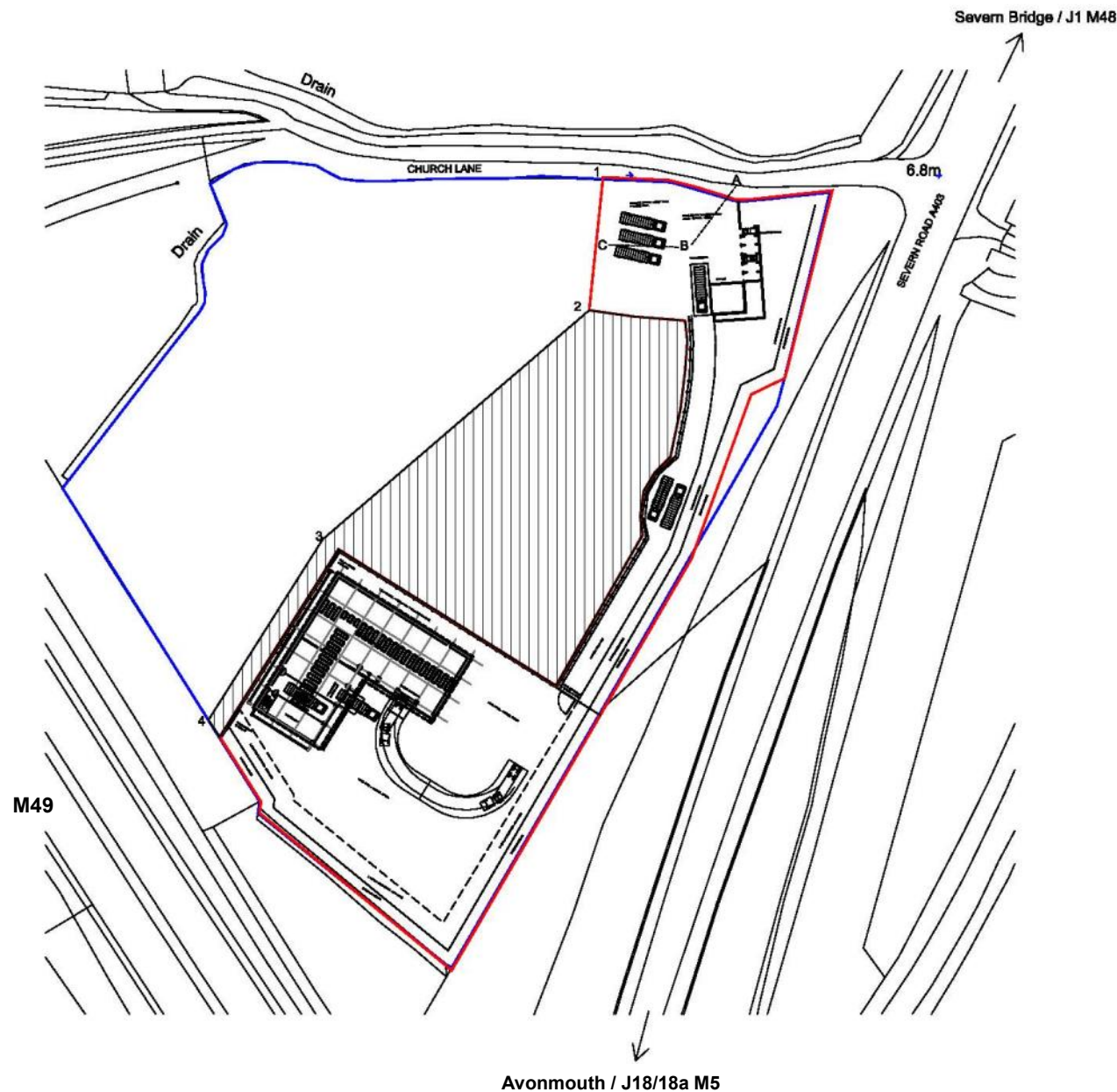


FOR SALE
Bristol

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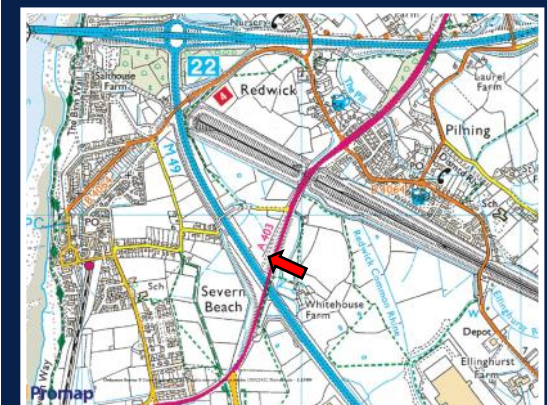


CONSENTED EMPLOYMENT SITE

**Severn Road/ Church Road
Pilning
Avonmouth
Bristol
BS35 4PW**

3.9 acres - (1.58 ha)

With consent for approx
16,000 sq ft of warehouse /
workshop



Severn Road, Church Road, Pilning, Avonmouth, Bristol BS35 3PW



Location

The property fronts Severn road (A403) approximately 6 miles north of J18/18a of the M5 and 3.5 miles to the South of Junction 1 of the M48 (the old Severn Bridge).



