter for consideration in terms of this planning application which must be considered on its merits.

The CPRE note that the cricket pitch facility is welcomed and recognise the need for elderly persons accommodation. They express objections to the layout of the scheme, including that in their view the north field is over developed and that an isolated elderly persons community would be established, that proposal would result in the loss of open space. Concerns are expressed regarding road safety. [See Key Issues A, B and J].

The Ramblers Association respond to support the re-provision of sport facilities on the site. They request that way marking signs be incorporated to the scheme to link the new footpath link to the network. [See Key Issue E].

The Bristol Civic Society note that they have no objections to the diversion of the public footpath and welcome proposed upgrading measures. They note that way marking should be implemented. [See Key Issue E].

The Westbury on Trym Footpath Society note that they have no objections to the diversion of the footpath. [See Key Issue E].

The Open Spaces Society note that they agree to the diversion of the public right of way subject to the following improvements: that the path is resurfaced with tarmac, that the path would be lit, that there would be 24 hour access to the path, that the path would be signed

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at both ends and that there would be clear pedestrian crossing where the proposed access road would cross the path. [See Key Issue E].

Internal consultees respond as follows:

Leisure (DETL): Have no objections to the proposal subject to the re-provision of sporting facilities on site, to be maintained in perpetuity, and the provision of off site improvements to sporting facilities to be secured via a Section 106 agreement. The Sports Development Plan should be adopted as a "live document".[See Key Issue A].

Pollution Control (DETL): comment that the only trial pit to show significant contamination is TP13, but that as this area is not to be redeveloped and is to remain as existing no further issues arise. They recommend a condition be imposed that further soil samples be taken from the Greystoke nursing home once demolition is complete. Traffic noise from Passage Road is high and a noise report should be carried out, any properties exposed to higher noise levels than 68 dB (A) L10 (18 hour) should be insulated from noise. A secure perimeter fence should be installed to prevent motorcyclists from trespassing on site. [Response: a secure perimeter fence is to be erected. See Key Issues H, C and F].

Archaeology (DETL): State that part of this site was subject to an archaeological desk-based assessment, geophysical survey and archaeological field excavation in 1993. The evaluation trenches did not record any archaeological features, but were very narrow. Therefore a question mark remains over the archaeological potential of the site. Archaeological monitoring will be required during the ground works phase. This should be secured via a condition. [See Key Issue G]

Urban Design (DETL):raise no objections to the proposals, the density and layout of the revised proposals are considered satisfactory in Local Plan policy terms. A more spacious setting has been achieved by amendments to the proposals. The siting of the very sheltered housing complex is considered acceptable, however the size of the building is imposing. [See key Issue B].

Ecology (DETL): Note the presence of slow worms on site and state that a slow worm translocation statement should be conditioned to ensure that the slow worms are trapped safely and relocated to an appropriate site. Another badger survey should be carried out if 12 month lapses prior to construction. The field garlic found on site should be retained and protected during construction. They state that it is possible that nesting birds would be found in the scrub vegetation and that they are protected. [See Key Issue F].

Transport Planning (DETL): raise no objections to the proposals subject to the applicant agreeing to enter into a Section 106 Agreement to secure off site highway improvements, to include:

- Remodelling of the junction at Charlton Road to a T Junction to include pedestrian crossing points.
- Installation of cycleway footpath to Passage Road under a Section 38 Agreement.
- Improvements to Grassmere Close to local authority adoption standards.

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- Works to Greystoke Avenue to include two no. trief cadette refuges. Crossing points, with dropped kerbs and tactile paving. Moving of bus stop and upgrading kerbs. Traffic Regulation Order (TRO) to ensure entrance to development is kept clear.
- Improvements to PROW H to include surfacing, lighting, waymarking, widening, safe crossing routes.

[Movement issues are discussed in full in Key Issue D].

PROW (DETL): raise no objections to the proposal to divert footpath 41 within the site subject to improvements contained in a Section 106 Agreement to include, surfacing, signposting, lighting, safe crossing routes, gating and widening where possible. Response: This is to be secure via a Section 106 Agreement.

Landscape Section (DETL): The historic wall to Passage Road should be rebuilt. 15 year commuted sums will be required for maintenance of the cycleway footpath, trees and landscape within the adoptable area. It will be essential to break up the site and blocks of parking with the planting of semi mature trees. Drawings of service routing are required at detailed stage. Response: the wall is to be repaired and reconstructed. Commuted sums to be secured via S106 and landscaping detail to be resolved at reserved matters stage.

Land Drainage (DETL): comment that surface water drainage to be drained using sustainable urban drainage methods. Surface water connection from whole site shall be limited to a single 150 mm pipe. Response: this is to be conditioned.

NHS Enabling Team: state that 50 nomination rights to be allocated to BCC, would be accepted as the affordable housing contribution to this site and these will be predominantly within the very sheltered flats complex. They propose that a Service Agreement is entered into to set out levels of rent, service charges, lease terms or share terms, with the applicants. [See Key Issue J and Section 106 Agreement].

