



Gloucester City Council

Planning Committee

Meeting: Tuesday, 3rd June 2014 at 6.00 pm in the Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), McLellan, Hilton, Hobbs, Smith, Noakes, Ravenhill, Hanman, Bhaimia, Dee, Mozol and Toleman
Contact:	Tony Wisdom Democratic Services Officer 01452 396158 anthony.wisdom@gloucester.gov.uk

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 5 - 16) To approve as a correct record the minutes of the meeting held on 6 May 2014.
4.	APPLICATION FOR DETERMINATION -14/00229/COU - 72, CHURCH ROAD, LONGLEVENS. (Pages 17 - 52) Person to contact: Development Control Manager Tel: 01452 396783
5.	APPLICATION FOR DETERMINATION - 14/0342/REM - HUCCLECOTE CENTRE (Pages 53 - 66) Person to contact: Development Control Manager Tel: 01452 396783
6.	DELEGATED DECISIONS (Pages 67 - 78) To consider a schedule of applications determined under delegated powers during the month of March 2014. Person to Contact: Development Control Manager Tel: (01452) 396783

7.

DATE OF NEXT MEETING

Tuesday, 1 July 2014 at 6.00pm.



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Peter Gillett
Corporate Director of Resources

Date of Publication: Monday, 26 May 2014

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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For further details and enquiries about this meeting please contact Anthony Wisdom, 01452 396158, anthony.wisdom@gloucester.gov.uk.

For general enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, democratic.services@gloucester.gov.uk.

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.



PLANNING COMMITTEE

MEETING : Tuesday, 6th May 2014

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), McLellan, Hilton, Hobbs, Smith, Noakes, Ravenhill, Hanman, Dee, Mozol and Toleman

Officers in Attendance

Gavin Jones, Development Control Manager

James Felton, Solicitor

Neil Troughton, Highways Department, Gloucestershire County Council

Adam Smith, Principal Planning Officer, Major Developments

Caroline Townley, Principal Planning Officer

Andy Birchley, Senior Planning Compliance Officer

Parvati Diyar, Democratic Services Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllr. Bhaimia

256. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

257. MINUTES

The minutes of the meeting held on 1 April 2014 were confirmed and signed by the Chair as a correct record.

258. APPLICATION FOR DETERMINATION -13/00977/FUL - LAND SOUTH OF RECTORY LANE

The Principal Planning Officer presented the report which detailed an application for the erection of a detached three bedroom dwelling house on land south of Rectory Lane.

She advised Members that the Chartwell Close residents had requested that, should the Committee be minded to grant consent, the following conditions be imposed:-

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- 1) Any future planting should not be close enough to the retaining walls of the Chartwell Close properties to damage them. the residents had suggested that any planting should be 3 metres from the boundary and, if possible, the trees should be an alternative species to the silver birch shown on the submitted plans. (Members were advised that Officers could discuss this with the landscape architect and it could be dealt with under the landscape condition 5 recommended in the Officer's report.)
- 2) The Chartwell Close residents should be provided with access to maintain their retaining walls. (Members were advised that this was a civil matter.)
- 3) Retain part of the grass verge adjacent to the access without a tarmacadam surface. (Members were advised that the Highway Officer and Agent agreed to this and it could be addressed by amending Condition 12 and agreements with the Highway Authority).

She reminded Members that the application had been deferred at the previous meeting to enable a committee site visit to be arranged.

Mrs Linda Jordan of 4, Chartwell Close addressed the Committee speaking against the application.

Mrs Jordan advised members that the Officer had covered most of her points in the presentation but asked that should the application be granted, the Committee give consideration to imposing the conditions requested by Chartwell Close residents. She noted that the objections had been well documented and she did not intend to repeat them.

She noted that the occupants of the proposed dwelling would be able to look down her back garden and into her bedroom windows while she would be able to look into theirs.

Councillor Hilton stated that he had visited the site independently and noted that it was difficult to appreciate how much the land fell away. He believed that the Chartwell Close residents had purchased their properties assuming that they would retain views of the Severn Vale. He believed that the proposed dwelling would be a blot on the landscape as it would be much higher than the fencing.

The Principal Planning Officer noted that the dwelling would be 4.7m from the damp proof course to the eaves and 7.9m to the ridge. She noted that loss of view not a planning consideration.

Councillor Hilton noted that the site was in a Landscape Conservation Area and the proposal would obscure the view. He did not believe that the proposal was infilling, it was on the edge of a hill where people had bought properties assuming there would be no more building.

Councillor McLellan had visited the site independently and he expressed concerns regarding egress especially regarding the location of the pumping station.

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The Highways Officer noted that the development proposed improvement and the level of usage and traffic speed were such that he was satisfied and there was no reason to refuse the application on grounds of highway safety. He confirmed that suitable access and egress could be achieved.

Councillor Lewis believed that the development would improve visibility although he agreed with not surfacing part of the access.

Councillor Toleman advised that he had arrived late for the site visit. He noted that the access was located on a bend and he expressed concern that should the pumping station be damaged the whole of Hempsted would be affected.

Councillor Smith expressed concern that the Council would incur costs if the application was allowed on appeal and the Chair noted that the Inspector would decide what conditions to impose.

Councillor Noakes believed that there were privacy issues. She disagreed with the Highways Officer and she expressed concern that there could be another two or three properties on the site.

The Principal Planning Officer advised that the current application was for one dwelling although the Council could not control the submission of any future applications which if submitted would need to be dealt with on their individual merits at that time.

The Chair noted that there could be lots of children using the top end of Rea Lane.

The Highways Officer explained that there must be a severe impact on the transport network to justify refusal in accordance with the National planning Policy Framework and one extra vehicle trip per hour could not be considered a severe impact.

Councillor Hanman questioned the pumping station and was advised that Severn Trent had raised no objection subject to condition and the Environmental Health Officer had requested a noise condition.

The Development Control Manager confirmed that the development would not impact on the pumping station.

A motion to grant permission in accordance with the Officers' recommendation was defeated.

Councillor Hilton expressed concerns about privacy for the occupants of the proposed dwelling. The Solicitor advised that the applicants would be aware of what they were applying for and as such this would not stand up on appeal.

The Chair advised Members that a planning reason would be required before any motion to refuse could be considered.

Councillor Hilton believed that the application was an intrusion into the landscape to Conservation Area of Hempsted and with the privacy of both the new dwelling and

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those in Chartwell Close and the access was an unacceptable development in this location.

The Development Control Manager advised Members that solid justifiable reasons for refusal based on planning policy were required.

Councillor Lewis referred to paragraph 4.3 on page 26 of the report and noted that the 2012 Strategic Housing Land Availability Assessment noted that the site was suitable, available and achievable of delivering four dwellings.

Councillor Hilton moved the further motion that the application be refused as the development would be an intrusion into and detract from the particular landscape qualities and character of the Landscape Conservation Area and was not therefore in accordance with Policy LCA.1 of the Second deposit city of Gloucester Local Plan (2002).

The motion was carried and it was

RESOLVED that the application be refused for the following reason:-

The proposed development would be an intrusion into and detract from the particular landscape qualities and character of the Landscape Conservation Area and is therefore contrary to policy LCA.1 of the Second Deposit City of Gloucester Local Plan i(2002).

259. APPLICATION FOR DETERMINATION -13/01261/OUT - INTERBREW UK LTD, EASTERN AVENUE

The Principal Planning Officer presented the report which detailed an application for the redevelopment of existing warehousing and distribution site to provide wholesale/retail warehouse club (circa 13,025 square metres gross), creation of new signalled access and junction on eastern Avenue, Laying out of associated vehicle parking (circa 612 spaces) and associated servicing space, and erection of freestanding roadside restaurant (circa 420 square metres gross) and associated parking (circa 34 spaces) and servicing (outline application – means of access offered for consideration; appearance, landscaping, layout and scale reserved for future consideration) at Interbrew UK Ltd, Eastern Avenue.

He amended the second sentence of paragraph 6.18 of his report to refer to diversion of trade in the local area rather than Gloucester specifically.

He referred Members to the late material which confirmed that the applicant had withdrawn the restaurant element of the application and provided a revised Flood Risk Assessment and Drainage Strategy, the two comments already received about the application from interested parties and set out a revised Officer's recommendation.

Mr Philip Staddon on behalf of the applicant, addressed the Committee in support of the application.

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Mr Staddon advised that the application was for a major development on a Gateway to the City. The site had provided over 400 jobs in its heyday but most of the office space was currently empty. He considered the current site was unattractive.

He believed that the current application would open a new chapter in the history of the site as the warehouse club would serve a large catchment area.

He noted that there was no potential operator named at this stage but he confirmed that the application was a serious proposal which the applicant intended to deliver.

He advised that the nearest similar operations were located at Avonmouth and Birmingham. He considered that there were two big issues with the application – retail and highways. He believed that there would be no significant impact on retail trade in the City and noted that his view was shared by the Council's retail consultants, and noted that the proposed junction works and the modelling had been done.

In terms of the small issues he noted that the drainage had been resolved and expressed surprise that the application had been recommended for refusal due to the restaurant element which represented only 3 per cent of the total site area however he noted that the restaurant had been removed by the applicant to simplify matters.

He advised Members that the grant of planning permission would be an important step forward toward re-establishing the employment credentials of the site but it would not happen overnight.

The Chair referred to the comments made by Nathaniel Lichfield and Partners in the late material which implied that the Council would have difficulty in arguing that a similar sized out of centre A1 retail use would adversely affect the City centre. He was advised that an identical application would naturally have the same impacts but any new application would have to be assessed in terms of the relevant policy tests anyway. It was not considered to be a matter for concern.

Councillor Noakes welcomed the proposal. She considered it was a run down site in a gateway location. She expressed regrets at the removal of the restaurant as there was only one other pub restaurant in Barnwood. She assured Members that the Costco warehouse clubs were quality operations and she believed that such a business on this site would create jobs and attract people to Gloucester. She noted that it was not a 'normal' retail operation.

Councillor McLellan welcomed the regeneration of a derelict site but noted the comments of Costco who were acknowledged experts in this field, and the lack of clarification on their specific queries was of concern. Overall he supported the proposal.

Councillor Hobbs supported the application which was considered to be a welcome part of the regeneration of Eastern Avenue but called for anti-seagull measures to be installed on the flat roof. It was agreed that this be added as a condition.

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Councillor Dee supported the application but would have preferred to see a named operator. He noted concern, hoping that this would not turn into a different operation so as to circumvent planning policy.

The Chair emphasised that the proposed S.106 terms were important to secure the type of proposal, such as not being an A1 use – providing ‘safety’ against some of the stated concerns.

