

**TOWN AND COUNTRY PLANNING ACT 1990  
PERMISSION FOR DEVELOPMENT**

CSJ Planning Consultants Ltd  
1 Host Street  
Bristol  
BS1 5BU

APP REF: PK09/5445/F  
DATE VALID: 25th September 2009  
DECISION DATE: 11th December 2009  
PARISH: Siston Parish Council

**NOTICE OF DECISION**

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

**APPLICATION NO:** PK09/5445/F

**DESCRIPTION OF DEVELOPMENT:** Change of use from Office Use (Class B1a) to Mixed Use Office Use (Class B1a) and Storage and Distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

**APPLICANT:** Threadneedle Pensions Ltd

**LOCATION:** Unit 1 St Ivel Way Warmley Bristol South Gloucestershire

In accordance with the application and accompanying plans, subject to the conditions specified below:

**CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The level of noise emitted from the site shall not exceed the following limits: 50dB(Laeq 1hr) between the hours of 07.00hrs and 22.00hrs Monday to Saturday and 40dB(Laeq 5min) at any other time including Sundays and Bank Holidays (as measured at the boundary of the site at the main gate entrance to the site and in accordance with BS4142: 1997).

Reason

Director of Planning, Transportation & Strategic Environment,  
Civic Centre, High Street, Kingswood, South Gloucestershire, BS15 9TR  
Telephone: 01454 868004 Fax: 01454 863545 Email: [planningapplications@southglos.gov.uk](mailto:planningapplications@southglos.gov.uk)

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To protect the amenities of the occupiers of the nearest dwelling houses, and to accord with Policies E3, E4 and EP1 of the South Gloucestershire Local Plan (adopted) 6th Jan 2006.

3. No outside storage of material/goods/waste or plant shall take place at the premises without the prior written consent of the Local Planning Authority.

Reason

In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policies E3 and E4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. The building shall not be occupied for the purposes hereby approved until the associated parking and manoeuvring areas have been implemented in full accordance with the approved Proposed Layout Plan no. 0654-02B.

Reason

To ensure the satisfactory provision of parking and manoeuvring facilities and in the interests of highway safety and the amenity of the area, in accordance with Policies E3, E4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5. In relation to the building's B8 use hereby approved, the movement of Heavy Goods Vehicles (HGV's) to and from the site shall be restricted as follows:-

No HGV greater than 7.5 tonnes in weight shall access or leave the site between the hours of 06.00hrs and 07.00hrs Monday to Saturday inclusive; larger HGV's i.e. heavier than 7.5 tonnes, shall only be allowed to enter or leave the site between the hours of 07.00hrs and 18.00hrs Monday to Friday inclusive and 07.00hrs to 13.00hrs Saturdays with no HGV's allowed to enter or leave the site outside the aforementioned periods or on Sundays and Bank Holidays.

Reason

To minimise the level of noise and disturbance from Heavy Goods Vehicle movements accessing and leaving the site and to protect the amenities enjoyed by those living in the locality and to accord with Policies E3, E4 and EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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**SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION IN ACCORDANCE WITH ARTICLE 22 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 (AS AMENDED).**

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

1. Consideration has been given to the possible impact on the environment of the proposed use and appropriate conditions to control noise levels and the size of HGV's have been imposed - Policies E3, E4 and EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
2. The access arrangements, car parking provision and manoeuvring arrangements are all considered to be appropriate for the proposed use - Policies D1, E3, E4, T8 and T12 of the SGLP.
3. The level of secure cycle parking is acceptable - Policy T7 of the SGLP.
4. Adequate amounts of landscaping would be retained to the site boundaries - Policy L1 of the SGLP.
5. The scale of the building would not alter and any external changes to the building would not adversely affect the appearance of the building or the character of the area - Policies E3, E4 and D1 of the SGLP.
6. The site lies in a sustainable location and the density of development is appropriate for the locality - Policies D1, E3 and E4 of the SGLP.
7. The proposal would create jobs and secure the long term future of an industrial unit in the urban area - Policies E3 \_ E4 of the SGLP.

This represents a summary of the reason for granting planning permission, further details are set out in the application report under the reference number cited at the top of this decision notice.

**ADDITIONAL INFORMATION**

1. This decision relates only to the plans identified below:

Existing Layout Plan 0654-01B; Proposed Layout Plan 0654-02B; Existing and Proposed South-East Elevation 0654-03A; Site Location Plan (in planning statement); all received by the Council on the 25th Sept. 2009.

2. You are advised of the need to obtain consent under the Town & Country Planning (Control of Advertisement) Regulations for any advertisements requiring express consent which you may wish to display on these premises.
3. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.

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4. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.
5. This Decision Notice grants planning permission. You are advised that it does not imply compliance with Building Regulations and it is essential that you contact the Council's Building Control Manager with regard to your proposals before proceeding.
6. Under the terms of the above Act, the Council has a duty to draw to your attention obligations under the relevant provisions of the Health & Safety at Work etc Act 1974 as it affects this proposal. Full consideration should be given to these provisions when carrying out the development authorised by the planning permission.
7. The applicant is advised that the most direct route for Heavy Goods Vehicles to/from the Avon Ring Road from/to the site is via Tower Road South and Tower Lane and HGV drivers should be made aware of this and requested where possible to use this route.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated.

DM Whinham

AREA PLANNING MANAGER (EAST)

DATE: 11th December 2009

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