NHS Project Management: state that the proposed housing mix on site is appropriate and will meet and in some cases exceed standards set out by the VSH Partnership. [See Key Issue J].

#### RELEVANT POLICIES

(contained in the Bristol Local Plan, Adopted December 1997)

PPG 3

PPG 17

PPG 24

Sports Directive

PAN1 Residential Guidelines (1993)

PAN12 Affordable Housing

L1 Open Space: Protection of Playing Fields and Recreation Grounds

NE1 Open Space

NE3 Trees and Woodlands (including tree planting and the Community Forest)

NE4 Watercourse and Wetlands

NE8 Protected Species

H9 Affordable Housing to Meet Local Needs

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H6 Community Benefit from Development  
NE12 Open Space: Creation and Enhancement  
H11 Residential Care Homes and Nursing Homes  
L3 Greenways: Walking and Cycling  
B1 Design Criteria and Development  
B2 Local Context  
B3 Accessibility  
B4 Safety and Security  
B5 Layout and Form  
B7 Landscape Treatments & Environmental Works  
B8 Development: Criteria for New Housing  
B13 Conservation Areas & Listed Buildings: General Principles  
M1 Transport Development Control Criteria  
M16 Cycling and Pedestrians  
ME4 Controlling the Impact of Noise  
ME6 Contaminated Land

**KEY ISSUES**

**(A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE, IN TERMS OF THE PROTECTION OF PLAYING FIELDS?**

Adopted Policy L1 of the Local Plan states that development resulting in an unacceptable loss of playfields and recreational open space will not be permitted unless in the case of partial development of an existing site, where facilities would be accommodated and enhanced.

Significant revisions have been made to the proposals, as a result of negotiations with officers, to secure improvements to local sporting provision and community benefits in this respect.

The application proposes to bring back the former leisure use on the disused site by restoring a good quality senior cricket pitch to the site, with enhanced facilities. Facilities include a pavilion/club house and equipment store, two cricket practice nets and associated car parking. The proposed cricket facilities would meet English Cricket Board and Sport England standards for the development of new pitches and facilities. To ensure all year round use of the leisure facility, two mini soccer pitches are proposed.

In addition to this the applicants have submitted a Recreational Management Plan and Sports Development Plan to demonstrate how the sporting facility on site will be maintained in perpetuity, to outline how the facility would be laid out and maintained to appropriate standards and how the community would benefit from the restored sporting facility. These matters would be subject to a Section 106 Agreement.

To compensate for other previous facilities on site (the former junior cricket pitch and hockey pitch), a number of additional off site works are proposed. They will be subject to a Section 106 Agreement and are summarised as follows:

Improvements to football changing facilities at Canford Park.  
Improvements to tennis facilities at Canford Park.

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Improvements to bowling/changing facilities at Canford Park.  
A Contribution of £20,000 to the development of the Southmead Multi Use Games Area.

Subject to a Section 106 Agreement to secure improvements to off site leisure facilities outlined above and restored and enhanced sport provision on site, to maintained in perpetuity, it is considered that the requirements of Adopted Policy L1 are satisfied.

**(B) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE IN TERMS OF THE PROTECTION OF OPEN SPACE WHICH CONTRIBUTES TO THE VISUAL AMENITY OF THE AREA?**

The majority of the subject site is designated under Adopted Policy NE1 "open space" within the Bristol Local Plan which seeks to protect open space. The site was recognised previously by the Inspector at the Sainsbury's inquiry in 1993, for the contribution it provides as a "green lung" in respect of the visual amenity of the area.

Through negotiations with officers the proposals have been substantially revised to provide a layout which would protect the and enhance the visual amenity of the area.

The incorporation of the reinstated and enhanced senior cricket pitch facility would contribute substantially to the preservation of the openness of the site. Furthermore the proposed two storey flats in the north field have been pulled back from the cricket pitch boundary to create a more open feel to the site.

The revised application includes a substantial "green corridor" to Passage Road which would contain the new footpath and cycleway. Development has now been pulled away from this frontage. This in conjunction with the open cricket pitch facility would preserve the feeling of openness that the site contributes to the area.

A revised, less urban, layout has been achieved to the north field to retain the open feel of the site. Units are set around a proposed village green area, which creates further open space.

Boundary treatment to Passage Road is proposed to be 1.8 metre railings, set behind the restore the low level historic wall, which would preserve views into the site.

Although the applicants propose to enclose the majority of the site and it would be a private facility, it is noted that this type of private open space would still be valuable in contributing to the visual amenity of the area.

In total a reduction of 20 units has been made. The level of development proposed by the revised scheme is considered to be acceptable because of the amount of open space retained on site which preserves the amenity of the area by the revised design and layout of the scheme and also because of the benefits that the restored sporting facility and sheltered housing complex would bring to the wider community.