RESOLVED that outline planning permission is granted subject to conditions and the completion of a s106 legal agreement to secure the terms as set out below, with the addition of a condition to secure measures to dissuade birds roosting and nesting on the roof and subject to there being no new material planning considerations raised in any new representations received by the Local Planning Authority before 28th May 2014 during the re-consultation period:-

Draft S106 legal agreement heads of terms

- A limit on the maximum amount of floorspace
- The annual turnover of sales to trade/individual members (65% trade members / 35% individual members)
- A restriction on the number of items on sale
- A requirement to target items at trade members and package mainly in institutional sizes and multi packs
- An acknowledgement that use of the premises as a Class A1 shop would require planning permission
- The operation of a specified membership system to be defined in the agreement
- The restriction of sales to members only
- A requirement to supply the Council with information on goods on sale upon request, and rights to enter the premises during trading hours for verification purposes
- A s106 clause or Condition to restrict the proportion of floorspace that can be used to sell different categories of goods, in order to maintain the mixed character of the activity and to prevent the specialisation of the offer on one sector of goods.

Conditions

- The standard outline planning permission conditions (commencement of development, submission of reserved matters, etc)

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- A condition to secure conformity to the approved 'parameter' plans
- A condition to prevent the installation of mezzanine or other additional floors

Environmental matters

- A condition to secure the submission for approval and implementation of drainage plans to an appropriate specification including a Sustainable urban Drainage System
- A condition to secure the stated commitment to standards to address climate change and sustainability
- A condition to secure 10% of energy from renewable sources
- A condition to secure compliance with a site waste management plan for the demolition and construction phase
- A condition to impose an overall noise limit generated from items of plant and equipment
- A condition to secure an appropriate programme of land remediation

Design

- A condition to secure approval and implementation of facing materials
- A condition to secure approval and implementation of boundary treatments
- A condition to secure details and implementation of measures to discourage seagulls roosting and nesting on the roof of the building

Landscaping

- A condition to require soft landscaping within the car park
- A condition to secure the implementation of all the landscaping
- A condition to secure the maintenance of all the landscaping for 5 years

Archaeology

- A condition to secure a further phase of archaeological trial trenching
- A condition to require reserved matters applications to be informed by the results of the trial trenching

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- A condition to secure a final phase of archaeological work within the footprint of the existing building, if necessary
- A condition to secure details of the foundation design

Construction phase

- A condition to restrict hours of demolition and construction operations
- A condition to secure a construction method statement to address environmental pollution matters

Highways

- A condition to secure the provision of fire hydrants
- A condition to secure details of parking, turning and loading/unloading facilities and their implementation
- A condition to prevent usage until approved access works (including the new junction, cycleway, carriageway, footways, surface water drainage/disposal and street lighting) have been completed
- A condition to secure a Construction Method Statement for highways matters

260. PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT: JANUARY - MARCH 2014

The Senior Planning Compliance Officer presented the report which detailed the level and nature of enforcement activity undertaken by the Planning Enforcement Team between January and March 2014.

Mr Birchley advised Members that a planning Compliance Officer had been recruited to replace Heidi Clarke who had left the Council's service.

He illustrated recent activity with a series of photographs including:-

- Gasworks fence, Podsmead
- Untidy land at Bybrook Gardens
- 35, London Road
- Rear of Awebridge Way
- Interplay
- Kebab Van at Gloucester Rugby Club
- Signs at Lock Warehouse
- Untidy land at 119, Cheltenham Road

Members thanked Mr Birchley for his efforts and Councillor Hobbs requested that he investigate a new unauthorised sign at the Peel Centre.

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RESOLVED that the report be noted.

261. SECTION 106 MONITORING PROGRESS REPORT 2013/14

The Senior Planning Compliance Officer presented the report which detailed new Section 106 agreements entered into, contributions received and other benefits realised as a result of Section 106 Agreements in the 2013-14 financial year.

He advised Members that the monies had been received for public art on the Railway Triangle site. Plans had not been finalised and he hoped to be able to report further to the next meeting.

RESOLVED that the report be noted.

262. APPLICATION FOR DETERMINATION -14/00145/REM - RAILWAY TRIANGLE, METZ WAY

The Principal Planning Officer presented the report which detailed an application for the approval of reserved matters (means of access, layout, scale, appearance and landscaping) for Phase 3 of the Railway Triangle redevelopment pursuant to planning permission 11/00902/OUT.

The Chair supported the design and welcomed the delivery of employment uses on the site.

Councillor Hobbs supported the comments of Councillor Taylor and welcomed the inclusion of photovoltaic cells and solar panels.

RESOLVED that reserved matters approval be granted subject to the conditions contained in the report.

263. APPLICATION FOR DETERMINATION -14/00260/ADV AND 14/00261/LBC - LOCK WAREHOUSE, THE DOCKS

The Principal Planning Officer presented the report which detailed applications for the following applications at Lock Warehouse, The Docks:-

14/00260/ADV – Temporary banners promoting the residential apartments (completed in March 2013) and the business of the new ground floor tenant (Ableworld). Proposed to be in place temporarily for a four month period.

14/00261/LBC – External works to a Grade 2 Listed Building comprising 2 banners promoting the residential apartments (completed in March 2013) and the business of the new ground floor tenant (Ableworld). Proposed to be in place temporarily for a four month period.

Council Hobbs called on the Committee to refuse the application.

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Councillor Hilton reminded Members that the Committee had been firm in resisting wall mounted advertisements on North Warehouse. He was concerned that granting them would set a precedent. The signs were considered totally out of place and would ruin the appearance of the Docks.

Councillor Lewis referred to the value of the historic building to the docks complex and called on the Committee to refuse the proposals.

Councillor Smith suggested that the Council ensured the removal of the signs by talking direct action immediately if required.

Councillor McLellan agreed with Councillor Smith's comments and noted that there was a sequence of failures to remove unauthorised banners and erecting new ones without consent.

Councillor Dee expressed concern regarding signs on the elevation facing the dock. He was advised that those signs were not authorised and the applicant had removed some other signs previously erected at the ground floor following discussions with Conservation and Enforcement Officers.

The Chair considered that the applications should be refused.

14/00260/ADV

RESOLVED that the application be refused for the reason in the report.

14/00261 /LBC

RESOLVED that the application be refused for the reason in the report.

264. APPLICATION FOR DETERMINATION -14/00243/FL - 1, STEWARTS MILL LANE

The Development Control Manager presented the report which detailed an application for an extension to provide a garage and store at 1, Stewarts Mill Lane.

He advised Members that the application had been presented to Committee as the applicant was a City Council employee.

RESOLVED that planning permission be granted subject to the conditions in the report.

265. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of February 2014.

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RESOLVED that the schedule be noted.

266. DATE OF NEXT MEETING

The date shown on the agenda was incorrect and it was noted that the next meeting would be held on **Tuesday, 3 June 2014 at 18.00hrs.**

Time of commencement: 18:00 hours

Time of conclusion: 19:45 hours

Chair

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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	3RD JUNE 2014
ADDRESS/LOCATION	:	72 CHURCH ROAD, LONGLEVENS, GLOUCESTER
APPLICATION NO. & WARD	:	14/00229/COU LONGLEVENS
EXPIRY DATE	:	23RD APRIL 2014
APPLICANT	:	ALABARE CHRISTIAN CARE CENTRES
PROPOSAL	:	CHANGE OF USE FROM A DWELLING HOUSE (CLASS C3) TO A SUI GENERIS USE AS A HOUSE TO ACCOMMODATE UP TO EIGHT NON RELATED INDIVIDUALS.
REPORT BY	:	JOANN MENEAUD
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN 2. LETTERS OF OBJECTION. 3. LETTERS OF SUPPORT 4. COPY OF THE HOUSE RULES

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 72 Church Road is situated on the northern side of Church Road approximately mid way between its junctions with Oxstalls Lane and Wedgwood Drive. The property is a large detached two storey house currently providing 8 bedrooms. It has an "in and out" driveway with parking to the front and a garden to the rear.
- 1.2 This application seeks change of use to use the house to accommodate up to eight non related individuals. The application is submitted by Alabare Christian Care Centres and is to house vulnerable ex service people.
- 1.3 Supporting information from the applicant gives further detail on the use and how the property would be managed.
- Potential residents are referred to Alabare from other organisations, together with details of their service history any issues/problems that they may have.
 - Problems can include post traumatic stress disorder, mental and physical ill health, addictions, debt issues, relationship breakdowns etc

- Each resident has a support plan and help from a support worker and is given a licence agreement detailing the terms and conditions of their stay together with the house rules. If these are not followed the resident could ultimately be evicted.
- Support workers are not residential but would normally be at the property for up to 5/8 hours at a time, five days a week and are on call for the remaining time.
- Most residents do not have their own vehicles and support workers will accompany them to appointments.
- The aim of the project is to get residents into training and or work and to a point where they are able to live independently. The average length of stay is 9 months but some residents move on quicker.

2.0 RELEVANT PLANNING HISTORY

2.1 10/00874/LAW

Conversion of and external alterations to double garage to create additional living accommodation.

Granted September 2010

97/00154/FUL

Erection of single storey extension double garage with living accommodation in roof space and construction of new vehicular access.

Permitted April 1997.

96/00139/FUL

Erection of double garage and construction of new vehicular access.

Permitted May 1996.

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be

given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

3.3 The policies within the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

3.4 From the Second Stage Deposit Plan the following policies are directly relevant:

Policy BE.21 Safeguarding Amenity

Planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers.

Policy TR31 Road Safety

Planning permission will be granted for development that deals satisfactorily with road safety issues.

In determining planning applications that would result in a material increase in traffic, the City Council will seek to enter into an agreement under S106 of the 1990 Act, for the developer to implement schemes that will improve road safety in the vicinity of the development.

Development that creates unresolvable road safety problems will be refused.

Policy H18a Supported and Special Needs Housing

Proposals for special need and supported housing will be permitted in locations which are close to amenities and facilities and provide sufficient amenity space for the type of housing involved.

The preamble to this policy recognises that there are wide range of special needs groups and that the provision of special needs housing is important in meeting the core policy of the plan in terms of creating a healthy and socially inclusive city.

3.5 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy, October 2013. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.

3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to

- The stage of preparation of the emerging plan
- The extent to which there are unresolved objections to relevant policies; and

- The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.

3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

4.1 County Highway Authority – No objection

4.2 City Environmental Protection Manager – No objection but would recommend a condition restricting working hours during any refurbishment of the property.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 This application has been publicised with a site notice and 45 local residents were notified by individual letter. We have received letters of objection and support.

The letters of objection have raised the following summarised comments:

- The introduction of a further non family home together with the nursery and home for people with severe learning difficulties will affect the character of Church Road which is very much family oriented.
- The property has a limited garden area.
- Would conflict with policy cs7
- This could generate a further 12 cars.
- Will result in further parking problems, there is already a lot of parking on Church Road from the other non residential uses
- The new parking restrictions along Church Road push visitor parking further down the road.
- We often have difficulty getting in and out of our drive due to inconsiderate parking.
- There is often double parking along Church Road and some vehicles are travelling too fast.
- Visitors and staff to the day nursery and young adults home cause parking issues often parking for long periods of time.
- Wants to see the premises manned 24 hours – after hours it will be up to local residents to report any issues.
- Concerned at the potential use that may follow Alabare leaving the premises
- We support and are sympathetic to the charity but consider this to be the wrong location.
- Will affect the ability to sell houses in the vicinity

- Surrounding residents will be affected by noise coming from the property.
- Any permission should be restricted to the charity and solely for military personnel.
- Alcohol is easily available in the local area – 6 places within a 5 minute walk
- Post traumatic stress disorder sufferers can be impatient, intolerant, prone to outbursts of anger and need peace and quiet
- Could lead to inappropriate incidents in the local area,
- Question whether the potential occupants would be suitable residents in a predominantly family occupied area.
- Consider this is to be an unsuitable location due its busy nature from traffic up and down the road and noisy children going to and from school.

