

# APPENDIX A

Planning Reference Number: SG.4244

## Gloucestershire County Council

### TOWN AND COUNTRY PLANNING ACT, 1947

### TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1950

TO:- Imperial Chemical Industries Ltd.,  
Imperial Chemical House,  
Millbank,  
London, S.W.1.

In pursuance of their powers under the above-mentioned Act and Order, the Council as Local Planning Authority HEREBY PERMIT the development described hereunder subject to the conditions hereunder stated.

#### Description of Land

An area lying roughly between Severn Beach and Chittening Trading Estate, in the parishes of Redwick and Northwick and Almondsbury in Thornbury Rural District, as shown upon the amended application plan. The total area comprising:- Area No.1. approx. 1,000 acres, Area No.2. approx. 545 acres and area No.3. approx. 1,100 acres.

#### Description of Development

This outline application for planning permission is for:-

- (1) the development of an area of 1,000 acres (outlined in dark purple on the attached plan "B" and thereon marked "1")-
  - (a) for the construction and operation of factories for the production of chemical and allied products (including non-ferrous metals) and
  - (b) for the development mentioned in sub-paragraphs (ii) and (iii) hereof.
- (ii) the development within an area of 545 acres (outlined in green on the attached plan "B" and thereon marked "2") consisting of
  - (a) the construction and operation of offices, warehouses, stores, reservoirs, pumphouses, canteens, clubs, hostels, training establishments, amenity and welfare buildings, sports pavilion and sports and playing fields, and
  - (b) the development mentioned in sub-paragraph (iii) hereof.
- (iii) the development within an area of 1,100 acres (outlined in light purple on the attached plan "B" and thereon marked "3") consisting of the construction and operation of any buildings, structures, erections or engineering works expedient for and ancillary to the construction and operation of the factories mentioned in paragraph (1) above, other than buildings, structures or erections in which actual processes of manufacture are carried on.
- (iv) the change of use of Hook Farm and Severn Farm (coloured in yellow on the attached plan "B" and thereon marked "5") to office and/or residential hostel and club purposes.
- (v) permission to construct accesses to existing public highways (such accesses being outlined in brown on the attached plan "B" and thereon marked respectively 6A, 6B and 6C).

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# CONDITIONS ATTACHED TO CONSENT

1. No development shall be commenced before the layout of structures or erections in the nature of plant and machinery or before the layout, design and external appearance of any other buildings has been approved by the local planning authority in the following areas:-
  - (a) An area (hereafter called "the perimeter area") within 200 yards of the perimeter of the lands the subject of this permission running from the north-western corner of O.S. 301 on the Edition of 1920, Gloucestershire Sheet LXVII.6 in a clockwise direction to Vimpeny's Lane near Elm Tree Farm.
  - (b) All that part of area No.2. south-east of Willow Farm and lying between Severn Road and Monk's Well Rhine.
  - (c) An area lying within 50 ft. of the boundary of the following public highways:- Ableton Lane and the highways leading therefrom to British Railways Severn Beach Branch at the northern end of Chittingen Warth and to Minor's Farm respectively, Berwick Lane, Vimpeny's Lane, Farm Lane and Severn Road.
2. Development which does not comply with the height limits laid down by the Ministry of Supply as shown on the attached plan "A" shall not be carried out until a specific application therefor has been made to and approved by the local planning authority.
3. Within the perimeter area no building exceeding 120 ft. in height measured from ground level to the ridge of the roof (or to the top of the roof in the case of a building with a flat roof) shall be erected until a specific application therefor has been made to and approved by the local planning authority.
4. If so required by the local planning authority, within 12 months after any development has been carried out, the Developers shall within 6 months of the date of such request submit, in respect of that development, a scheme of landscape treatment, which may include tree planting, and such scheme when agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government shall be carried out by the developers in accordance with the provisions of the scheme.
5. The proposed accesses shown on the application plan shall not be constructed until their precise location has been agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government and until detailed plans therefor have been approved by the local planning authority or by the Minister of Housing and Local Government on appeal.
6. The access proposed to be constructed at point 6B shall not be used as a principal access for the reception and despatch of goods.
7. No development within 400 feet of the western boundary of area No.1. shown on the said plan shall take place without the further approval of the local planning authority until the width and location of any road intended to be substituted for any portion of the Severn Beach Crooks Marsh Road which is intended to be closed at a later date has been agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government.
8. No buildings shall be erected nearer than 10 feet to the oil pipelines shown on the attached plan "B".