The proposal therefore meets the requirements of Adopted Policy NE1.

**(C) WOULD THE PROPOSAL HARM THE RESIDENTIAL AMENITY OF THE AREA?**

Revisions have been sought through negotiations with officers to overcome issues regarding residential amenity.

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The two properties proposed to the north field access road, close to the boundary with number 6 Charlton Road have been revised from two storey flats to 2 no. bungalows to address issues of over looking and loss of privacy. The car parking proposed in this area has also been removed and additional planting proposed to enhance amenity.

Properties on Burghill Road and Charlton Road would have views of the proposed two storey 60 bed elderly persons home to the north field. However, it would be sufficient distance away and partially screened by the retention of the band of TPO trees forming the eastern boundary of the site, so as not compromise residential amenity.

The footprint of the proposed very sheltered flats complex, to Greystoke Avenue is large Avenue. However it is consistent with the local context which includes the large government office building on Burghill Road directly to the east of the site.

Due to site levels it is proposed that very sheltered flats complex would be set over two and three storeys, the three storey frontage would face Grassmere Close. It is recognised that this building would be imposing and would impact upon the amenity of the closest properties to Grassmere Close no's 1, 2 and 3. Properties located across Greystoke Avenue would be protected by the distance from the building and in the case of Mill Pool Court to the rear, the proposed unit would be set on two storeys at this level, so as not to compromise amenity.

However it has been noted that the scale of the very sheltered flats complex is required to enable the complex to sustain itself and to meet the VSH standards in respect of sheltered housing. It is also recognised that this building would provide significant community benefits in terms of proposed facilities which would be available to residents of the complex and the local elderly community.

Details of the design of the building and its external appearance have been reserved and it is proposed that measures be introduced to mitigate the impact of this building, especially the elevation to Grassmere Close at detailed design stage.

The residential amenity of the properties to Passage Road and Falcondale Walk would be protected by their distance from site and by the provision of the green corridor, proposed to the western boundary of the site.

Concerns have been expressed by local residents in respect of existing traffic noise and the impact that the proposed 2.4 metre high fence to the Passage Road frontage would have in 'bouncing' noise back to the properties already located on Passage Road. This boundary treatment has since been revised to 1.8 metre high railings, set behind the retained and restored low level historic wall which would mitigate these effects.

Concern has been expressed by BCC Pollution Control regarding traffic noise impact on the proposed properties to the west of the site. This would be dealt with by condition requiring noise insulation to properties where necessary.

Having regard to the above, it is not considered that the development would unacceptably harm the residential amenity of the area.

**(D) DOES THE PROPOSAL SATISFACTORILY ADDRESS MOVEMENT ISSUES?**

Concerns have been expressed by local residents regarding the increase in traffic, that the proposal would introduce to the local road network. However, the traffic generated by this

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proposal was not considered by Highways to be sufficient to require a Traffic Assessment and road capacity is considered to be adequate.

The location of the two proposed access roads, to the north and south of the site, is considered to be acceptable. However Highways require the remodelling of the north field access, the junction of Charlton Road/Passage Road (to a T Junction) to include a pedestrian crossing point.

To the south field, improvements to Grassmere Close to Local Authority Adoption standards. Works to Greystoke Avenue to include two no. tref refuge crossing points, with dropped kerbs and tactile paving. Moving the bus stop (re-marking) and upgrading kerbs. The implementation of Traffic Regulation Orders (TROs) to ensure the entrance to the development is kept clear.

The off site works would comprise a number of pedestrian crossing points including a crossing to Passage Road, Charlton Road and Greystoke Avenue, meeting the requests of residents. The off site works would be secured via a Section 106 Agreement.

In response to concerns raised by residents at the public meeting, it should be noted that signalling the Greystoke Avenue/Brentry Hill junction and the provision of a pedestrian crossing point is in the schedule for this financial year (2002/03) as part of the Cribbs Causeway off site highway works.

In line with Adopted Policies M1 and M16 the development proposal provides a new footpath cycle way link running the full length of the site adjacent to Passage Road.

Concerns have also been expressed by residents that the previously proposed footpath/cycleway at grade with Passage Road would be unsafe and should be separated from traffic. The route of the cycle path has since been revised, the route is set above a verge, providing a safer and visually more attractive route.

In terms of parking 122 car parking spaces, nine overflow spaces and 1 minibus space have been proposed on the site totalling 132 parking spaces for 84 dwellings, the 60 bed nursing home, the complex of 51 sheltered flats and the cricket club facility.

To meet requirements Highways require:

One space for every 2, one bed-roomed flats	- a total of 36 spaces
One space for every two bed-roomed flats	- a total of 15 spaces
60 bed elderly persons home	- a total of 23 (including 13 staff)
51 very frail flats complex	- a total of 26 spaces (including nine staff)
Cricket Pitch	- a total of 21 spaces (including one Minibus space).

Providing a total of 121 spaces, the development proposes 1 - 10 spaces (including overflow) above the requirement.