It should be noted that some representations submitted to us have not been displayed on the website or attached/summarised within this report due to the inappropriate nature of the comments that have been made.

The letters of support have raised the following summarised comments.

- The Alabare programme offers much needed support for ex service personnel and has a very high reputation for successful re-settlement
- We should recognise the sacrifices made by our armed forces and support them in the hardship they are suffering.
- We consider that the new residents will be more focussed on making a success of their placement rather than affecting neighbours
- The use by Alabare will not make any difference to traffic levels on Church Road.
- Negative attitudes are not the way to treat people who fight for our freedom

5.2 The full content of all correspondence on this application can be inspected online or at the reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

6.1 The main issues for consideration with the application are whether the proposed use is acceptable in a residential area and whether the proposal is acceptable in terms of residential amenity and highway safety.

The principle of the proposed use.

6.2 72 Church Road is a large detached house currently providing eight bedrooms. The original house has been extended with permission granted in 1996 for a double garage and then in 2010 a lawful development certificate was submitted relating to the conversion of that garage to provide additional

living accommodation. The certificate was granted as the works were permitted development ie works not needing the benefit of planning permission, and these works have now been carried out. The size of the house therefore facilitates occupation by a large family and could easily be occupied by a family with occupation at a greater level than one person per bedroom.

6.3 One of the principles of the National Planning Policy Framework is to provide for a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The NPPF requires Planning Authorities to *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to families with children older people, people with disabilities, service families and people wishing to build their own homes)*”.

6.4 From the Second Deposit Local Plan Policy H18a is relevant to the consideration of this application. It states:

Proposals for special need and supported housing will be permitted in locations which are close to amenities and facilities and provide sufficient amenity space for the type of housing involved.

The preamble to this policy recognises that there are a wide range of special needs groups and that the provision of special needs housing is important in meeting the core policy of the local plan in terms of creating a healthy and socially inclusive city.

6.5 Church Road is dominated by family housing with some non residential uses such as the school, library and doctors surgery to the east and the children’s day nursery to the west. These comprise services and facilities to meet the needs of the local area.

6.6 I consider that the proposal meets the requirements of policy H18a, in that it is located close to amenities and that the property does have a reasonable sized garden.

6.7 I consider that the use of the property as proposed would not be markedly dissimilar to a large family dwelling, in either appearance or related activity. In land use planning terms the proposed use is essentially to provide residential accommodation and therefore its location in a residential area is acceptable in principle.

6.8 I am also mindful that under the provisions of class C3 of the Use Classes Order, the property could be occupied by up to 6 individuals living together as a household (which could include a small care home or student lets) without the need for any planning permission.

6.9 Therefore I do not consider that the proposed use would have a harmful impact upon the residential character of the area. The locality would still

remain a predominantly residential area and there would not be an accumulation or over concentration of non residential uses. Therefore the principle of the proposed use is acceptable in this location.

Residential amenity

- 6.10 The application has generated significant local interest and we have received a number of objections from residents within the immediate proximity of the property. I am aware that there has also been a public meeting facilitated by ward councillors, with representatives from Alabare, for local residents to discuss their concerns. It should also be noted that letters of support have also been submitted .
- 6.11 Given the location of 72 Church Road within a residential area it is important to consider how the residential amenity of neighbouring properties may be affected. This is a requirement of policy BE 21 of the Second Deposit Local Plan, which states that any change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers, will not be permitted.
- 6.12 The property is surrounded by other dwellings to both sides, to the rear and to the opposite side of Church Road. Part of number 72's original garden area has been developed with the construction of a detached bungalow (70a Church Road) to the rear. The vehicular access to 70a runs along the side boundary of number 72 and runs to a detached garage and parking area to the eastern side of the bungalow.
- 6.13 The main garden area of the bungalow at 70a is to its northern side, adjacent to the properties in Wedgewood Drive. However there is also a small patio area to the southern side of 70a adjacent to the rear garden boundary of 72, which ranges in depth from approximately 1 – 2.5 metres. Patio doors from the kitchen/dining area lead onto this patio area. From the kitchen/dining area you can clearly see the upstairs windows on the rear elevation of number 72 and it therefore follows that there is a corresponding view from 72 towards 70a. However this relationship currently exists and the change of use would not have any further effect upon this level of interlooking between properties.
- 6.14 The other neighbouring dwellings, numbers 70 and 74 are set to the side of 72 with greater separation distances and with their main aspects to the front and rear. 74b also has a boundary adjoining the rear garden of 72 which comprises a relatively small area to the rear of their outbuilding that also runs along the boundary with 70a.
- 6.15 There is a close physical relationship between numbers 72 and 70a, given the closeness of 70a to the rear garden boundary of 72. However there is no evidence to suggest that the levels of noise and disturbance from 72 to the surrounding properties would be significantly different from the proposed use, when compared to the potential use of the house and garden by a large family.

- 6.16 I note the supporting information from Alabare regarding the requirement for residents to comply with their licence agreements and house rules. I consider that with these measures in place and the proper management of the premises by Alabare, that the proposed use should not result in undue detrimental impact upon the amenity of surrounding residential properties. I would also reiterate the provisions with Class C3 use in that similar proposals for up to 6 people would not necessarily require the benefit of planning permission as referred to above at paragraph 6.8.
- 6.17 Alabare have stated that they would be agreeable for any planning permission to be conditional in that the premises are solely to house vulnerable ex service veterans and that should Alabare vacate the premises, that their permission lapses and the permitted use of the property reverts back to a dwelling house within class C3 of the Use Classes Order. I understand that this is proposed following concerns raised at the public meeting regarding any future use of the property and possible occupation by other groups. I understand that Alabare Christian Centre currently provide accommodation and support for a variety of vulnerable groups including people with learning disabilities, the homeless, young people leaving care etc.
- 6.18 Alabare have provided a definition of a veteran as follows

A Veteran is defined as anyone who has served in the Armed Forces for at least one day. This service can be in the Regular Armed Forces or the Reserve. The term can also apply, under certain circumstances to Merchant Seafarers or fisherman as well as Citizens of our United Kingdom, currently stationed overseas in Service establishments or who have supported in conflict situations, and having the status of being part of the Armed Forces at the time. Those who fall under these categories will be assessed for eligibility on an individual basis

- 6.19 I therefore propose to apply a condition to deal with these issues accordingly

Parking and Highway Issues

- 6.20 The Highway Authority considers that the development site is in a highly sustainable location that encourages the use of bicycles and public transport. They note that residents will be attended by support workers, but it is believed unlikely that there will be a requirement for more than 4 cars on-site at any one time. They consider that this number of cars can be accommodated within the existing arrangements that present an 'in and out' access facility onto Church Road with parking spaces within the front garden area of the property. They refer to the fact that there is no intention to alter the existing off-street parking arrangements for the site, other than the provision of a designated parking space for a disabled driver.

They also note that in close proximity to the site is the library and school and that both of these facilities generate significant vehicle movements with associated on-street parking being accommodated on Church Road. Any additional traffic associated with this proposal for change of use is not felt to

present a significant effect on the local highway network. Therefore the Highway Authority raise no objection to the proposed change of use.

Human Rights

- 6.13 In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop and use land buildings in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.

7.0 CONCLUSION/REASON FOR APPROVAL

- 7.1 The proposal seeks change of use from a dwelling with class c3 to enable occupation by 8 non related individuals. This proposed use is considered to be acceptable in principle in an existing residential area, in close proximity to services and amenities. The proposal would not be markedly different in either appearance or usage to a large family occupied dwelling and the residential character of the local area would be retained. With appropriate management of the property as proposed by Alabare, there should be no undue impact upon residential amenity.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 8.1 That planning permission be granted with the following conditions

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. Compliance with submitted plans
3. The property shall be operated and managed only by Alabare solely for the purposes of housing vulnerable ex service veterans, as detailed within the email from the applicant dated 26th March 2014 and definition of veterans as detailed within the email from the applicant dated 27th March 2014, and for no other purpose. Should Alabare vacate the premises, the property shall revert back to a use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision

equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To enable the local Planning Authority to be able to control any future use of the property in the interests of residential amenity in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision:

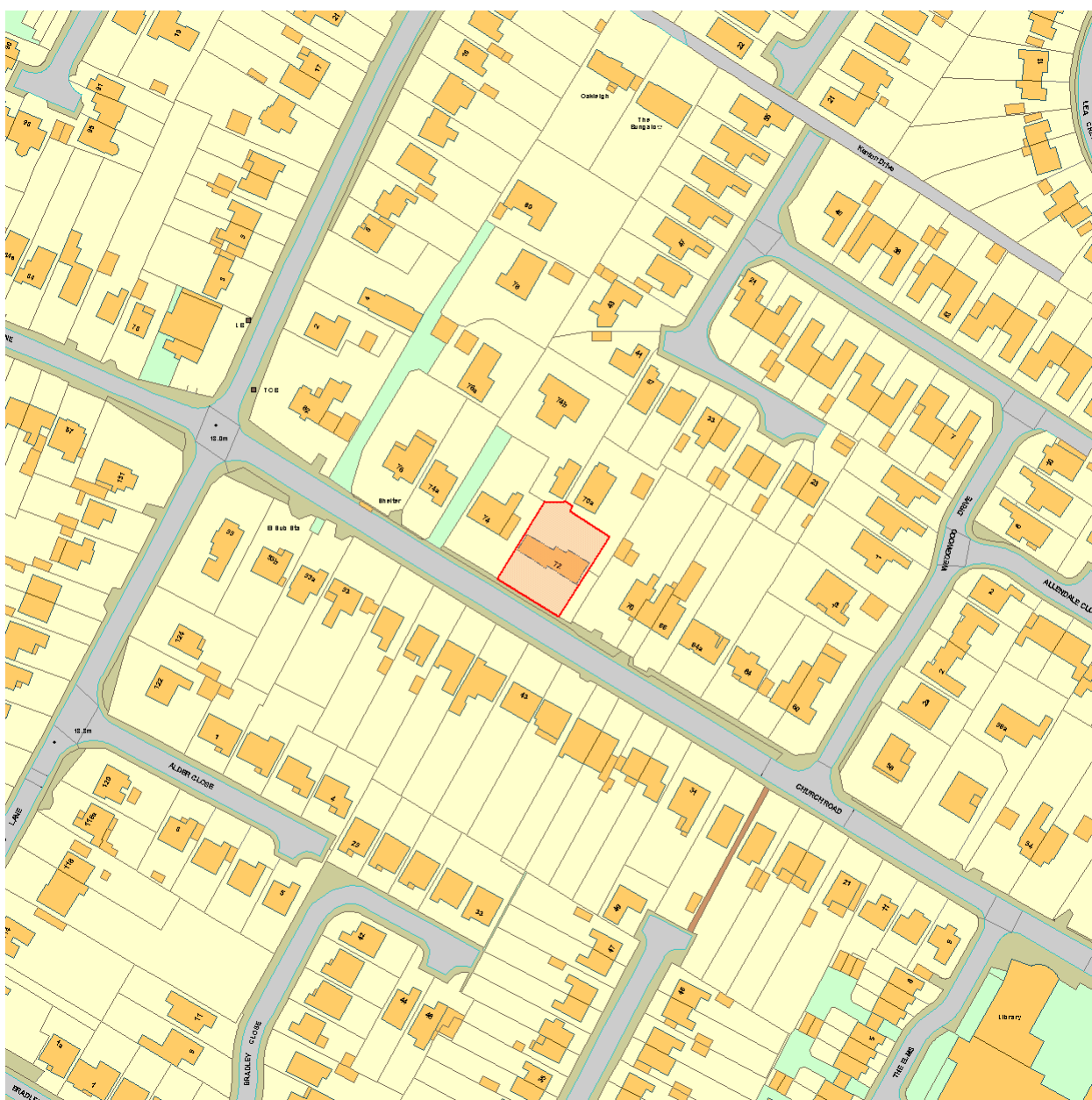
Notes:

Person to contact: Joann Meneaud
(Tel: 396787)

14/00229/COU

72 Church Road
Gloucester
GL2 0AA

Planning Committee 03.06.2014



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Hello,

We have held another meeting and we are still in agreement that planning permission granted for 72 church road will be wrong.

Believe that it is the wrong location for the charity to house 8 serviceman/women near to primary school, toddler clubs and a social clubs.

Checking the details of the property there is not enough toilets/bathrooms to house 8 grown up individuals in the property.

The garden it self is not large enough for 8 grown up individuals to socialise in.

We want you to VOTE NO to the planning application on 72 Church Road.

If not then a public enquiry should be set up to look at all planning application.

72 church road is in a residential area, and should not be turned into an area where people are frighten by 8 servicemen with motional / service problems. this house faces the schools, so the children and mums will be frighten to venture down the road pass the house. Again in our belief this house is not suitable.

There are properties elsewhere on the market which can house more people and suitable in areas near to the city, hospital and other NHServices that they might be required and self help groups.

We want you to VOTE NO to the planning application on 72 Church Road.

If a child is hurt it will be on your shoulders to blame.

Alabare has said that there are individuals with problems.

Don't let this happen.

We want you to VOTE NO to the planning application on 72 Church Road.

Residents of Church road

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mrs Suzanne Hurley.

I strongly object to the consent of planning permission to the change of use from residential dwelling to home of multi occupancy (for 8 non related individuals). Church Road Longlevens residential environment has and is being eroded over the past 18 years. Two residential homes have been granted planning consent for change of use. One has been turned into a childrens' nursery and the other into, formerly an elderly persons home and latterly a home for many with mental illness. If planning consent is granted to change a family home into what is effectively a bedsit the whole ethos and residential feel of the environment changes! Moreover, the increase in traffic has been exacerbated by the increase from staff and visitors to the aforementioned properties. In January 2014 a single yellow line was installed resulting in the further loss of 7 on road parking slots. What is already a very busy, and at times hazardous road has had the amount of cars increased. If planning consent is given to 72 Church road for change of use allowing 8 non related individuals living space there will be an immense increase in traffic resulting from their vehicles, staff and indeed visitors vehicles. Traffic has already trebled along since the building of the new estate adjacent to the library. You only have to ask the local residents and the local junior school how disasterous that has been. Also speak to the local councillors who constantly receive complaints about this problem!

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mr John Smith.

I would like to object to 72 Church road on the basis of traffic issues it will cause. I read with absolute dismay the letter from the highways agency regarding the change of use for 72 church road and the statement that they believe it will have minimal impact on the highway. Clearly, they do not understand Church road at all. EVERY day, we see lots of cars parked all along Church road. First from the school run (twice a day) Secondly, from visitors going to the library, the shops, the community centre, the doctors surgery, the schools, the church, to name but a few. Yes most of these have their own car parks, but equally so these very same car parks are constantly overflowing onto Church road. Thirdly, we see social workers and support workers who are engaged supporting some of the other learning diffulty residencies on Church road, who arrive at 8am and don't leave until 5pm. These workers cars are parked here all day, every day. They constitute approximately 10 cars per day. This problem has recently been made worse because the highways agency put restrictive parking at the Oxstalls end of Church Road, thus restricting parking throughout the day for all these workers. All this has done is forced these workers to park further down Church Road, outside of our homes thus creating further congestion on an already congested road. This makes entering and leaving our houses dangerous due to limited visibility from all the parked cars. Maneuverability is being hampered in and out of our properties as a consequence of double parking on either side of the road and the speed in which some cars coming tearing down the road makes it highly dangerous at times. I have also lost count of the number of times we have not been able to enter or leave our house

due to someone's inconsiderate parking. We are also finding that genuine visitors (friends and family) to those of us who actually live as residents on Church road, find that our visitors struggle to find suitable parking spaces to come and visit. The introduction of 8 individuals plus more support workers at 72 church road will further add to the traffic problem and it is incredibly ignorant of the highways agency to claim that it won't. The highways agency have also failed to consider that up to two visitor per resident is allowed at 72 church road, which at the extreme could see a further 16 cars arriving on Church road. I would like to suggest that should this approval be given that the highways agency either i) extends the restrictive parking all along Church road during the day, ii) provide residential only parking spaces outside peoples home who live and reside here to enable genuine residential visitors to come and visit, or iii) remove the restrictive parking that was put in place last year to stop all these support workers being forced further down the road to clog up the parking spaces outside our homes. Please consider this letter as a formal highways agency dispute. I trust that the highways agency / council / planning will respond "responsibly" by really understanding the issues on Church road being raised by the residents and do something to address them.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following objection was made today by Mr Robert Cann.

Ms Joann Menevad 74 Church Road Principal Planning Officer Longlevens Regeneration Gloucester Gloucester City Council GL2 0AA Herbert Warehouse The Docks Gloucester 27th March 2014 GL1 2EQ , RE: Planning Application 14/00229/COU (72 Church Road Longlevens) We wish to make you aware of a number of strong objections that we have with regard to the proposed change of use to the property adjacent to our own, application number referenced above. As an immediate neighbour to the proposed change of use, we are of the view that this will have a serious impact on our standard of living. Our specific objections are as follows: 1. Detrimental impact upon residential amenities 1.1 Policy CS.7 States that adequate parking can be provided on the site, this we believe is not the case. Alabare have stated that there will be a parking requirement for 3 vehicles for their staff, however as there will be 8 independent residents who may all have cars, occasional other professional visitors and personal visitors. There could therefore, be up to 12 vehicles at any one time, this we believe would further exacerbate the existing road traffic issues that we experience at the West end of Church Road. 1.2 Policy CS.7 also states that the proposed change of use would not lead to an unacceptable mix of accommodation in the locality. This we believe would not be the case, as currently the area is predominantly a family residential area and is not a suitable location of a rehabilitation facility for people who have issues with alcohol, psychological trauma and the possibly of drug dependency. It should be bourne in mind that within walking distance of this property are 7 outlets that all sell alcohol. 1.3 Noise, in relation to the proximity of the proposed change of use and 74 Church Road. We consider that the location of this facility could generate significant noise due to the social mix of the independent residents who will be living at the property. Based on the information provided by Alabare we consider that this facility will not be managed adequately after 18.00 hours each day and at weekends. At these times support would be provided on an ad hoc on call basis. In essence any issues encountered would be left to adjacent residents to deal with by calling Alabare. 1.4 Future uses, assuming the application is approved

and this establishment is in operation there would be no control over the possible socioeconomic makeup of the residents. Currently Alabare have stated that the people occupying 72 Church Road would be military veterans, however, they would not comment (at the public meeting) on the possibility of future use for other social groups. 2. Items for further consideration We believe that the proposed change of use does not fit with the aforementioned policies. It does not respect local context and street pattern or, in particular, the occupancy of the surrounding buildings, and its use would be entirely out of the character for the area, this to the detriment of the local environment. For your further consideration in respect of this application, recently 2 other properties within 200m of the proposed change of use have been granted, and both have had an impact of the general amenity to this part of Church Road with regard to increases in traffic and general congestion. Further to this some of our neighbours have reported some instances of antisocial behavior with the residents at the 76 Church Road that is a residential home for people with learning disabilities and mental health conditions. We consider therefore, that the approval of this Planning Application would in all probability only exacerbate the current issues that are being experienced in the locality. Should this Planning Application be approved, we would request that the consent be linked to the Charity Alabare for the housing and rehabilitation of Military Veterans only, and not to the property itself with the potential for other uses within the general sphere of rehabilitation services. Your Sincerely Robert and Dawn Cann

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mrs Amie Theyer.

Dear Sir/Madam, I would like to object to this planning application as Church Road already has two houses which has changed from residential properties.(Chestnuts Nursery & the young adult care home) If this property is going to be sold again in the future I am concerned it will always then be considered as a business/commercial purchase and not a family home. Longlevens is one of very few areas that has large houses on large plots and I am concerned this will set a precedent for each large house in Longlevens that goes up for sale. Will we loose our family community and be inundated with businesses buying these houses for commerical use? I also have concerns about the house not being manned 24 hours. This is a very busy road used by families and the community with many people accessing schools, afterschool clubs, nursery, playgroup and the community centre. There are no guarantees in life and I think the charity should do everything within their power to make sure this house is manned 24 hours a day. I have no objection to this charity I am just not convinced this is the right place for this type of house.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mrs Valerie Newman.

After meeting alabare I am unconvinced that we will not have noise and upset from the house opposite. Also there is the problem with some residents in this refuge who are recovering alcoholics and suffering from P.T.S.S. being in close proximity to school children passing bye

*There is the the problem of parking I.E. 8 residents and facilitaters plus visitors . Yours sincerely
V.Newman.*

I object to this application because the situation of this property is in a residential area where a school is close, a nursery and shops that sell alcohol, a community centre that sells alcohol, public houses in easy reach for any of the people with alcohol problems. This area of Longlevens is made up of retired people and young couples with children. This environment with a regular flow of children and a retired community if an incident triggers one of the residents of this proposed home to become abusive, or even violent, this uncertainty makes me uncomfortable about the change of use from a residential property to short term accommodation for residents with PTSD & alcoholism. The home will not have 24 hour cover. I am also concerned when Albare charity move on (sell) does that open doors for future use of the property for use by drug abusers or even peadophiles. The premises could therefore be transferred to an array of scenarios. I have no objections to this charity helping people but this property is in the wrong position/place.

Mrs Denise Cullis

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following supporting comment was made today by Mr Richard Mason.