Such land in the areas numbered 1 and 2 on the application plan as for the time being is not developed or in process of development or about to be developed, shall remain in agricultural use.

10. No process involving the discharge of liquid wastes to the River Severn and no process to be carried out in a special industrial building as defined in the Schedule to the Town and Country Planning (Use Classes) Order, 1950, S.I. 1950, No. 1131 shall be commenced until the local planning authority shall have been given 3 months' notice in writing (with reasonable details) of the proposed process.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are:-

1. The application is one in outline only and the matters referred and to in these conditions will require further consideration in view of their relationship to adjoining land and development.
2. To safeguard aircraft taking-off from and landing at Filton aerodrome.
3. In order to secure harmony with the surrounding landscape.
4. In order to ensure safe and satisfactory means of access to existing highways and to ensure that these means of access shall conform to any improvements to the existing highways which may be proposed.
5. This access opens out on to a very narrow country highway and its use as a principal access for the reception and despatch of goods would involve heavy traffic using roads which are unsuitable for that purpose and would necessitate such traffic travelling through Compton Greenfield which would be undesirable.
6. To enable consideration to be given to the width and location of any substitute road for the Severn Beach/Crooks Marsh road if this latter road is closed as a result of the proposal development and to ensure that any substitute road is satisfactorily related to the existing road system to the north and to the south of the site.
7. To protect the national oil pipe-lines running through the site.
8. To ensure that agricultural production shall continue as long as possible and to make full use of land until it is required for the purposes of the proposed development.
9. To facilitate consultation with the object of preventing pollution of the River Severn and of the atmosphere and to protect the interests of the Central Electricity Authority's generating stations at Portishead and Berkeley.

Dated Twenty-seventh day of November, 1957

GUY H. DAVIS

Clerk of the Council

IMPORTANT - SEE NOTES OVERLEAF

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#### NOTES.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. The appropriate form should be obtained from: The Principal Regional Officer, Ministry of Housing and Local Government, Flowers Hill, Brislington, Bristol, 4. The Minister has power to allow a longer period for the giving of a notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of a notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order.

2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.

4. This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority.

5. If any further information is required in connection with this decision it may be obtained from the County Planning Officer, Upton Lane, Barnwood, Gloucester.

### HEIGHT RESTRICTIONS

The restrictions on height of buildings, etc., as they apply to the separate areas of development, are described below and refer to the relevant details marked on the map.

#### Area 1

In that part of Area 1 which lies between arcs AB and CD the maximum height of buildings is restricted to an inclined limit of 325 ft. A.O.D. on AB rising to 675 ft. A.O.D. on CD.

The maximum height in the remainder of this area, i.e. between CD and the sea and shaded grey on the map, should not exceed 675 ft. A.O.D.

#### Area 2

One corner of this area is under the northern edge of the approach funnel to the western end of Filton's main runway. The edge of the funnel is represented on the map by the line XY and in the area shaded red the maximum building height should not exceed 265 ft. A.O.D.

In the narrow strip hatched in ink the maximum permitted height slopes from XY upwards at 1:7 to join the 1:20 gradient between AB and CD; in this strip building would be approved up to a height of between 325 and 420 ft. A.O.D. according to position.

The same restrictions on building in the remainder of Area 2 apply as elsewhere between the arcs AB and CD, i.e. 325 ft. A.O.D. on AB rising to 675 ft. A.O.D. on CD. The maximum height in that part of area 2 west of the arc CD should not exceed 675 ft. A.O.D.

#### Area 3

A restriction of 675 ft. A.O.D. applies to the part of this area (shaded on the map) between its eastern edge and arc EF.

There is no restriction west of arc EF.