Description

The site comprises part of a larger parcel of land with frontage to Severn Road a section of which has been previously used for the storage of chipped timber.

Accommodation

Area	acres	hectars
Consented Area (Red line Demise)	2.54	1.03
Adjoining Land (Hatched Demise)	1.36	0.55
TOTAL	3.90	1.58

All areas are approximate.

Severn Road, Church Road, Pilning, Avonmouth, Bristol BS35 3PW

Tenure

The site is offered to purchase on a freehold basis subject to the following conditions:

1. An unrestricted vehicular route (7.5m wide) will be reserved by the vendors as approximately shown A-B-C between the site entrance to a position between points 1&2 on the boundary line 1-2-3-4.
2. The prospective purchaser will be required to fence the boundary along the line 1-2-3-4.
3. The area hatched will be subject to a restrictive covenant permitting the land to be used for landscaping and agricultural purposes only.
4. The vendor reserving rights to connect into services /utilities / drainage on the land to be sold.

Price

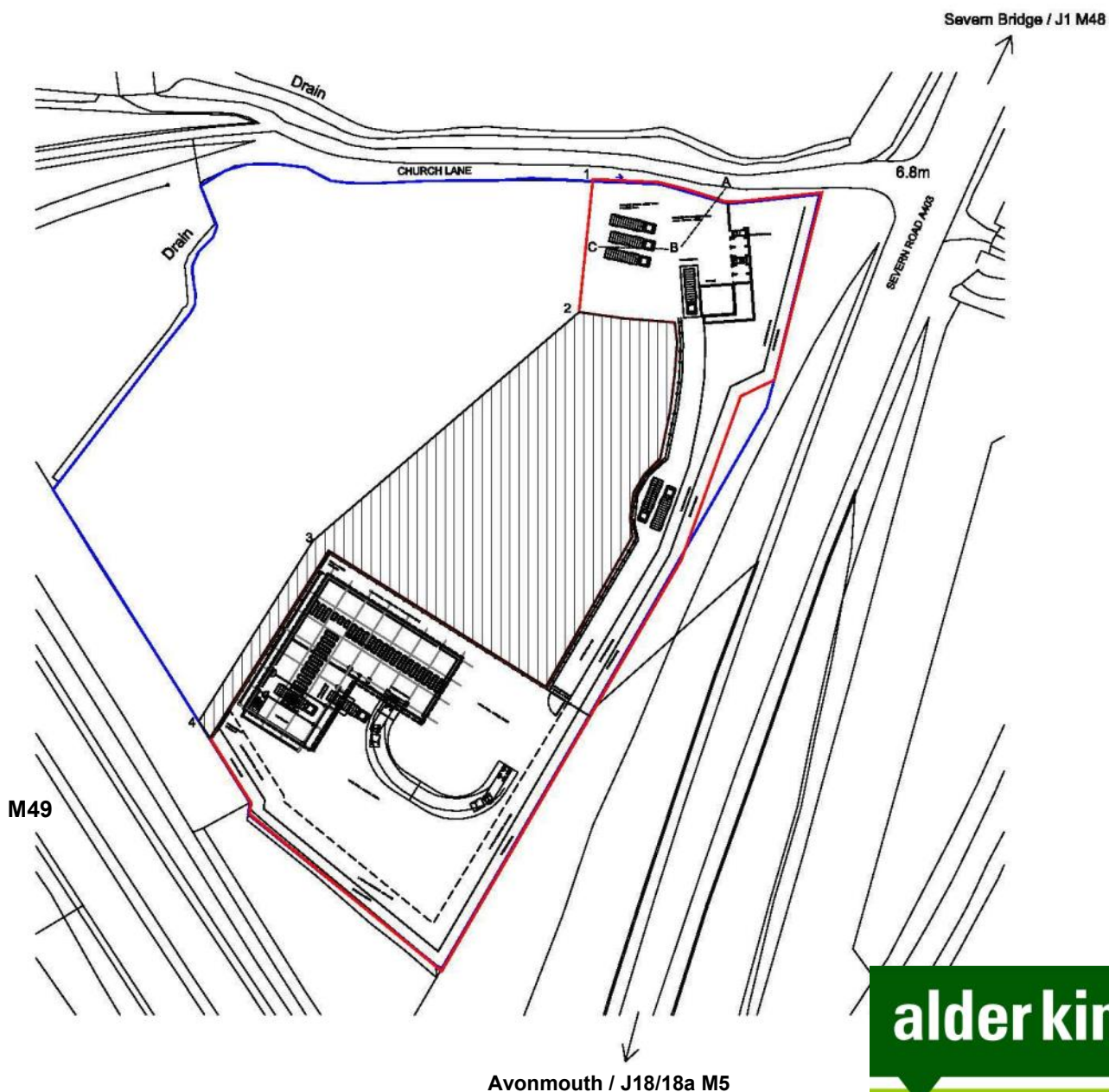
Upon Application

Planning

Planning Consent has been obtained via Appeal (APP/PO119/W/15/3028051) for the erection of a building for use class B2 (General Industrial) /B8 (Storage and Distribution) to accommodate the existing lawful processing and storage of chipped timber, together with an office, weighbridge, internal access road, landscaping and ancillary parking.

A copy of the Appeal Decision is attached.

A further application has been made to discharge the Pre Commencement conditions and to remove Condition II. Further details are available upon request.



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Appeal Decision

Site visit made on 27 October 2015

by John L Gray DipArch MSc Registered Architect

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 November 2015

Appeal Ref. APP/P0119/W/15/3028051

Land off Church Road, Severn Beach, Bristol, BE35 4PW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by XP Recycling against the decision of South Gloucestershire Council.
- The application, ref. PT14/2213/F, dated 1 July 2014, was refused by notice dated 31 October 2014.
- The development proposed is the erection of a building for Use Class B2/B8 to accommodate the existing lawful processing and storage of chipped timber, together with an office, weighbridge, internal access road, landscaping and ancillary parking.

Decision

1. The appeal is allowed. Planning permission is granted for the erection of a building for Use Class B2/B8 to accommodate the existing lawful processing and storage of chipped timber, together with an office, weighbridge, internal access road, landscaping and ancillary parking, on land off Church Road, Severn Beach, Bristol, BE35 4PW, in accordance with the terms of the application, ref. PT14/2213/F, dated 1 July 2014, subject to the conditions set out in the schedule attached to this decision.

Main Issue

2. The main issue in the appeal is whether a building of the scale proposed, together with the other aspects of the development, would detract from the rural character and appearance of the area.
3. Two of the three reasons for refusal, relating to ecology and archaeology, have been satisfactorily resolved since planning permission was refused. They need not be considered in this appeal, although, if the appeal were allowed, the Council would wish to see conditions attached to planning permission based on the recommendations in the ecology report.

Reasons

4. The application relates to a field bounded by the M49 on its south-west side, the A403 on its eastern side and Church Lane, nowadays a public footpath, to its north. The north-eastern part of the field is used, lawfully, for the processing and storage of chipped timber – evident from the somewhat unsightly stacks of material to be seen there. The proposal would see what is presently undertaken in the open air removed to a building in the southerly corner of the site, with an office, weighbridge and parking in the north-easterly corner and an access road between them, alongside the easterly boundary.