I object to this application because the situation of this property is in a residential area where a school is close, a nursery and shops that sell alcohol, a community centre that sells alcohol, public houses in easy reach for any of the people with alcohol problems. This area of Longlevens is made up of retired people and young couples with children. This environment with a regular flow of children and a retired community if an incident triggers one of the residents of this proposed home to become abusive, or even violent, this uncertainty makes me uncomfortable about the change of use from a residential property to short term accommodation for residents with PTSD & alcoholism. The home will not have 24 hour cover. I am also concerned when Albare charity move on (sell) does that open doors for future use of the property for use by drug abusers or even peadophiles. The premises could therefore be transferred to an array of scenarios. I have no objections to this charity helping people but this property is in the wrong position/place.

This application seeks to provide sheltered, supervised accommodation with the necessary stability for a limited period for vulnerable ex service veterans from the county , to enable them to return to a productive civilian life. The Alabare programme has a very high reputation for successful resettlement of ex service people elsewhere in the region. By approving this application the Council would not only be making a significant contribution to the assimilation of the residents back into the community but demonstrating once more the City's traditional recognition of the sacrifices made by our armed forces. I apologise for registering as a "neighbour" which is manifestly not the case, but there was no appropriate title. My background is RAF, an ex parishioner of Longlevens and I am very familiar with the work of the Alabare charity in the South and West of England.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following objection was made today by Mr John Bennett.

I wish to object to the application for change of use of 72 church road. We have lived in this property for nearly 50 years and in that time we have seen the road degenerate from a pleasant residential road with family occupied houses. This latest application means that in approx. 100 metres from the cross roads, if granted there will be 3 non family occupied houses [a nursery, a home for mentally handicapped and now a home for ex service personnel with medical problems]. This will severely affect the character of this end of the road. We also think that this will increase parking problems due to staff parking as is the case with the other businesses.

Hi Joan

after attending the meeting yesterday I feel a lot of questions not answered, I got rudely interrupted by the vendors mother and was not able to speak.

My concerns are

1 security

2 house value

3 waste left at the top of the driveway (obstructions) as are of now

4 being over looked straight into our kitchen and lounge (privacy)

5 not been able to sell the house

6 noise levels in the back garden as we are 6 feet away and police have attended on 4 occasions due to high levels of noise already

7 security of children

8 alcohol being in easy reach (shops)

9 smoking and drinking outside in garden (noise levels)

10 too many young children passing on church road

11 residents been left over night

I would be very grateful if someone from planning were to come to see us asap and understand where we are coming from, I have invited before but as yet heard nothing. I

wish not to speak with alabare as they only have there own interests

we are the closest residents to number 72 and feel a personal visit is required on this occasion

I await your earliest reply

Regards

Mrs Freeman

To all newspapers and agencies,

I have to alert you to a fight that people of Church Road Longlevens Gloucester are having with Alabare Charity from Salisbury who are buying an expensive residential property with monies given to them by another organisation for the benefit of ex service man who served out country

The property they are buying is nearly half a million pounds to accommodate, 8 persons, that's 7 ex-service men in an exclusive residential area in Gloucester next to families and school. And one carer. Nice property if you can get one.

They say these men may need help but they are buying a property nowhere near hospitals/doctors or city center.

7 people for half a million pounds, seems expensive compared to property near the city center, and only for 2 years as they can only stay there a year? So what happens afterwards, charity moves other homeless people in to exclusive residential area. Thanks.

Or do they sell it cheap to someone? That's not a bad idea, perhaps a charity member?

If not why is the plans only two years where they can rent you say at a fraction of the cost.

What about the up keep, the person they have to install to look after the place, where's this money coming from? Are they open or property developers you say? Is the money being used wisely or extravagant .

I invite all along to the angry meeting and ask these questions to Alabare yourselves and see if you get straight answers or they are just mis using money.

they have bias people on the council who will vote this through anyway, enough its not commonsense!

Stop Alabare moving into exclusive residential properties being the new landlords of Great Britain.

Charities destroying the property market for millions and Alabare is one!

Meeting Wednesday 19th March 2014 7pm At the Library in Church Road, Longlevens Gloucester Gloucestershire

On Tue, Mar 18, 2014 at 10:12 AM, stop alabareincurchroad <> wrote:

I want an investigation into the way that your charity is spending money on an expensive home for 8 persons where you can accommodate them in less expensive properties nearer to the city center.

I will be applying to the charities commission to conduct a full audit of your charity that its against the interests of the charity to fund this property to the tune of the price you are paying. you can find cheaper properties closer to the city center than out in the sticks, in residential areas.

Charity commission investigate this charity for financial motives after money has come from another charity in good faith.

ian freeman

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following supporting comment was made today by Mr Paul Corcoran.

This application needs full support to assist our Forces personnel, who by their work allow us to enjoy the freedom we expect within this country. Negative attitudes are not the way to treat the people who fight for our freedom, but are now suffering from having done so. They have stepped up to the line for us and it now our turn to support them in the hardship they are suffering.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following objection was made today by Mr michael anwyll.

From: 'Paul Anwyll' Sent: Wednesday, 12 March 2014, 16:52 Subject: A PTSD sufferers view on change of premises - 72 church road Hi My name is Paul. I am ex military and I am also a person who currently is suffering from PTSD as a consequence of my military service in Bosnia and Northern Ireland. My brother, who lives on Church road told me about the recent application to change the property at number 72 into a property specifically aimed at rehabilitating people such as myself back into the community. Although I applaud the initiative in itself, what I do not agree with is the location of this property in that it is situated in a very busy residential area within easy reach of shops, a busy road surrounded by families with young children. Furthermore, I am astounded that consideration has not been given to the fact that there are no less than 6 places within 5 minutes walk from this property that sells alcohol, and for me as a PTSD sufferer, who would have to walk past at least 2 of these places to get off church road, would find the temptation too over bearing to avoid. I visit my brother quite regularly on Church road and know the location and surrounding areas very well and although I love visiting, the one thing I do mention on every visit is how busy the road is. Not only in terms of cars and congestion, but also the general noise as would be expected from a very busy residential area. Those of us, like me, cherish serenity, peace and quiet and the desire to be on our own when need be. What we do not need is noise and most certainly the temptation within 5 minutes walk from the doorstep. PTSD sufferers can be very impatient, prone to quick outbursts of anger and have a very low tolerance to non ex-military. In fact we look for excuses to have a drink which is why remote locations suit us well as it limits our opportunity to obtain alcohol. For these reasons, and for the fact that I do not agree that Church road to be an ideal place for PTSD sufferers, that the proposal be rejected and another more serene area be found that is more suitable to the needs of PTSD sufferers. The decision to create a centre with the wrong amenities close by is wrong in my opinion. Regards Paul Anwyll

Good Morning,

I object to Alabare opening a half way house in church Road Longlevens, where there are 2-3 infant schools, community center and church that runs little children groups. As well as a library. This could be a Dumblane incident waiting to happen. The transition to civilian life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health. Read more: <http://www.gloucestercitizen.co.uk/New-Alabare-home-veterans-officially-opened/story-20035033-detail/story.html#ixzz2uGVDC9sl> They should'nt be placed in a child risk area, a residential area. Be it on your heads if something happens!

anonymous

I have been a resident in Church Road for over 40 years and I share my neighbours' concerns regarding the change in use of the above property. We have been invited to a meeting on the 19th March when I hope our views will be taken into consideration. I have always considered myself to be living in a residential area but from what I understand that is proposed for number 72, this does not seem to have been taken into consideration. We already have a library and a school on the road - which have always been there - and within the last few years, a change of use of a property into a nursery. I will support my neighbours in this application
Mary Neale

STOP, I object to Alabare buying 72 Church Road Longlevens Glos. My reasons are;- They should'nt be placed in a child risk area, a residential area. Be it on your heads if something happens! Is this the right place for soldiers to transition to civilian, especially when they need specialist help? This is Alabare words" The transition to civilian life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health." Are you putting children at risk? Life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health. School day starts at 7am when kids walk down the road yelling and screaming for their buses to Churchdown, Newent and the other schools. Then at 8 the school run starts kids from 3 to 10 years old walk up the road screaming, shouting and yelling, doing mischievous things, while traffic builds up cars parking vans and lorries competing to get down the road. The same happens from 2.30 on wards but the return run. Is this , what the soldiers need, or do they need peaceful and calm atmosphere. They need to rehabilitate back into civilian life, not throw in. Then who has carried out the risk assessment.. There needs to be a risk assessment. As there are children involved in this street. 2 main infant schools, a Childs nursery school, mother and toddlers groups as well as children's

clubs in the community center at night. This is a residential area. Is there a risk, whether high or low is there a risk? If there is one shred of risk then you need to veto the application. Can these soldiers cope with the stress of being near too so many noisy mischievous children, mums with new '? Is there a risk? Are you putting someone at risk , a child or former soldier? This is a residential area. Families and children are involved. There needs to be a risk assessments carries out. Are children at risk? Veto this application.

Ian Freeman

STOP, I object to Alabare buying 72 Church Road Longlevens Glos. My reasons are;- They should'nt be placed in a child risk area, a residential area. Be it on your heads if something happens! Is this the right place for soldiers to transition to civilian, especially when they need specialist help? This is Alabare words" The transition to civilian life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health." Are you putting children at risk? Life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health. School day starts at 7am when kids walk down the road yelling and screaming for their buses to Churchdown, Newent and the other schools. Then at 8 the school run starts kids from 3 to 10 years old walk up the road screaming, shouting and yelling, doing mischievous things, while traffic builds up cars parking vans and lorries competing to get down the road. The same happens from 2.30 on wards but the return run. Is this , what the soldiers need, or do they need peaceful and calm atmosphere. They need to rehabilitate back into civilian life, not throw in. Then who has carried out the risk assessment.. There needs to be a risk assessment. As there are children involved in this street. 2 main infant schools, a Childs nursery school, mother and toddlers groups as well as children's clubs in the community center at night. This is a residential area. Is there a risk, whether high or low is there a risk? If there is one shred of risk then you need to veto the application. Can these soldiers cope with the stress of being near too so many noisy mischievous children, mums with new '? Is there a risk? Are you putting someone at risk , a child or former soldier? This is a residential area. Families and children are involved. There needs to be a risk assessments carries out. Are children at risk? Veto this application.

N Payne-jones

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mr Neil Jones.

As parents, we are seriously concerned that the proposed change of use would significantly effect the character of the local area, which since moving into our current address has already been impacted on substantially by a change of use to a residential home for those with severe learning difficulties. This property was itself originally a family dwelling. We believe that the proposed change, to home eight non-related individuals, will again significantly change the

neighbourhood's current demographic identity i.e a residential area largely occupied by families and their children. Those occupying the premises, according to the companies own documentation, could quite possibly have a history of post traumatic stress disorder or mental health issues . They may also require help with drug and alcohol related issues. What concerns us further is that those occupying the property will not be fully supervised and, bearing in mind their potential personal issues, this could lead to inappropriate incidents in what is an area occupied by families and their children. Considering that in close proximity there is situated a children's nursery and a junior school with attached play group we have very significant concerns about the potential occupants being suitable residents for this particular locality. If this proposal is accepted, what was once a single occupancy residential area will now consist of a nursery, a residential home for young adults with severe and behavioural difficulties and now a home for adults likely to be suffering from alcoholism and stress related illness. Who knows what might follow if this proposal is accepted? In conclusion we feel that the change of use to 72 Church Road would undoubtedly further alter the character of what has been a family orientated area of the city and we would like you to reject the proposal.