It should be noted that Policy Guidance contained in PPG 13 (Transport) states that developers should not be required to provide more parking than they or potential occupiers would want.

It is noted however, that some of the proposed car parking spaces are located some distance from the proposed elderly flats, to accommodate the village green. Although this is of concern, it would not lead to the refusal of the scheme.

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A total of 14 cycle parking spaces will be required for the scheme set which must be set within secure lockable units. Six spaces will be required for the 60 bed elderly persons home, five for the complex of 51 very frail flats and three for the cricket pavilion. To ensure that Local Plan requirements are met a condition would be imposed to require full details of cycle parking provision.

There is adequate provision within the site for access and turning for service vehicles.

Subject to a Section 106 Agreement and relevant conditions, movement issues arising as a result of the proposal would be satisfactorily addressed.

**(E) DOES THE PROPOSAL ADVERSELY AFFECT A PUBLIC RIGHT OF WAY?**

Public footpath number 41 currently runs from Grassmere Close passing through the site, to the north of the former Greystoke Elderly Persons Home and leading to the shops at Concorde Drive. The footpath is over grown and therefore another route just inside the application site, but running parallel to the public footpath, is currently utilised.

It is proposed that the footpath be diverted into the site and around the new footprint of the very sheltered flats complex. For security reasons it is proposed that 1.8 metre high railings enclose the footpath for part of its route. The railings would maintain views through the site and protect the amenity of users of the route.

As part of this diversion improvements will be sought via a Section 106 Agreement and will include sign posting, resurfacing, lighting, safe crossing routes, gating and widening (where possible).

Footpath Society groups have been consulted on the proposals. They have raised no objections to the proposals to divert the footpath within the site.

An application has been submitted to divert the footpath under section 247 of the Town and Country Planning Act.

The application therefore would not adversely affect the public right of way.

**(F) DOES THE PROPOSAL HARM TREES, WILDLIFE, OR FLORA ON THE SITE?**

There are a number of TPO trees (TPO number 487) on the site, mainly forming the boundary of the site and which contribute to the character of the area. Although the majority of TPO trees are to be retained, a number of TPO trees would be lost.

A number would be lost within Group 1 to the north eastern boundary of the site, to form the new access road to the site in the north field. Part of the G1 Group includes a number of dead elms and they are to be replaced with other species. Loss of trees in this area will be subject to additional planting within the site and off site landscaping proposed by the applicants to the north field site entrance and would be subject to a Section 106 Agreement. Planting in this area is important as it forms part of the setting of the Brentry Conservation Area.

TPOs number 28-31 will be lost to form the complex of new very sheltered flats and access in the south field and diverted footpath. The loss of these trees, which are not significant, with replacements elsewhere on site of semi mature trees is considered to be acceptable.

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TPO 35 the historic ash tree, located on Passage Road on the south western boundary of the site is to be retained as a pollard and the proposed cycleway and footpath diverted around it.

Replacement of semi mature trees will be sought at detailed planning stage to front of the north field flats to the north field crescent facing the cricket pitch, in front of the 60 bed-roomed nursing home located in the north field, within the north field "village green" and around the very sheltered housing complex to the south field. This would help to integrate the development into the local landscape when viewed from distances.

A condition would be imposed to ensure that TPO trees to be retained would be protected from construction works.

In respect of wildlife and ecology, a badger survey and an ecological survey have been submitted by the applicants.

The badger survey shows that there is no evidence of recent badger activity on the site. The ecological survey however, found slow-worms on the site, but no other protected species. A condition would be imposed to relocate the slow worms from the site to a suitable location prior to the commencement of development.

A colony of rare field garlic (*allium oleraceum*) was found beneath TPO trees number 26 to 30. It is proposed that the plants found between TPO 26-28 will remain in place and retained thereafter. The colony under T30 is to be replanted in a suitable location. A condition would be imposed to require relocation of colony under T30 and to protect the field garlic during construction works.

**(G) ARE THERE ANY ARCHAEOLOGICAL ISSUES ARISING AS A RESULT OF THE PROPOSAL?**

Part of this site was subject to an archaeological desk-based assessment, geophysical survey and archaeological field excavation in 1993. The evaluation trenches did not record any archaeological features, but were very narrow. Therefore a question mark remains over the archaeological potential of the site.

Archaeological monitoring will be required during the ground works phase. This would be secured via a condition.

The Avon Archaeological Unit have been commissioned by the applicants to provide a watching and recording brief.

**(H) ARE THERE ANY SAFETY AND SECURITY ISSUES ARISING AS A RESULT OF THE PROPOSAL?**

The proposal would introduce a number of new properties and vulnerable residents on to the site in an area which has high crime rates. The applicants propose to secure the majority of the proposed elderly persons complex and sporting facility within an enclosure of 1.8 metre high railings and 2 metre high fencing. It is proposed that access roads would be gated.