Appeal Decision APP/P0119/W/15/3028051

Part of the land presently used for the business would be returned to use as pasture/grazing.

5. There is no doubt that the appeal site is in the countryside. On the face of things, the proposed development would run contrary to what is sought by clause 3 of Policy CS9 of the adopted South Gloucestershire Local Plan Core Strategy; the introduction of a large new building would fail to conserve or enhance the character, quality or distinctiveness of the landscape. It would similarly run contrary to saved Policy L1 from the South Gloucestershire Local Plan 2006. The reason for refusal also refers to Core Strategy Policy CS1, which seeks high quality design, and saved Policy E6, which resists new employment uses in the countryside.
6. The previous scheme, which was refused planning permission and dismissed at appeal, was for a building in very much the same location as the existing stacks of material. It would have been a smaller building than proposed now, but still a very prominent one in relation to the A403. This appeal scheme locates the building in the southerly corner of the site, where it would be substantially screened by dense existing planting alongside the M49 and A403. Accordingly, the conclusions of my colleague determining the previous appeal for a building in a very different location do not necessarily apply in this appeal.
7. There are relatively few locations from where the proposed building would be visible. One is from the Church Road public footpath, where it starts to rise to the bridge over the M49; there is a length of nearly 20m where there is no vegetation alongside the footpath and the building would be fully visible. (Unlike the proposal dismissed at appeal, this building would not be visible from anywhere else on the footpath, save at the entrance to the site.) The other view would be from a fairly short length of the A403, from where southbound traffic (and pedestrians, though there would probably be very few) would be able to see the building – only, however, until the road starts to rise to the bridge over the M49 and the vegetation on the embankment would obscure it (again, a significant difference compared with the location of the building dismissed at appeal).
8. Of course, simply being obscured is not a reason to permit something which would otherwise be unacceptable. Here, however, the building would replace the existing unsightly open air stacks of material and the processing of it – and it would do so in a much less prominent location. There is a balance to be struck between the visual impact on open countryside of what is proposed and the significant improvement of the proposal over what exists. Which way the balance tips may be influenced by the appearance of what is proposed.
9. This would be a large building. The L-shaped plan would, however, limit its perceived bulk in those views where it would be visible. It would have the characteristics of an agricultural building – blockwork walls to a height of about 3.0m, profiled cladding to an eaves height of about 5.0m and also on the roof, which would rise to a ridge height of about 7.0m. While it would be larger than most agricultural buildings, the style of the design would appear familiar. Moreover, the building would sit down in the landscape. The skyline of the dense tree growth along the M49 and A403 would be noticeably higher than the 7.0m ridge, save for some more southerly viewpoints on the A403, from where part of the building would break that skyline.
10. Also to be considered are the office, access road, weighbridge and parking area. Only the office would be visible, though so too would lorries within the