Mr N Jones

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mr michael anwyll.

Church road is a friendly family orientated road in the heart of the Longlevens community, with Church road primarily being the route for families and young children being taken to and from the local schools that reside on this road. Putting aside the obvious social problems this change will potentially bring (PTSD and any associated alcohol related issues), the road is overly busy as it is, and having an establishment of another 8 residents plus support workers will only add to the continued problem that this road already has in terms of congestion and traffic. Already on a daily basis we are finding cars parked all along Church road from similar workers supporting other establishments along Church road and this latest addition, regardless of the rhetoric from the application stating that it won't present a problem, the additional capacity in this property will only add to the parking and traffic problem. Unless the local council are planning on adding parking restrictions all along Church road to help alleviate the traffic problems, then I cannot support this proposal.

Mr M Anwyll

Ms Joann Meneuad
Principal Planning Officer
Regeneration
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ



RE: Planning Application 14/00229/COU (72 Church Road Longlevens)

We wish to make you aware of a number of strong objections that we have with regard to the proposed change of use to the property adjacent to our own, application number referenced above. As an immediate neighbour to the proposed change of use, we are of the view that this will have a serious impact on our standard of living. Our specific objections are as follows:

1. Detrimental impact upon residential amenities

- 1.1 Policy CS.7 States that adequate parking can be provided on the site, this we believe is not the case. Alabare have stated that there will be a parking requirement for 3 vehicles for their staff, however as there will be 8 independent residents who may all have cars, occasional other professional visitors and personal visitors. There could therefore, be up to 12 vehicles at any one time, this we believe would further exacerbate the existing road traffic issues that we experience at the West end of Church Road.
- 1.2 Policy CS.7 also states that the proposed change of use would not lead to an unacceptable mix of accommodation in the locality. This we believe would not be the case, as currently the area is predominantly a family residential area and is not a suitable location of a rehabilitation facility for people who have issues with alcohol, psychological trauma and the possibly of drug dependency. It should be borne in mind that within walking distance of this property are 7 outlets that all sell alcohol.
- 1.3 Noise, in relation to the proximity of the proposed change of use and 74 Church Road. We consider that the location of this facility could generate significant noise due to the social mix of the independent residents who will be living at the property. Based on the information provided by Alabare we consider that this facility will not be managed adequately after 18.00 hours each day and at weekends. At these times support would be provided on an ad hoc on call basis. In essence any issues encountered would be left to adjacent residents to deal with by calling Alabare.
- 1.4 Future uses, assuming the application is approved and this establishment is in operation there would be no control over the possible socioeconomic makeup of the residents. Currently Alabare have stated that the people occupying 72 Church Road would be military veterans, however, they would not comment (at the public meeting) on the possibility of future use for other social groups.

2. Items for further consideration

We believe that the proposed change of use does not fit with the aforementioned policies. It does not respect local context and street pattern or, in particular, the occupancy of the surrounding buildings, and its use would be entirely out of the character for the area, this to the detriment of the local environment.

For your further consideration in respect of this application, recently 2 other properties within 200m of the proposed change of use have been granted, and both have had an impact of the general

amenity to this part of Church Road with regard to increases in traffic and general congestion. Further to this some of our neighbours have reported some instances of antisocial behavior with the residents at the 76 Church Road that is a residential home for people with learning disabilities and mental health conditions. We consider therefore, that the approval of this Planning Application would in all probability only exacerbate the current issues that are being experienced in the locality.

Should this Planning Application be approved, we would request that the consent be linked to the **Charity Alabare for the housing and rehabilitation of Military Veterans only**, and not to the property itself with the potential for other uses within the general sphere of rehabilitation services.

Your Sincerely



Robert and Dawn Cann

Development
31 MAR 2014
Control

MARCH 26th 2014

Dear Sir / Madam,

We are writing with reference to the planning application that has been submitted for 72, CHURCH ROAD, LONGLEVEN'S GLOUCESTER, GL2 0AA - ref 14/00229/COU, by the charity Alabane to house up to eight non related individuals.

It is our understanding that the proposed residents may well be suffering from Mental Health issues and possible addictions to alcohol and drugs. It is also our understanding that the residents will be unsupervised at evenings, through the night and at weekends! Being situated so close to a childrens nursery and local schools

raises understandable concerns as to the welfare of local residents, the proposed address is also close to the local shop where alcohol can be purchased easily by residents without supervision. The proposed address also has limited garden space, during the warmer summer months where will the residents go? The local park or the local pub? Given that some residents may have alcohol related issues we feel that this is less than ideal!

Given that Longlevens is a residential area without a vast amount of amenities is it really a suitable location to embark on such a project? Would situating the home nearer to the city centre be more beneficial to the proposed residents?

They would benefit from increased health facilities and in case of any issues rising during the day when the residents are unsupervised, could be dealt with more

3.

efficiently, with less of an impact to local residents.

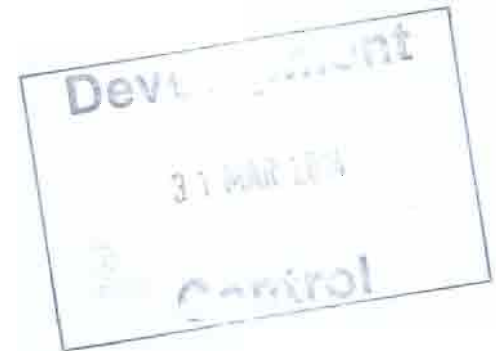
Yours faithfully,



Pat and Jenny Prosser

Gloucester City Council
Planning Control
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

30th April 2014



Dear Sirs

Planning reference; 14/00229/COU Property 72 Church Road Longlevens - Applicant Alabare Christian Care

Having attended the public meeting and listened to the argument both by concerned residents and the charity we would like to support the application for change of use.

We feel that the majority of the concerns expressed come out of a misunderstanding of the nature of the work being carried out by Alabare and therefore of the client group who will occupy the house. In addition it would appear that several people present at the public meeting totally disregarded Alabare's statistics on the impact of its other homes on their neighbours.

I cannot see the use of the house by Alabare making any difference to traffic levels on Church Road; we are in fact likely to feel a greater impact from the housing development off Longford Lane once that is completed. We have met and talked with an Alabare resident at our church on a couple of occasions and worked in the past with people recovering from addictions. From this experience we would say that the proposed residents of No 72 are going to be more focussed on making a success of their placement rather than annoying or interfering with neighbours young or old.

One further point, we were very unhappy with the 'concerned residents' letter that was pushed through our door prior to the public meeting which we felt stirred up a lot of irrational fears. It was, of course, anonymous!

We trust that the committee will pass this application and give some hope to some needy individuals.

Yours sincerely,


Patrick and Jenny Prosser

March 26 2014

Dear Sir,

Ref 14/00229/COU. Proposed use of 72 Church rd – Veterans with support needs

After attending the meeting about the above proposal on the 19th March, I am writing to express my views on the subject.

From the discussion following the presentation it became obvious that most of the people attending were against the proposal. This is then probably the view of anyone waiting to come and live in Church rd when they hear about it. This most likely will make it very difficult to sell a house or subsequently having to accept a lower price. This was very obvious in spite of reassurances from the Charity leader. Even if there are no problems and all runs smoothly, the fact remains that houses will be difficult to sell.

Whilst being sympathetic to the stated Charity, we also feel that Church rd is not a suitable location for it to function satisfactorily. We already have a nursery, a home for young people with learning difficulties, and two schools which together with the community centre, village hall, library, doctor's surgery church and church hall make it a very busy road.

We were also disturbed to hear that the residents will be unsupervised from 6pm until 9am the following morning with no person in authority present. This in our view is just the very time when supervision is really necessary,

I do hope these points will be taken into account before a final decision is made.

Yours Sincerely

24 MARCH 2014

S. CATCHICK



JOANN MENEAUD
PLANNING DEPARTMENT.
GLOUCESTER CITY COUNCIL.

Dear Joann Meneaud,
Regarding your Reference 14/00229/COU for changing the use of 72 Church Road, Gloucester GL2 0AA for Homeless Servicemen I wish to register my concerns regarding the above. Whilst I sympathize with the plight of the homeless service personnel my main concern is for the children who use the road for school and activities such as Scouts, Brownies, Guides and visits to the library. Secondly there appears to be no supervision of the occupants after 6pm. At the moment there appears to be no means of communicating and of contacting anyone in case of any problems arising.

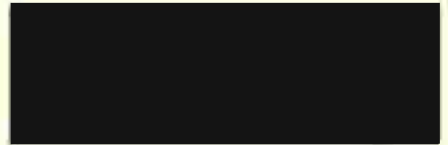
Yours sincerely

Page 46

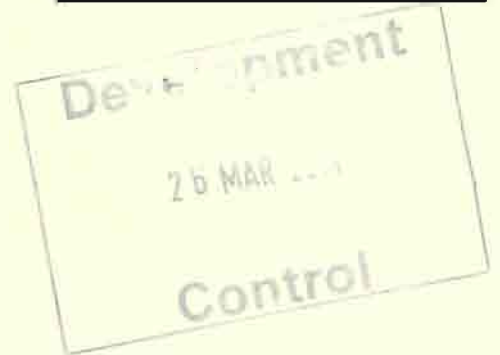
C.L. PAUL JAMES
COUNCILLOR



Honourable Company of Gloucestershire Charitable Trust



Development Control
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester GL1 2EQ



24 March 2014

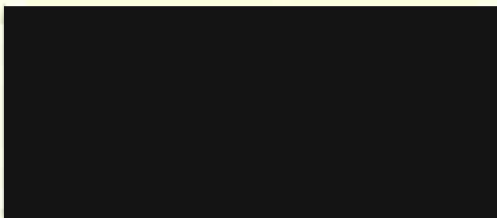
Dear Sir

Alabaré Home - Planning Ref: 14/00229/COU - 72 Church Road, Gloucester, GL2 0AA

The Honourable Company of Gloucestershire Charitable Trust are pleased to offer our support for the application by Alabaré to create a new home for Gloucestershire veterans at 72 Church Road, Longlevens.

The Trustees were minded to offer Alabaré the largest grant so far given for their other recently opened home in Gloucester and believe that the charity offers much needed support for ex-servicemen.

Yours faithfully



Sir Henry Elwes KCVO
Warden Emeritus
Chairman of HCG Charitable Trust



Dear Ms Meneaud

We would like to object to the proposed change of use to 72 Church Road, Longlevens.

As parents, we are seriously concerned that the proposed change of use would significantly affect the character of the local area, which since moving into our current address has already been impacted on substantially by a change of use to a residential home for those with severe learning difficulties. This property was itself originally a family dwelling.