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Further information has been submitted by the applicants which notes that CCTV and security guards would be employed throughout the site. The Avon and Somerset Police have requested that CCTV be conditioned. This is to be conditioned.

The diverted footpath would be enclosed with 1.8 metre high railings and would be overlooked by the new very sheltered flats complex to Greystoke Avenue and also by the flats proposed to the north of the footpath, providing natural surveillance of the users of the path.

Tildenet have submitted a report and have advised the applicants with respect to the requirements for safety ball catch netting, at 4 and 8 metres, on the cricket pitch to protect residents, users of the footpath cycleway and Passage Road. The requirements have been implemented.

It is therefore considered that safety issues have been satisfactorily addressed.

**(I) DOES THE PROPOSAL HARM THE SETTING OF THE LISTED BUILDING?**

Part of the north field is visible from Westbury Hill and forms a green field setting to the Grade I listed Westbury on Trym Church building. However, this view point is generally restricted to points within the carriageway of Westbury Hill Road and is therefore not widely accessible to the public as a viewing area. Whilst the character of the setting would be changed, the band of TPO trees to the east of the site would continue to frame the view and the proposed tree planting to be secured at detailed stage, to the front of the 60 bed elderly persons home would break up and green views.

The setting of the listed building would not therefore be harmed.

**(J) DOES THE PROPOSAL ADDRESS THE POLICY REQUIREMENTS FOR ELDERLY PERSONS ACCOMMODATION AND AFFORDABLE HOUSING?**

Proposals to develop very sheltered housing (VSH) in the city arose from a comprehensive Best Value Review of services for older people in Bristol. The Best Value Review proposed a programme for the development of 600 purpose-built very sheltered housing units in Bristol over the next five years. This commitment is specifically referred to in both the city council's "Servicing Bristol Better Corporate Performance Plan" and Housing Strategy. The requirements are to be met through a Partnership Agreements between SS&H and N&HS Departments and independent organisations such as St Monica's Trust.

The aims of the Strategy are to create a balanced community of older people within each VSH scheme, maintaining an equal mix of able, independent residents and those with high care needs and a managed integration of the VSH with the wider community (with the provision of community facilities within the schemes).

The St Monica Trust Scheme in Westbury has been identified as the first of these schemes likely to be completed. The proposed VSH scheme for this site would meet and exceed the high standards of design that are set out in the Partnership's detailed design guide.

In terms of affordable housing the Enabling Team have noted that the requirement for nomination rights over 50 of the sheltered units would be acceptable as the affordable housing contribution in terms of this development. These units will be made available predominantly within the very sheltered flats complex to Greystoke Avenue, but a number will be obtained throughout the site.

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To manage affordability through the site it is proposed that rent, lease levels and shared equity provision is to be set at an agreed level by the Partnership and this would be contained within a S106 Agreement.

This would meet the requirements outlined in Policy H9 and H11 of the Local Plan and a Section 106 Agreement will be required to control implementation.

**(H) IS THE SITE CONTAMINATED AND IS THE LAND STABLE?**

The applicants have provided a contamination and land stability report. In terms of contamination one trial pit showed significant contamination (TP13). Pollution Control have noted that as this is to remain as existing, no further issues arise. A condition is recommended to ensure that further soil samples be taken from the site of the former Greystoke Elderly Persons Home, once demolition is complete and that a further report is produced and recommendations implemented.

The land stability report has been assessed by Building Control who raise no concerns in respect of the findings.

Further to additional investigations and necessary remediation it is considered that these issues are addressed.

**CONCLUSION**

The scheme represents a major development of an important site on the Southmead, Westbury-on-Trym and Henbury border.

The application has been substantially reviewed after lengthy negotiation with officers to reach a scheme providing significant improvements and community benefits in terms of: local sport provision, visual and residential amenity, highways enhancement and footpath/cycleway linkages.

The revised scheme will ensure the re-provision and retention of good quality sporting facilities to the site through the re-provision of the senior cricket pitch, pavilion/clubhouse and associated facilities. The two proposed mini soccer pitches will ensure all year round use. To compensate for the loss of other former sporting facilities on site, additional improvements will be made to facilities at Canford Park (to the football, tennis and bowling facilities) and to the Southmead Multi Use Games Area.

The revised scheme ensures the right balance between the provision of elderly persons accommodation and facilities, which would benefit the wider community, and the retention of the open character of the site. The affordable housing requirements of the Local Plan will be met.

With regard to highways, numerous traffic management measures are proposed to improve highway safety to the north and south of the site. There would be a new footpath/cycleway link and improvements to the diverted public footpath. Parking provision on site is considered to be satisfactory.