Severn Road, Church Road, Pilning, Avonmouth, Bristol BS35 4PW

Appeal Decision APP/P0119/W/15/3028051

site. The office would be in a potentially prominent position, visible perhaps more from northbound traffic than southbound. It would, however, be lower than the existing stacks of material (which appear to exceed the 3.0m height limitation); it would thus be barely visible unless one was standing on the verge looking into the site (perhaps the reason why the 3.0m height limitation was placed on the existing open storage). Landscaping is proposed along this boundary to reinforce what is there at present; in the not-too-distant future, therefore, there would be very little to be seen, certainly nothing prominent, on this part of the site.

Conditions

11. The Council suggested 13 conditions, in addition to the statutory time-limiting condition, in the event that the appeal was allowed and planning permission granted. Tying the scheme to the application plans, conditions on materials, landscaping and lighting, the timing of the provision of different elements of the scheme and the restoration of the freed-up land all go to securing an appropriate standard of design. Limits to the use, a prohibition on direct sales and outside storage and a restriction on the hours of operation all go to ensuring no harmful environmental or amenity impact. The ecological measures flow from the report which enabled the reason for refusal to be overcome. Drainage and flood resilience measures flow from the flood risk assessment submitted with the application. The public footpath is not within the appeal site but a short length of it (the old Church Road) is used to gain vehicular access; on balance, improvements there are justified by the anticipated additional traffic to and from the site. Accordingly, all of the suggested conditions are both reasonable and necessary, although the wording of some may be amended for greater clarity or precision.

Conclusion

12. Looked at in isolation, the proposed development would run contrary to Core Strategy Policy CS9 and saved Policy L1 because of its impact on landscape character and appearance. However, the existing use is a lawful one and the proposal is, in effect, an extension or consolidation of that use, in a new location within the same site. The greater prominence of the stacks of material presently sited in the open air must be balanced against the impact of the proposal. Saved Policy E6 resists new employment/industrial/distribution uses in the countryside – but the use of the site is existing and lawful, so this policy ought not to apply. Core Strategy Policy CS1 is satisfied because the design of the proposed building respects the countryside character of the site; the scheme also enhances that character by removing the open air storage and activity associated with the existing operation; and appropriate landscaping is shown on the plans and can be secured by condition.
13. On balance, the enhancement from bringing the existing unsightly use of the land indoors outweighs the harmful impact on landscape character of a large new building. The net effect does not represent a breach of adopted or saved policy. The appeal may be allowed and planning permission granted subject to conditions.