We believe that the proposed change to home eight non-related individuals, will again significantly change the neighbourhood's current demographic identity i.e. a residential area largely occupied by families and their children. Those occupying the premises, according to the companies own documentation, could quite possibly have a history of alcoholism and stress related illness. What concerns us further is that those occupying the property will not be fully supervised and bearing in mind their potential psychological issues which could lead to inappropriate incidents in what is an area occupied by families and their children.

Considering that in close proximity there is situated a children's nursery and a junior school with attached play group we have very significant concerns about the potential occupants being suitable residents for this particular locality.

If this proposal is accepted, what was once a single occupancy residential area will now consist of a nursery, a residential home for young adults with severe and behavioural difficulties and now a home for adults likely to be suffering from alcoholism and stress related illness or severe and behavioural difficulties. Who knows what might follow if this proposal is accepted?

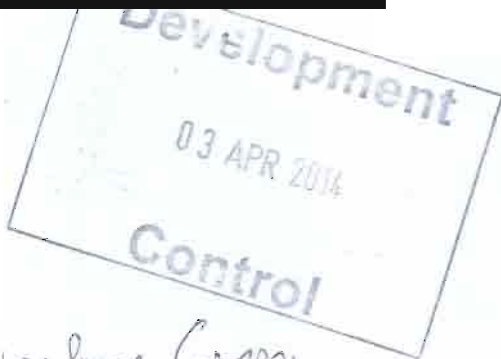
In conclusion we feel that the change of use to 72 Church Road would undoubtedly further alter the character of what has been a family orientated area of the city and we would like you to reject the proposal.

Yours faithfully

Mr and Mrs P L White



L. S. HORNE



31 March 2014

Development Control
Gloria Lim Lunden

Dear Sirs,

Respective Reference 14/0229/14
72 Church Road Loxleyham Glos

As An Ex-Serviceman Who Has Served With 26 Years
Service I AM VERY INTERESTED IN THE PROPOSAL BY
ALABASE CO. TO OPEN A HOME FOR SERVICE
VETERANS AT 72 CHURCH ROAD I FULLY SUPPORT
THE PROPOSAL. THE SERVICE MAN HAS SERVED
MILITARY COMBAT WITH NORTHERN AND THE SOUTHERN
PART OF THE GREAT BRITAIN MILITARY ACTIVE SERVICES
IN 1950s. WHO ARE NOT BEING SERVED. DEAR SIR

OR POSSIBLY OTHER MESSAGES. BUT TO THE GLORY
OF GOD I COULD BE ONE OF THEM.

POST TRAUMATIC STRESS IS A CONDITION THAT CAN
BEST BE CURED BY LOVE AND COMPASSION. PLEASE HELP
AND UNDERSTAND AND THE OPPORTUNITY TO RETURN TO
A NORMAL LIFE.

I AM 25 YEARS OF AGE AND PARTIALLY DISABLED
BUT IF THERE IS ANYTHING I CAN DO TO MAKE THEM
FEEL BETTER I WILL DO WHAT I CAN.

John Samuel





HOUSE RULES

1. No smoking is allowed anywhere inside the property, a suitable smoking area will be designated with suitable receptacles for disposing of cigarette ends.
2. No alcohol is allowed anywhere on the premises including the outside spaces. Any resident who has been drinking alcohol and returns to the property must immediately go to their own room.
3. No pets are allowed, either inside or outside the property.
4. All visitors to the property must be signed in.
5. Rules regarding visitor hours and numbers of visitors allowed must be adhered to. Maximum 2 visitors per person at any one time, until 2200hrs. You take responsibility for your visitor's behaviour.
6. All residents are to clean up after themselves in the communal areas.
7. No excessive noise is allowed at any time.
8. No loud music/TV sound between the hours of 11pm and 7am.
9. Do not cause a nuisance of any kind to other residents
10. Do not cause a nuisance of any kind to neighbours and/or visitors to neighbouring properties and public passing by the property.
11. Absolutely no violence of any kind is allowed in or around the property, including on the public highway.
12. No offensive weapons are allowed on the premises including the outside spaces. This includes keeping knives from the kitchen on your person or in your bed space.
13. All residents are to have consideration for other residents at all times.
14. All residents to have consideration for neighbours and/or visitors to neighbouring properties and public passing by the property.
15. All residents' privacy must be respected – do not enter another resident's bed space without permission.
16. No congregations of residents or friends (invited or not)/family of residents (invited or not) allowed outside the house.
17. Heating must be kept at a reasonable level.
18. All residents must take their part in the cleaning rota.
19. The rubbish must be put out for collection regularly.
20. Only toilet paper may be flushed down the toilets.
21. Do not wedge open the fire doors.
22. No services may be installed in the property without permission from Alabare.

23. No drugs or drug paraphernalia is allowed anywhere on the premises including the outside spaces.
24. No blu-tac or similar substance to be used on any walls in the property.
25. The new On Call system is for emergencies ONLY as outlined in the On Call sheet displayed on the notice board. Anyone who abuses this system by unnecessary calls to the On Call phone will be issued with a warning and persistence could lead to an eviction notice being served.

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	3RD JUNE 2014
ADDRESS/LOCATION	:	HUCCLECOTE CENTRE
APPLICATION NO. & WARD	:	14/00342/REM HUCCLECOTE
EXPIRY DATE	:	26TH JUNE 2014
APPLICANT	:	BARRATT HOMES BRISTOL DIVISION
PROPOSAL	:	APPLICATION FOR APPROVAL OF RESERVED MATTERS (SCALE, APPEARANCE AND LANDSCAPING) FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 53 DWELLINGS TOGETHER WITH ASSOCIATED ESTATE ROADS AND PUBLIC OPEN SPACE, PURSUANT TO PLANNING PERMISSION 11/00742/OUT.
REPORT BY	:	CAROLINE TOWNLEY
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is approximately 2.3 hectares of land located on the east side of Churchdown Lane, some 350 metres north of its junction with Hucclecote Road and below the embankment to the west side of the deceleration lane at junction 11a to the M5.
- 1.2 The site is currently occupied by the former Hucclecote Secondary School building which closed in 1989/90 and latterly, its subsequent use as an adult learning centre ceased in April 2011. The application site comprises the building complex with its extensive hard surfaced parking area at the front and rear and the former school playing field located north of Buscombe Gardens housing estate.
- 1.3 The Hucclecote Rugby Clubhouse and the associated playing pitches located to the north of the application site are sited on public open space controlled by the City Council. The site is located directly to the south of the scheduled monument, (a roman villa), and excludes an area of land that directly affects

this heritage asset. The previous use of the site included an existing area of some 0.75 hectares of Private Open Space located on the south- eastern side of the site; the boundaries of which run parallel with the embankment to Junction 11a of the M5, north of the residential properties within Buscombe Gardens (built circa 1990), west of the access drive serving the private parking area and returning along the southern boundary of the private car park at The Hucclecote Centre.

1.4 The current application has been submitted for the approval of reserved matters following the grant of outline planning permission. It seeks approval of reserved matters for the erection of 53 dwellings, estate roads and public open space. The houses include a mix of terraced, semi-detached and detached houses, include 12 affordable units and comprise of:

- 5 no. 2 bedroom houses
- 23 no. 3 bedroom houses
- 23 no. 4 bedroom houses
- 2 no. 5 bedroom houses

1.5 The means of access to serve the proposed dwellings and public open space is as agreed at the outline application stage and would be via an adopted road leading from the existing access within Buscombe Gardens which would then curve around the proposed housing land and re-emerge in Churchdown Lane some 85 metres north of its junction with Buscombe Gardens. Also one new private drive would be created and a second would utilise the existing access onto Churchdown Lane. These private drives would serve two groups of houses that would front the tree lined amenity area along Churchdown Lane.

2.0 RELEVANT PLANNING HISTORY

2.1 An outline planning application, (ref. 11/00742/OUT), was originally submitted in 2011 for the demolition of the existing buildings and erection of 53 dwellings together with associated estate roads and public open space. The means of access and siting of buildings were not reserved and were considered as part of this outline application.

2.2 The outline application was reported to Planning Committee on 7th February 2012. At this meeting the Committee resolved to grant outline planning permission subject to conditions and the satisfactory completion of a legal agreement to secure the following:

- (i) A demolition/construction traffic management strategy is submitted and approved before the commencement of any demolition works, preparatory ground works or construction works;
- (ii) A total of 0.68 hectares of land dedicated to the City Council for public open space. Before commencement of building works, the developer will provide details of the reinstatement / laying out of the playing field shall be submitted in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport (Sport England, updated 2011), and shall include appropriate phases

- of construction and a timetable for the implementation of the provision of the new playing field to be agreed by the Council;
- (iii) The developer shall make a payment of an appropriate commuted sum for future maintenance of the public open space as part of the adoption process;
 - (iv) A financial contribution of £100,000 towards the provision of a multi purpose play area [MUGA] on or off the application site and/or the provision of ancillary facilities associated with the intensified use of the existing and extended public open space indicated on a plan attached to the agreement;
 - (v) A financial contribution of £60,000 towards the provision of a children's play area [NEAP] on or off the application site;
 - (vi) The Council shall provide a Community Use Scheme;
 - (vii) A financial contribution of £10,388 towards the provision of an improved service at Hucclecote Library; and
 - (viii) the provision of 12 affordable units (22.6% of total) comprising :-

2 x standard 2 bed units
 1 x wheelchair 2 bed unit designed to DQS standards
 7 x 3 bed houses
 2 x 4 bed houses

Of these units: 82% would be rented and 18% would be shared ownership. The 3 bed houses needs to be suitable for 5 persons and the 4 bed houses should accommodate 6 persons in one and 7 persons in the other unit. The Affordable units shall be provided in clusters of not more than 5 adjacent units unless otherwise agreed in writing by the Council.

- (ix) The affordable housing contribution shall be, subject to a review, within agreed timescales, of the economic viability of the scheme with the potential for a variation to the level of affordable housing provision with a cascade agreement allow for up to 40% affordable homes should grant be available then it will be necessary to review the financial appraisal to assess the impact of such grant funding on the viability of the scheme;
- (x) 15% of the total number of units (8 units) shall be designed to the Council's Lifetime Homes Standards, as stated in the draft Supplementary Planning Document 5: dated September 2007.

2.3 The Legal Agreement was signed on 9th December 2013 and the outline planning permission was issued on 10th December 2013.

3.0 PLANNING POLICIES

3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.

- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policies are relevant:
- ST.7 - Urban Design Principles
 - FRP.1a – Development and Flood Risk
 - FRP6 – Surface water run-off
 - FRP.10 – Noise
 - H.4 – Housing Proposals on Unallocated Sites
 - H.7 - Housing Density and Layout
 - H.8 - Housing Mix
 - H15 & H.16 - Affordable Housing
 - H.18 – Lifetime Homes
 - OS.2 – Public Open Space
 - OS.3 – New Housing and Public Open Space
 - OS.4 – Design of Public Open Space
 - BE.1 - Scale, Massing and Height
 - BE.5 - Community Safety
 - BE.6 - Access for all
 - BE.7 - Architectural design
 - BE.21- Safeguarding of Amenity
 - TR.9 - Parking Standards
 - TR.12 - Cycle Parking Standards
 - TR.29 – Home Zones in New Residential Areas
 - TR.31 –Highway Safety
 - SR.2 - Playing Fields and Recreational Open Space
- 3.5 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy, October 2013. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan

- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.