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**RECOMMENDED**

A) That the applicant be advised that the Local Planning Authority is disposed to grant outline planning permission for application reference 02/00136/P, subject to the completion, within a period of six months from the date of this Committee and at the applicants expense, of a planning agreement made under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended), entered into by the applicant, Bristol City Council and any other interested parties to cover the following matters:

- i) Provision of fund to ensure the restored cricket facilities would be maintained in perpetuity on the site;
- ii) Adoption of the principles of the Sports Development Plan and Addendum Report to include: agreement with Local Planning Authority of standards for pitch development, maintenance, community benefit arising and how it will be achieved, pricing policy, and the implementation of a monitoring process;
- iii) The provision of new male/female football changing rooms at Canford Park, to Local Planning Authority requirements to include:
  - Four no. changing rooms;
  - One shower head per three to four persons ( four per changing room);
  - Shower/drying area;
  - Two no. separate referees changing rooms (one with first aid treatment space);
  - Male and female toilet provision (male 4 urinals, 2 cubicles; female 4 cubicles);
  - Attendants room with telephone and side window;
  - Store for goals/basic equipment/corner flags.

Cost of demolition of existing buildings to be absorbed by applicant. All necessary consents to be gained by the applicant;

- iv) The provision of improvements to tennis facilities at Canford Park to Local Planning Authority requirements, to include:
  - Re-levelling and resurfacing of the courts with open porous tarmac;
  - Removal of 'steps' between the courts;
  - Provision of permeable court surface to Lawn Tennis Association Standards;
  - Re-fencing;
  - Provision of construction access;
  - Re-surfacing surrounding footpaths.
- v) The provision of Improvements to bowling/changing room facilities at Canford Park to Local Planning Authority requirements to include:
  - 1 no. male changing room;
  - 1 no. female changing room;
  - Bar/kitchen;
  - Social space;
  - Adequate toilet provision;

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Cost of demolition of existing buildings to be absorbed by applicant. All necessary consents to be gained by the applicant;

- vi) The provision of a contribution of £20,000 towards the development of the Southmead Multi Use Games Area;
  - vii) A Service Agreement is entered into with the Council which will set out levels of rent, service charges, lease terms, or share terms for the development, in order to meet requirements for affordability.
  - viii) Implementation of highway improvement works to Greystoke Avenue, Grassmere Close and Charlton Road/Passage Road junction to Local Authority requirements standards to include:
    - Remodelling of junction to Charlton Road to include provision of pedestrian crossing points;
    - Improvements to Grassmere Close to Local Authority adoption standards;
    - Works to Greystoke Avenue including, 2 no. tref cadette refuge crossing points, with dropped kerbs and tactile paving, moving of bus stop including re- marking and upgrading kerbs, implementation of TRO (Traffic Regulation Order) to ensure the entrance to the development is kept clear;
  - ix) Installation of cycleway/footpath along western boundary of the site to Passage Road under a Section 38 Agreement, to Local Authority requirements and provision of 15 year commuted sum for highway/landscape maintenance;
  - x) Provision of a structural analysis of the existing wall to Passage Road, reinstatement of and repair works to meet Local Authority adoption standards;
  - xi) Provision of a lighting scheme to footpath/ cycleway to Passage Road to Local Authority requirements.
  - xii) Improvements to Public Footpath number 41 to Local Authority requirements and adoption standards to include; surfacing; lighting; widening; way marking; safe pedestrian crossing points and gating.
  - xiii) Provision of additional off site landscaping to Local Planning Authority requirements the north field entrance, off Charlton Road, to be implemented and such landscaping to be maintained by the applicants.
- (B) That the Head of Democratic and Legal Services be authorised to complete to conclude the Planning Agreement to cover matters in recommendation (A).
- (C) That on completion of the Section 106 Agreement outline planning permission be granted for planning application reference number 02/00136/P subject to the following conditions:

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1. SC4 Reserved Matters

Approval of the details of the design, external appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: SR6 - This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. SC5 Outline Permission

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall begin not later than whenever is the later of the following dates: -

- (a) the expiration of 5 years from the date of this permission;
- (b) the expiration of 2 years from the final approval of reserved matters; or
- (c) in the case of approval on different dates the final approval of the last such matters to be approved.

Reason: SR5 - As required by Section 92 of the Town and Country Planning Act 1990.

3. The development of the elderly persons flats and bungalows (excluding the 60 bed elderly persons care home within the north field and the complex of very sheltered flats to Greystoke Avenue) hereby approved shall be occupied only by persons aged 55 years or over. It is accepted that in the case of accommodation occupied by couples, that one of the partners may be under the age of 55 years and it is also accepted that in the case of the death of the older partner, the surviving partner, who may be under the age of 55 years, can continue to reside in the accommodation. Except in the afore mentioned circumstances, all dwellings shall be occupied by persons aged 55 years or over.

Reason: The development proposed is only acceptable because of the proposed occupation of the premises by active elderly residents and the Local Planning authority wishes to have the opportunity of exercising control over any subsequent use in the event of the cessation of use hereby permitted.

4. SC3 Incorporation of Application Documents

The development shall conform in all aspects with the plans and details shown in the application. The plans/documents considered as part of this application were: Location Plan; P02 Rev O; Sports Development Plan and Addendum Report. Including fax from G. Lee dated 17.05.2002.