John L Gray

Inspector

Appeal Decision APP/P0119/W/15/3028051

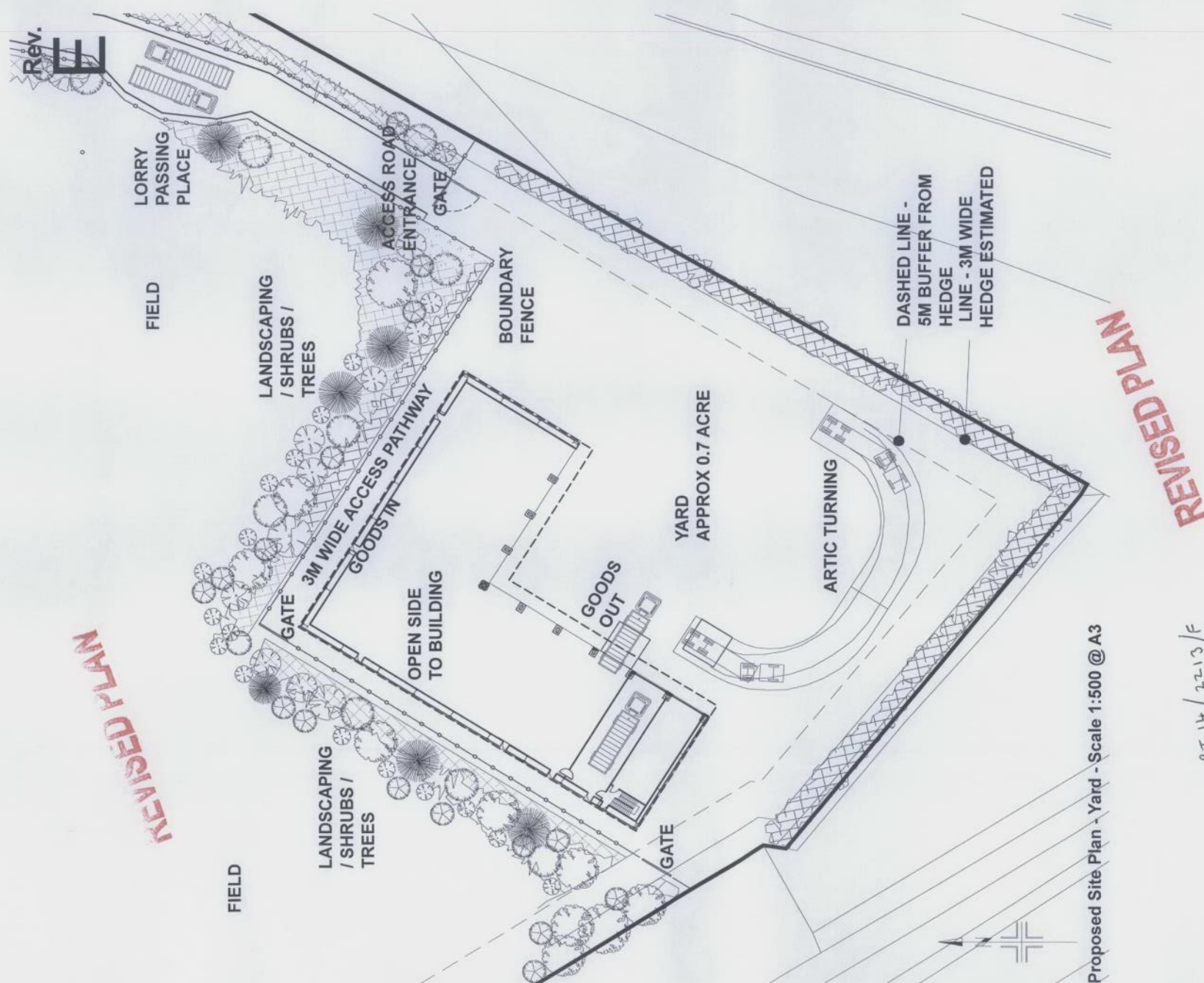
Appeal Ref. APP/P0119/W/15/3028051

Land off Church Road, Severn Beach, Bristol, BE35 4PW Schedule of conditions attached to planning permission

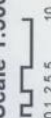
- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 12-1565-200, Rev E; 12-1565-201, Rev E; 12-1565-202, Rev F; 12-1565-203, Rev C; 12-1565-204, Rev D (two plans with the same number, together showing all four elevations of the building); and DQ1212, Rev E.
- 3) The access road and vehicle parking and turning areas shown on the approved plans shall be completed before the building hereby permitted is first brought into use.
- 4) Development shall not begin until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 5) Development shall not begin until full details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include all existing trees and hedgerows on the land, those to be retained, proposed planting, boundary treatments, hard surfacing, a programme for implementation and a 5-year maintenance plan. Development shall be carried out in accordance with the approved details.
- 6) The details of landscaping in condition 5 above shall be accompanied by an ecological management plan which shall include details of existing habitat to be retained, new habitat to be created and the provision of bird nest boxes (including numbers, types and locations) and a scheme for management and monitoring for a period of five years. Development shall be carried out in accordance with the approved details.
- 7) Development shall not begin until full details of all external lighting have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 8) Development shall not begin until a scheme of enhancement for that part of Church Road between the A403 and entrance to the site has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall be completed prior to first use of the building hereby permitted.
- 9) Development shall not begin until details of surface water drainage and flood resilience measures, as outlined in the Flood Risk Assessment by Hydroc dated May 2014, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 10) Before the building hereby permitted is brought into use, a scheme for the restoration to agricultural land of existing areas used for hardstanding and storage shall be submitted to and approved in writing by the local planning authority. Restoration shall be carried out in accordance with the approved scheme within one month of the building hereby permitted being first brought into use.
- 11) The building hereby permitted shall be used solely for the storage and processing of forestry products and the storage of processed timber.
- 12) There shall be no outside storage of materials.
- 13) There shall be no direct sales from the site to the public or the trade.
- 14) No machinery shall be operated, no process carried out and no deliveries taken at or despatched from the site outside the hours of 08:00-18:00 on Mondays to Fridays, 08:00-13:00 on Saturdays or at any time on Sundays or Bank or Public Holidays.

