

Content of the message

From:	[REDACTED]
To:	[REDACTED]
Date:	Sep 18 2015, 02:59 PM
Subject:	FW: Planning Application

[Show full header](#)

Dear [REDACTED]

Please find below a copy of the email Luke recently received from Andrew Lane, Principal Planning Officer regarding your planning application, as discussed on the phone.

Kind regards,

[REDACTED]

Office of Luke Hall MP

[REDACTED]
[REDACTED]

Dear [REDACTED]

Firstly can I apologise for the delay in responding to your enquiry having returned from leave on 1st September. Steve Evans has asked that I consider your correspondence and reply on his behalf.

I have been in touch with the Development Management case officer (Trudy Gallagher) who dealt with this proposal. She has confirmed that in isolation of a larger scheme, incorporating the adjoining Council owned land, [REDACTED] proposal is unacceptable. A larger scheme was not presented and therefore could not have been assessed at the same time as [REDACTED] application. The case officer informed me that it was the design of the house and the fact that one house in isolation and on its own would be out of character amongst the terraces which formed the main reason for refusal, along with a lack of parking. [REDACTED] has a right to appeal against the refusal reason via the Planning Inspectorate.

I have received confirmation from our property services team that our Resources Sub Committee gave approval to disposal of/use Woodlands (the Council owned land adjoining [REDACTED] for self-build/custom build housing in May '14. Following recent Government announcements a Council working group to help promote and support self-build housing projects is about to get re-established. I would suggest that [REDACTED] liaises with Ian Lyons [REDACTED] as he will be the Property Services representative on this group and will be able to provide information about how this site is being taken forward. Please do advise [REDACTED] that any future planning application proposed by Property Services or anyone else will need to fully assessed by our Development Management team and will be subject to the necessary consultation.

I should also inform you that the Parish Council have proposed this area, including [REDACTED] land he designated as a Local Green Space within the Policies Sites and Places Plan No South

land, be designated as a Local Green Space within the Policies, Sites and Places Plan. No South Gloucestershire Council decision has been taken on the suitability for designating this space. The Parish Council provided a mapped boundary of the space in response to the Summer 2015 consultation. We will therefore write to [REDACTED] to inform him of this proposal and provide him with an opportunity to comment. In respect of the Local Green Space designation process officers are reviewing all the responses received through the Summer 2015 consultation and South Gloucestershire Councillors will be asked to consider which sites should be designation. Following this council decision a formal consultation will be undertaken and representations invited, these will be passed to an Independent Inspector. We are currently reviewing the timetable for when formal consultation will take place, but will we notify [REDACTED] accordingly.

Please don't hesitate to contact me if you require any further information.

Kind regards

Andrew Lane
Principal Planning Officer

[REDACTED]
[REDACTED]

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Landowner/leaseholder - Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

[REDACTED]

Address and contact details (please include phone number & email address):

[REDACTED]

In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgsd15 which identifies where further information on any of the above is still needed and then provide us with the additional information, where necessary, using this form:

If you are the landowner and wish to support or object to any of the spaces being nominated, please use this form to tell us how the space does or does not meet the criteria, by completing the questions below.

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:

Please clearly reference the individual Local Green Space's code provided in both the List of nominated Local Green Spaces and the maps, available from www.southglos.gov.uk/lgsd15

LGSD991 Woodlands allotments plus MY private land.

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner/leaseholder:

I am the owner of my land, south glos council own the allotments.

As the land owner / leaseholder, are you aware of the proposal to designate your land?

Only notified in a letter dated 16-9-2015

Are you in support of or objecting to the proposals to designate this land?

OBJECTING

If you are objecting to the proposals to designate your land, what are your reasons? (Please refer to criteria in sections C and D below in particular)

Land is within building line for Tytherington. South glos council is at present looking to build on their land or sell off their land, see email attached. south glos council planning officer has told me she could not give me planning permission as it may be in the way of the councils own plans to build on the land. the council in a letter to the parish council said that the land is on the market for sale.

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE

If not previously provided. Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. www.southglos.gov.uk/lgsd15

IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP

This is particularly important if this differs from the area proposed for designation e.g. if you own only part of the proposed Local Green Space, see the mapped, nominated Local Green Spaces: www.southglos.gov.uk/lgsd15

C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

Yes, SGC retained this land for building purposes.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

YES

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

NO

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

yes

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

NO

D) Why is the space of particular local significance?