Reason: SR4 - For the avoidance of doubt.

5. No development shall take place until details of both the proposed means of access to the site at Charlton Road and Greystoke Avenue have been submitted to and approved in writing by the Local Planning Authority. The means of access shall then be implemented in accordance with the approved plans.

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Reason: SR36 - In the interests of highway safety.

6. SC6 General

No building shall be occupied until the senior cricket pitch and associated facilities (including, pavilion, equipment store, practice nets, ball catch netting, access and parking) have been completed and laid out in accordance with and to the specification outlined by the approved plans and the Sports Development Plan; unless otherwise agreed in writing by the Local Planning Authority.

Reason: SR7 - The implementation of the development without the senior cricket pitch and associated facilities would result in an unacceptable scheme which would be contrary to Adopted Local Plan Policy L1 in respect of the protection and provision of sporting facilities.

7. Full detailed drawings of the frontage works to Passage Road shall be submitted and approved in writing by the Local Planning Authority. The drawings shall include the footpath/ cycleway, reconstruction and repair to the stone boundary wall, the gabion wall and the 1.8 metre high railings to Passage Road.

Reason: To ensure that an acceptable scheme is implemented and to protect amenity.

8. The 60 bed nursing home shall not be occupied until frontage works to Passage Road to include the footpath cycleway, retention and reconstruction of the stone boundary wall, the gabion wall and 1.8 metre high railings have been completed in accordance with the approved plans.

Reason: SR7 - The implementation of the development without the frontage works to Passage Road to include the footpath and cycleway; would result in an unacceptable scheme which would be detrimental to the amenities local residents as no alternative north/south access through the site would be available.

9. SC45 Access Completion

The building(s) shall not be occupied or the use commenced until the means of vehicular access has been constructed and completed for the related section in accordance with the approved plans.

Reason: SR34 - To ensure safe and satisfactory means of vehicular access to each building from the highway.

10. SC53 Parking

The car parking area shown on the approved plans shall be completed for the relevant area before the development hereby approved is occupied, and thereafter, be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: SR39 - To ensure that there are adequate parking facilities to serve the development.

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11. SC52 Servicing

The Very Sheltered Flats complex to Greystoke Avenue, the 60 bed nursing home within the north field and the cricket pavilion shall not be occupied or use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: SR38 - To ensure that there are adequate servicing facilities within the site in the interests of highway safety.

12. SC50 Turning Space

The areas allocated for the turning of vehicles as shown on the approved plans shall only be used for the said purposes and not for any other purpose.

Reason: SR36 - In the interests of highway safety.

13. SC59 Cycle Provision

Details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority before any work to the relevant section is commenced. The details thereby approved shall be provided before the development hereby permitted is occupied, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: SR44 - To ensure the provision and availability of adequate cycle parking provision.

14. SC39 Refuse Storage

No development shall take place until details of the provision to be made for the storage of refuse, for the relevant section have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the use hereby permitted commences and thereafter shall be made permanently available for use for the storage of refuse only.

Reason: SR29 - To safeguard the amenity of the occupiers of adjoining premises and to protect the general environment.

15. SC83 To secure an appropriate watching brief during development groundworks

The developer shall ensure that all groundworks are monitored and recorded by an archaeologist or archaeological organisation to be approved by the Local Planning Authority and working to a brief and specification prepared by the Local Planning Authority. No development, including preliminary site clearance, shall commence until at least two weeks notice has been given in writing to the Local Planning Authority and the appointment of a suitable archaeologist or archaeological organisation has been confirmed in writing.

Reason: SR61 - To record remains of archaeological interest before destruction.

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16. Prior to the commencement of development on the site of the very sheltered flats complex to Greystoke Avenue , a method statement for the proposed translocation within the site of the identified field garlic colony located underneath TPO tree T30 shall be submitted and approved in writing by the Local Planning Authority. Relocation of the field garlic shall then be carried out in line with the approved method statement, prior to the commencement of development on this part of the site. In accordance with fax from A. Fraser dated 03.04.2002.

Reason: To retain this rare species on site.

17. Details of the proposed protection works for the field garlic colony under TPO trees 26-28 and for the translocated field garlic colony shall be submitted and approved in writing by the Local Planning Authority, prior to the commencement of development of the very sheltered flats complex to Greystoke Avenue. the protection works shall be implemented prior to commencement of development on this part of the site and retained for the period of construction works.

Reason: To protect the species from construction works.

18. After demolition of the former Greystoke Elderly Persons Home and prior to redevelopment of this part of the site, further trial pits should be carried out to assess whether there is any contamination on this part of the site; a further report on this matter shall be submitted to and approved in writing by the Local Authority outlining any necessary remediation measures. Any necessary remediation measures shall then be carried out to the satisfaction of the Local Planning Authority, prior to the redevelopment of this part of the site.