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Scale 1:500 @ A3



-NOTE -
All dimensions to be checked on site by contractor prior to commencement of any & all works & manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before any associated 'at work' proceeds. At construction to be in accordance with current relevant Trade and Professional Standards and Guidelines, Satisfactory requirements and product manufacturers specifications and details. Read drawing in conjunction with finishing specification, workmanship specification, all other associated drawings issued and details which may be issued from time to time. Lewis Foster may 2014 All rights reserved /A/E

Revisions	Detail
A 11.14	DETAIL AMENDED GENERALLY RECORDS SITE LAYOUT & BUILDING
B 22.14	COPY OF THE LAST MONTHS GENERALLY
C 28.2.14	DETAIL AMENDED GENERALLY
D 4.4.14	DETAIL AMENDED GENERALLY

	Lewis Foster Lewis Chartered Architects	
	Title KP LOOS CHURCH RD PLANNING	No. 3, The Pines Thornbury South Gloucestershire Bristol BS38 2JL Tel: 01454 478641 Fax: 01454 487411
Description PROPOSED SITE PLAN - INFO		Dwg. No. 201 Dwg. Rev. E

0514/2213/F

South Gloucestershire Council

11 SEP 2014

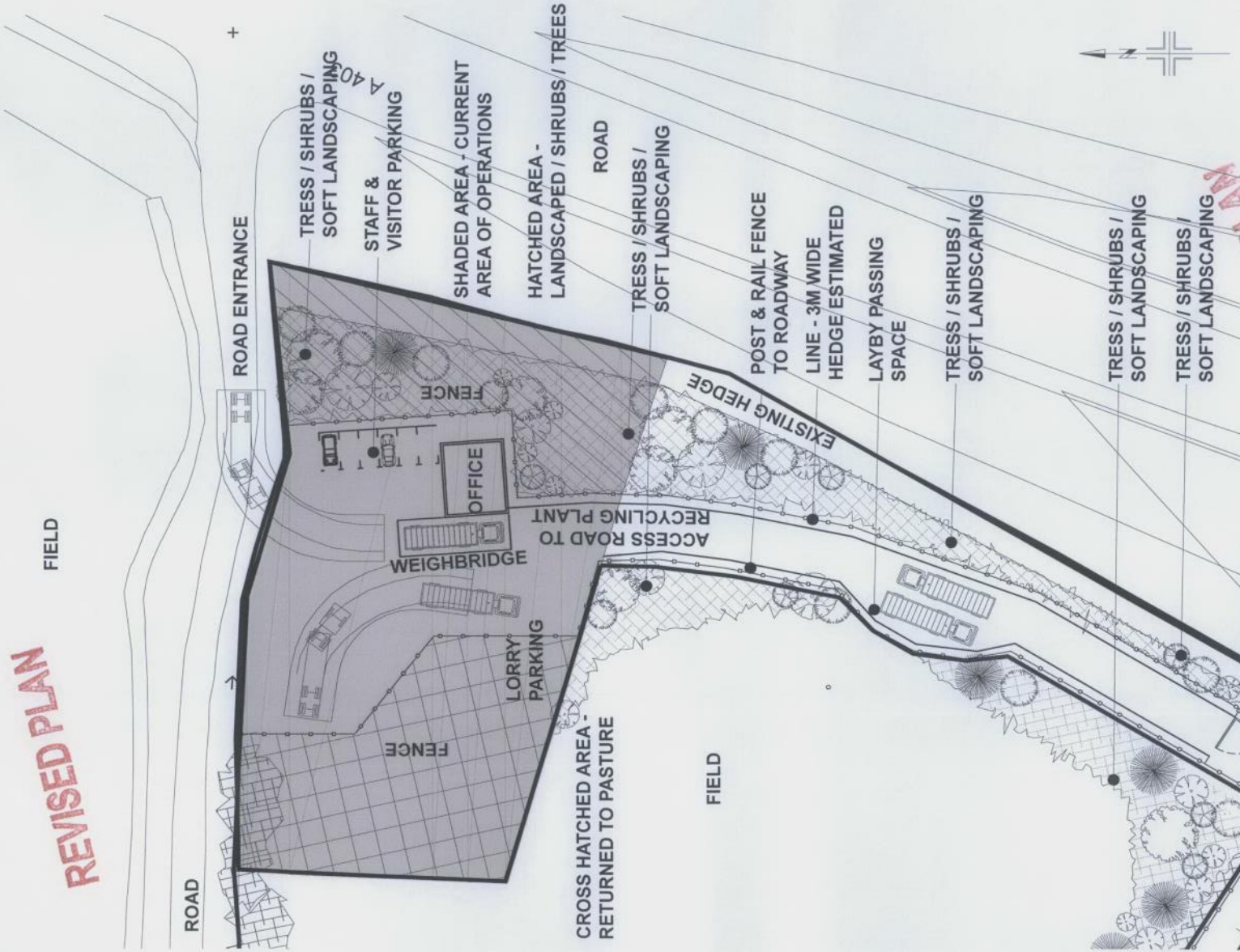
Adminton Road

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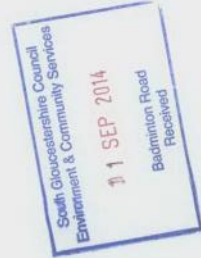
Severn Road, Church Road, Pilning, Avonmouth, Bristol BS35 4PW