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

- 6. The proposed space is of particular local significance because of its beauty
- 7. The proposed space is of particular local significance because of its historic significance
- 8. The proposed space is of particular local significance because of its recreational value
- 9. The proposed space is of particular local significance because of its tranquillity
- 10. The proposed space is of particular local significance because of its richness of wildlife
- 11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.

If you are objecting to the nominated space, please provide details of how the space might not meet these criteria.

This space does not meet any of the above criteria. this space used to be (4 years ago) allotments but the council tried to get locals to take them over but no one wanted them. I have been told by SGC since 1989 that this land was allocated for building. This land up until this year has been allowed to become very overgrown.

Please return completed forms by close of business on 21st August 2015

If you are a Parish or Town Council landowner/leaseholder, please reply by the 30th July 2015:

By e-mail: PlanningLDF@southglos.gov.uk

By post:

Strategic Planning Policy and Specialist Advice Team

South Gloucestershire Council

Environment and Community Services Department

PO Box 299

Civic Centre

High Street

Kingswood

Bristol

BS15 0DR

Viewing documents

The consultation documents can be viewed from: www.southglos.gov.uk/lgsd15

The consultation documents are also available to view online at:

- South Gloucestershire Libraries (please refer to www.southglos.gov.uk/libraries for locations and opening times); and
- The Council's One-Stop Shops, from 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, in the following locations:
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 - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
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 - Patchway Hub, Rodway Road, Patchway, BS34 5PE

Data protection

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Landowner/leaseholder - Local Green Space Engagement – November 2015 Response Form

Your name / organisation:

TYTHERINGTON PARISH COUNCIL

Address and contact details (please include phone number & email address):

██████████ (clerk)

██████████

██████████

████████████████████

In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgsd15 which identifies what information we have relating to the above.

If you are the landowner and wish to support or object to any of the spaces being nominated, please use this form to tell us how the space does or does not meet the criteria, by completing the questions below.

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:

Please clearly reference the individual Local Green Space's code provided in both the List of nominated Local Green Spaces and the maps, available from www.southglos.gov.uk/lgsd15

LGSD991 WOODLANDS ALLOTMENTS

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner/leaseholder:

WE HAD UNDERSTAND IT TO BE JOINTLY OWNED BY SOUTH GLOUCESTERSHIRE COUNCIL AND MERLIN HOUSING ASSOCIATION

As the land owner / leaseholder, are you aware of the proposal to designate your land?

YES

Are you in support of or objecting to the proposal to designate this land?

WE SUPPORT THE APPLICATION

If you are objecting to the proposal to designate your land, what are your reasons? (Please refer to criteria in sections C and D below in particular)

N/A

B) Map of proposed Local Green Space

Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. www.southglos.gov.uk/lgsd15

SEE MAP ATTACHED

C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

No

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

No

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

NO AND YES

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

YES

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

YES

D) Why is the space of particular local significance?

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

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If you are objecting to the nominated space, please provide details of how the space might not meet these criteria.

The area is a small patch of grassland situated between two rows of houses on the north side of Tytherington. Historically it was used as allotments but has not been used for this purpose for some years and the grass and edges have been maintained by the Parish Council ever since. However, we have recently had an application from a resident for allotment space and, as this is the only area in the village designated as such, the Council is minded to resurrect its use as an allotment area.

Please return completed forms by close of business on 18th December 2015

By e-mail: PlanningLDF@southglos.gov.uk

By post:

Strategic Planning Policy and Specialist Advice Team

South Gloucestershire Council

Environment and Community Services Department

PO Box 299

Civic Centre

High Street

Kingswood

Bristol

BS15 0DR

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LGSD991 WOODLANDS ALLOTMENTS



Scale: |←100 m→| (approximately)

Extracted from OS 1:5000

Map of Tytherington



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Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

TYTHERINGTON PARISH COUNCIL

Address and contact details (please include phone number & email address):

[Redacted address and contact details]

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LGSD991 WOODLANDS ALLOTMENTS

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

**South Gloucestershire Council and
Merlin Housing Association**

Is the land owner aware of the proposal to designate their land?

NO

(If you are not the landowner please now continue to Section B)

If you are the landowner, are you in support of or objecting to the proposals to designate this land?