Reason: To safeguard the health and safety of future occupiers of the site.

19. Prior to the commencement of development a method statement shall be submitted and approved in writing by the local planning authority for the translocation of the slow worms on this site to a suitable location. The translocation shall be carried out in accordance with the statement prior to commencement of development.

Reason: To ensure that the species are protected.

20. Surface water drainage is to be drained to using sustainable drainage methods and the surface water connection for the whole site is to be linked to a single 150mm pipe. Drawings showing drainage proposals shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development on the site. The approved drainage scheme shall then be implemented in accordance with approved plans.

Reason: To ensure that sustainable drainage is implemented.

21. SC92 Protection of Retained Trees During the Construction Period

No work of any kind shall begin on the site until details of the protective fence(s) have been submitted to and approved by the local planning authority in writing and have been erected around the retained trees in the agreed positions and to the agreed specifications. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the Authority may verify in writing that the approved tree protection

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measures are in place when the work commences. The fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: SR68 - To protect the retained trees from damage during construction and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

22. SC30 Noise Insulation - Residential

No development shall take place until a noise report has been submitted to and approved in writing by the Local Planning Authority outlining traffic noise impact upon the proposed residential properties. Any resultant noise insulation measures required to the properties shall be implemented in accordance with the approved report at construction stage.

Reason: To protect the residential amenity of any affected properties.

23. SC43 Access for People with Disabilities

Before the development hereby permitted is commenced, a scheme indicating the provision to be made for people with disabilities to gain access to and egress from shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be provided before the development hereby permitted is brought into use and thereafter be permanently retained.

Reason: SR32 - To ensure adequate access/egress for people with disabilities.

24. Prior to commencement of development detailed drawings of the following items shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drawings. Drawings required are to include:

- Service routes;
- Lighting and cabling;
- Access routes and parking;
- Boundary treatments and gates;
- Internal traffic calming measures and pedestrian crossing routes;
- CCTV provision;
- Improvements to Field Footpath 41.
- Ball catch netting.

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Reason: To protect amenity and to ensure the scheme is implemented to acceptable standards.

**Advice(s)**

1. A01 Extent of permission

This decision does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

2. A04 Approved Applications

This application has been approved on the basis of the plans/documents set out in Condition SC3. Should alterations or amendments be required to the approved plans, for example to satisfy requirements of other sections of the Department of Environment, Transport and Leisure (such as Building Control) or other City Council Departments (such as Neighbourhood and Housing Services) or any other circumstance, you should consult the Area Planning Team, Department of Environment, Transport and Leisure in writing before commencing any work, as these changes could require a fresh planning application and may not be acceptable.

3. A06 Discharging Conditions

When seeking to discharge conditions associated with this permission or consent you should use the form supplied with the Notice of Decision and supply all the information needed to meet the requirements of the condition. Please note that we will aim to respond within 20 working days, although in some cases where we need to consult with other colleagues this could take longer.

4. A12 Building Regulations

This planning permission does not convey any approval under the Building Regulations and you should seek further advice from this Directorate (telephone 9223080) concerning the need for such consent prior to the commencement of development.

5. A09 Construction Site Noise

Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS5228 1984 "Code of Practice for Noise Control on Construction and Demolition Sites" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from the Department of Environment, Transport and Leisure (Pollution Control), Brunel House, St. George's Road, Bristol BS1 5UY.

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**BACKGROUND PAPERS**

KWL Architects	11 February 2002
Andrew Wilson Partnership	17 February 2002
Mr And Mrs M J Turpin	19 February 2002
Mrs M C Hegarty	22 February 2002
The Occupier	28 February 2002
S Batchela	3 March 2002
KWL Architects	4 March 2002
Mr P R Michael	8 March 2002
Enabling Officer Neighbourhood And Housing Services	7 March 2002
C P Millman (Westbury-on-Trym (White Horse) Cricket Club	13 March 2002
Environment Agency	18 March 2002
Sport England	20 March 2002
The Westbury-on-Trym Society	29 March 2002
KWL Architects	3 April 2002
KWL Architects	3 April 2002
KWL Architects	3 April 2002
CPRE Avonside Branch	5 April 2002
Mr R Bridgeman	9 April 2002
Andrew Wilson	11 April 2002
Andrew Wilson Partnership	16 April 2002
Andrew Wilson Partnership	22 April 2002
Mr W Mogford	26 April 2002
Andrew Wilson Partnership	30 April 2002
Andrew Wilson Partnership	30 April 2002
K W L Architects	7 May 2002
The Open Spaces Society	5 May 2002
K W L Architects	7 May 2002
Andrew Wilson Partnership	7 May 2002
Andrew Wilson	15 May 2002
K W L Architects	16 May 2002
Mr G E Lee	17 May 2002
Sport England	16 May 2002
Westbury On Trym Conservation Society	16 May 2002
Avon And Somerset Police	17 May 2002