Rev. **F**



Proposed Site Plan - entrance Scale 1:500 @ A3

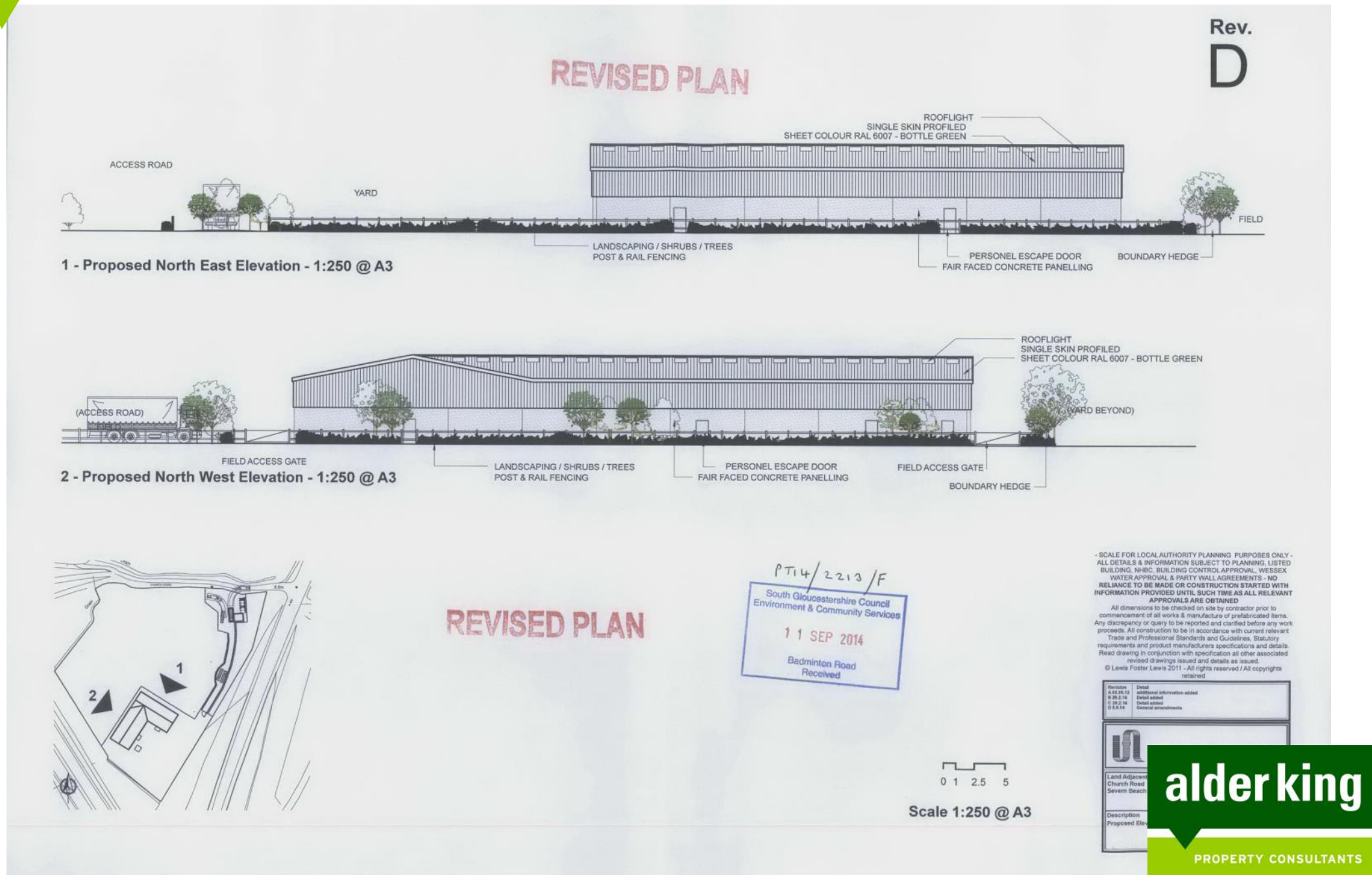
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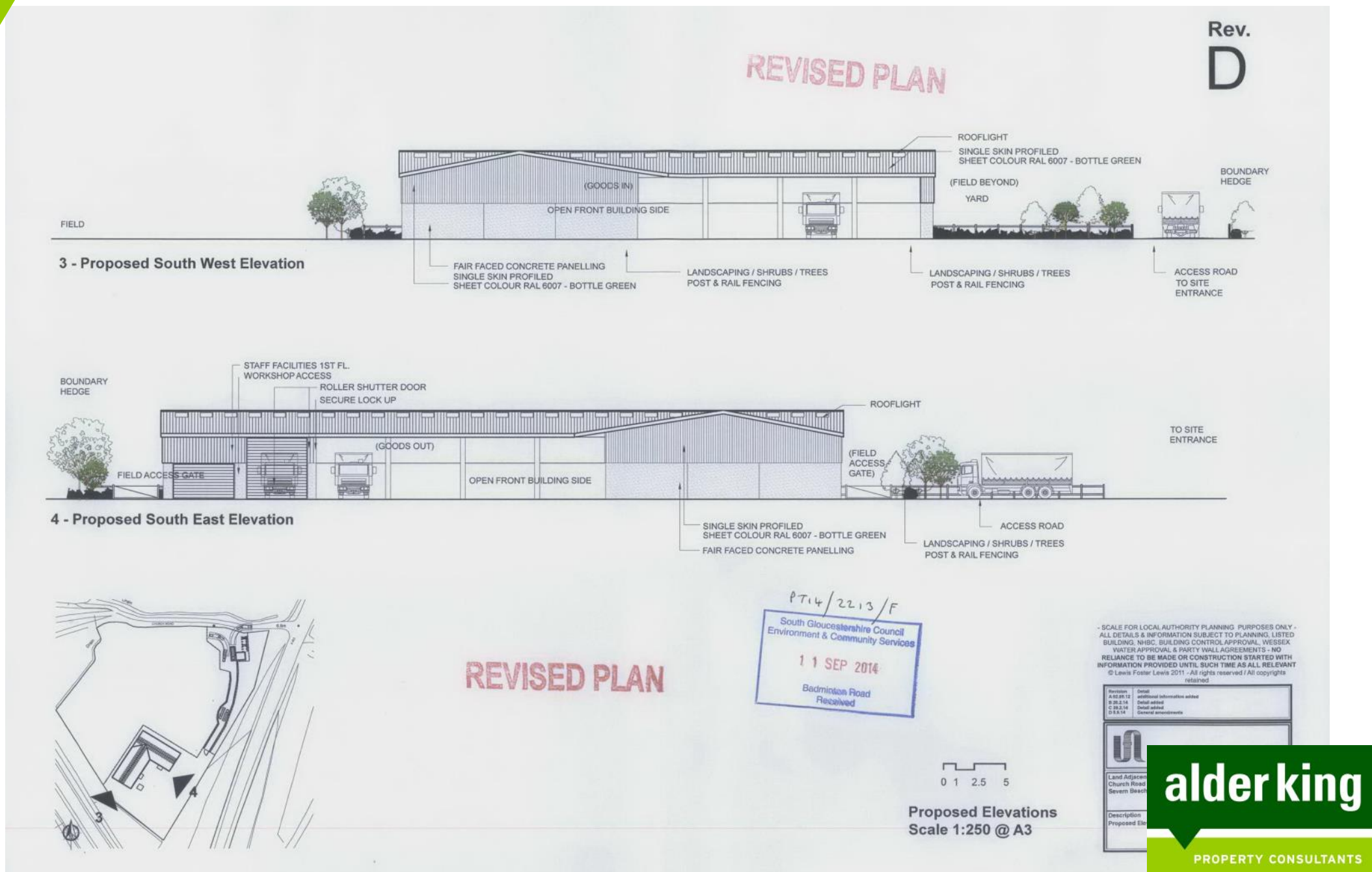
NOTE -
All dimensions to be checked on site by contractor prior to commencement of any & all works & materials to be supplied & installed. Any discrepancy or error to be reported and corrected prior to commencement of any work. All construction to be in accordance with current relevant Trade and Professional Standards & Good Practice. Satisfactory completion of works shall be confirmed by the contractor with finishing specification, workmanship and details which may be issued from time to time.
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Revision 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 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Severn Road, Church Road, Pilning, Avonmouth, Bristol BS35 4PW



Severn Road, Church Road, Pilning, Avonmouth, Bristol BS35 4PW



Severn Road, Church Road, Pilning, Avonmouth, Bristol BS35 4PW

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Ref: JBR/0164/

Date: July 2016