[Redacted response]

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

See Attached

Not Available

C) Does the space meet the national criteria for designation as a Local Green Space?

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NO

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

NO

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

NO and YES

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

YES

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

YES

D) Why is the space of particular local significance?

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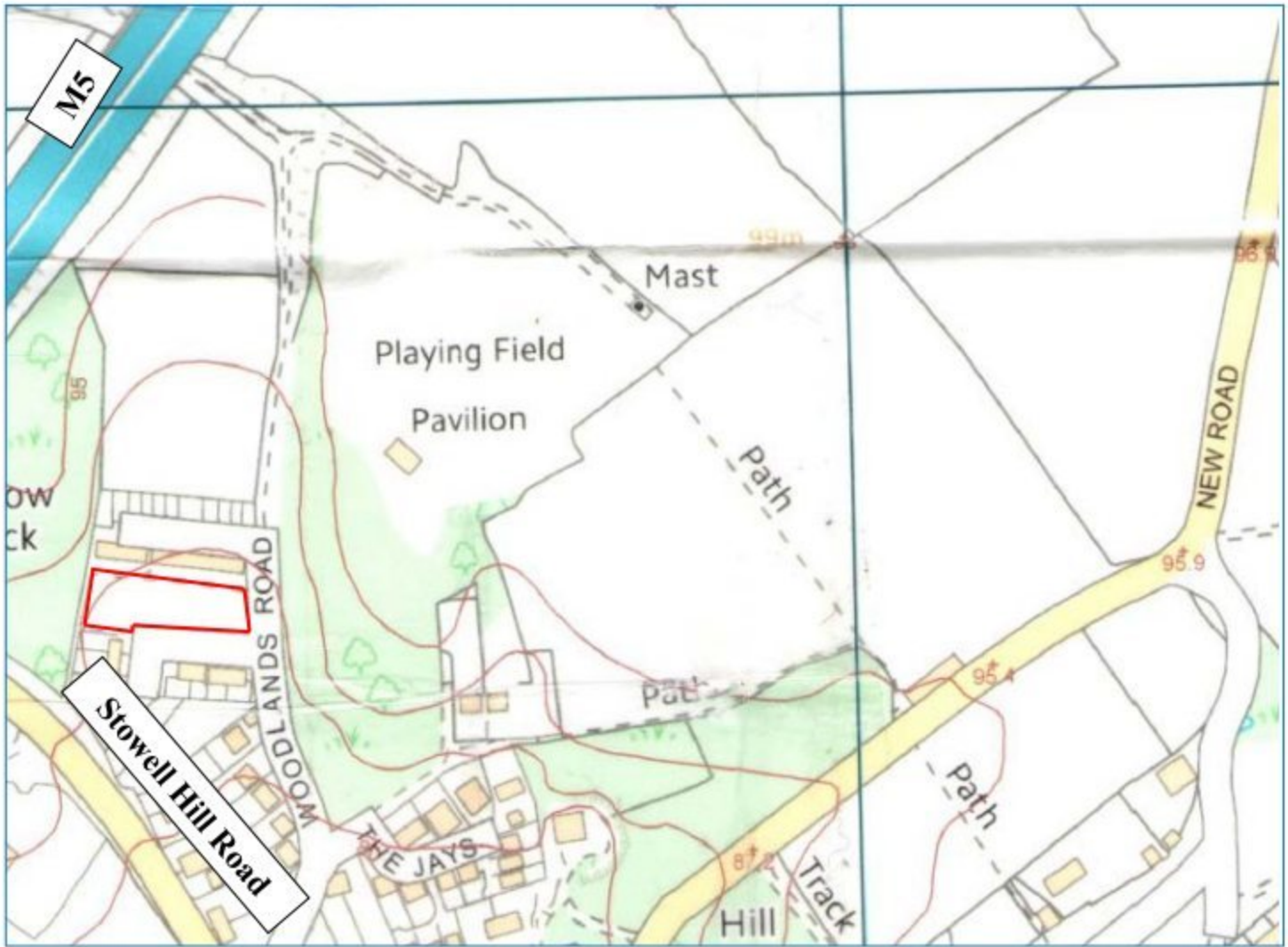
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LGSD992 WOODLANDS ALLOTMENTS



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