3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

4.1 **Gloucestershire County Council (Highways)** – Awaiting comments.

4.2 **Severn Trent Water** – No objections subject to a standard condition requiring the submission and approval of drainage plans for the disposal of surface water and foul sewage. Full details of the proposed surface water drainage have been submitted as part of the current application and this has been highlighted to Severn Trent Water for further advice.

4.3 **City Archaeologist** – The Written Scheme of Investigation for the programme of historic building recording and archaeological works has been submitted and approved in accordance with the relevant conditions on the outline permission. Building recording and the first stages of archaeological excavation have now commenced on site.

4.4 **Crime Prevention Design Officer** – The Planning Committee have obligations under the Crime and Disorder Act 1998, Section 17 and a "duty to consider crime and disorder implications".

Issues have been raised relating to boundary treatment and garden fencing, public open space, defensive planting, surveillance, and lighting.

The Constabulary has indicated that it is happy to assist the developers with further advice to create a safe and secure development and when required assist with the Secured by Design accreditation.

4.5 **English Heritage** – No comments received.

4.6 **Sport England**– The site forms part of or constitutes a playing field. At the outline application stage Sport England concluded that the proposal had the potential to meet exception E4 of its playing fields policy and, subject to the imposition of three conditions, raised no objection to the application. Sport England was concerned to ensure that:

- The proposed open space would be fit for purpose for use as a rugby pitch.
- The proposed public open space would be available for use by Hucclecote Rugby Club.

- There would be minimal disturbance to Hucclecote Rugby Club during the construction period.

These concerns were subsequently addressed through the Section 106 Agreement. The current proposal includes the provision of a 60x30m U7 and U8 mini rugby pitch, with an orientation and gradients that meet the requirements of Sport England's Design Guidance for 2011 and the RFU/RFF Facilities Guidance Note 2 Grass Pitches for Rugby.

The general principles to be applied in the pitch construction are set out in the submitted Playing Field Provision Strategy, but the document appears to contain no reference to soil surveys and an examination of hydraulic conductivity to determine the need or otherwise for an effective drainage system. Sport England suggest that the Council may wish to seek an amendment to the Strategy to address this omission and to satisfy itself that the above guidance has been fully followed and the pitch will be fit for purpose.

Sport England raises no objection to the application. Sport England has been re-consulted on the amended plans which have resulted in the re-siting of the proposed pitch. Any further comments received will be reported as late material.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 The application has been publicised by way of a press notice in the Citizen and through the display of site notices. In addition 53 properties have been notified in writing. To date no letters of representation have been received.
- 5.3 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

- 6.1 As recognised at the outline planning application stage, the character of the surrounding built environment is predominantly residential with the exception of the application site and adjacent rugby club.
- 6.2 Outline planning permission has been granted for residential development of 53 units on this site, with the means of access and layout agreed at the outline stage. The principle of residential development on this site including the layout and means of access has therefore been established. The current application relates to the reserved matters not considered at the outline stage, namely the scale and appearance of the houses, landscaping together with matters referred to in conditions 5-12. On this basis the main issues for consideration are as follows:-

Design

- 6.3 The proposed layout of the housing and public open space is in accordance with that agreed at the outline stage.

- 6.4 Overall the layout is considered to provide a robust and local response to the site. A back-to-back approach is adopted with good levels of security, surveillance and access to the public open space.
- 6.5 The application proposes a range of house types and designs providing 2, 3, 4 and 5 bedroom houses. The house types generally respond to the character of the area, particularly those fronting onto Churchdown Lane. While the height of individual houses varies, the units are all 2 or 2.5 storeys in height.
- 6.6 Where possible the applicants have taken into account the comments received from the Crime Prevention Design Officer.

Provision of Affordable Housing

- 6.17 The application proposes 12 affordable housing units (22.6% of the total) of which 2 units will be provided as Shared Ownership and 10 Affordable Rent as agreed at the outline application stage. The units comprise of:

- 2 x standard 2 bed units
- 1 x wheelchair 2 bed unit designed to DQS standards
- 7 x 3 bed houses
- 2 x 4 bed houses

- 6.8 The Section 106 Agreement required these units to be provided in clusters if no more than 5 adjacent units unless otherwise agreed in writing by the City Council. The originally submitted plan indicated the affordable units located in a cluster of 4 units and a cluster of 8 units which was unacceptable to the Housing Enabling Officer, due to the likely higher occupancy levels in affordable housing than open market housing. This problem was further compounded by the positioning of the two 4 bed units within the cluster of 8. Amended plans have been received to address these concerns with 6 affordable units located in two distinct clusters. The two 4 bedroom houses have also been split with one located in each cluster. Whilst three small clusters would be the ideal the Housing Enabling Officer has confirmed that the creation of two clusters of 6 units each will help reduce the imbalance and raises no objection to the amended plans.
- 6.9 Whilst the application provides the 12 units agreed at the outline application stage, the provisions of the Section 106 Agreement require that the developer 'makes reasonable endeavours' to secure grant to increase the percentage of Affordable Housing Units on the development from 22.6% up to 40%. Information has been submitted indicating that the Applicant has contacted the Homes and Communities Agency (HCA) with a view to obtaining grant funding to provide an additional 9 affordable units on site. However, the Housing Enabling Officer is of the view that as no detailed appraisal has been received and the Applicants have not adequately demonstrated compliance with the S106 Agreement and further evidence is required.
- 6.10 The Housing Enabling Officer has also raised concerns that the wheelchair unit may not be compliant with the Habinteg and Design and Quality

Standards and the proposed 4 bed 6 person unit meeting the Design and Quality and relevant Housing Quality Indicator Standards. Further information has been provided in regards to these concerns and is being assessed by the Housing Enabling Officer.

Noise

- 6.11 A noise survey was submitted in support of the outline planning application which addressed the impact of noise from the M5 motorway and the A417 slip road. The proposed site layout and orientation of houses were amended at the outline stage to reduce the number of properties exposed to higher noise level, primarily to take into account of the traffic noise. The original noise report contained specifications regarding the construction detail which if incorporated into the houses would result in habitable rooms meeting the 'reasonable internal noise range' in accordance with BS8233 (Sound Insulation and Noise Reduction for Buildings – Code of Practice). On this basis the layout was considered acceptable subject to conditions requiring construction detail and post construction testing of the houses located closest to the motorway embankment.
- 6.12 In accordance with the condition on the outline planning permission an additional Noise Assessment was submitted in support of the current application to assess the mitigation measures required for plots 14-25 (those closest to the motorway) to ensure that these properties achieve the 'reasonable standard' in line with the previous BS8233:1999 Guidance. This report recommends incorporating glazing and ventilation systems of a suitable specification to mitigate road traffic noise. The measures recommended are acceptable to the Environmental Protection Officer who has confirmed that together with the condition requiring post completion testing of these plots, will ensure that the noise mitigation proposed will achieve acceptable internal noise levels.
- 6.13 The Environmental Protection Officer has, however, raised concerns about the requirement highlighted in the original noise report concerning suitable mitigation measures across the whole site. The Applicants have sought further advice from their Noise Consultant who has responded that *“.noise will decay with the additional distance from the M5, and also that noise will be more substantially reduced at other plots other than 14-25 where these have other intervening plots disrupting their line of site to the M5. On this basis it would be expected that noise levels at these other plots will be within or about the defining limits of (what was under PPG24) NEC B*'. The Applicants Consultant advises that:

'Whilst the advice in PPG 24 for NEC B was, similar in part to that for NEC C, that "conditions should be imposed to ensure a commensurate level of protection against noise", for the NEC B band this would rarely require anything significantly above and beyond standard building solutions (i.e. standard thermal double glazing), particularly where it is necessary only to achieve the "reasonable" standard set out in BS8233:1999, as applies here. Whilst being a nominal specification, PPG 24 stated in Annex 6 that a 33dBA difference between outside and inside road traffic noise levels can be

achieved by this standard of glazing. This noise reduction would be tempered to a degree by the presence of open trickle ventilators and so Barratt's are happy to specify acoustic trickle vents to all facades with a view towards the M5.'

The Consultant has further advised that levels below or about the 'reasonable' standard set out in BS8233:1999 would be achieved without additional mitigation and that this was the basis of the conclusion reached by the City Council when applying the noise related condition only to plots 14-25.

- 6.14 The Environmental Protection Officer agrees that the road traffic noise will decrease with increasing distance from the M5, however, in his opinion road traffic noise is still likely to dominate the majority of the site both indoors and outdoors. While the Environmental Protection Officer agrees that the use of acoustic trickle vents to all facades with a view towards the M5 will help he remains concerned that in his opinion with open windows road traffic noise is still going to be the dominant noise source. On this basis it is recommended that a note be added to any approval to highlight the issue to future occupiers.

Traffic and Transport

- 6.15 The outline application was supported by a Transport Statement which contained information relating to the existing and proposed vehicle trip generation. The means of access including the internal road layout was considered and approved at the outline stage. Details have also been submitted providing details of the proposed dropped kerb pedestrian crossing to be provided across Churchdown Lane in accordance with the requirements of condition 16 of the outline permission. The County Council has been consulted of the current application as Local Highway Authority and its response will be reported as late material.

- 6.16 All of the houses are provided with either 2 car parking spaces or a garage and a space. In addition there are an addition 10 visitor spaces provided adjacent to the public open space.

Public Open Space / Landscaping

- 6.17 The location and size of the public open space was determined at the outline application stage and includes the provision of a replacement junior rugby pitch. Amended plans have been received with the pitch re-located so that the pitch fits into the rectangle of new public open space nearest the existing rugby pitch and adjacent to the existing rugby facilities. This leaves sufficient space for the play area to be installed. Sport England and the Hucclecote Rugby Club have been re-notified of the application following the receipt of these amended plans. Any further representations received as a result of this re-notification will be reported as late material.

- 6.18 The landscaping details and boundary treatments are included in the application as required by conditions on the outline application. These details are generally acceptable subject to some minor amendments to address the outstanding concerns of the Landscape Architect. The Tree Officer has confirmed that he is satisfied with the revised tree protection plans.

- 6.19 Whilst a 'Playing Field Provision Strategy' has been submitted to address the re-instatement of the playing field this currently does not meet the requirement of the Section 106 Agreement and further technical information will be required. The Applicant has been made aware of this requirement.

Residential Amenity

- 6.20 The application site adjoins existing residential properties in Buscombe Gardens and is sited opposite properties in Churchdown Lane. The impact on the residential amenity of the occupiers of these properties was considered at the outline stage when it was concluded that while the outlook from adjacent properties would change, to some degree, as a result of the proposed development, the distances between the existing and proposed dwellings were considered to be reasonable and of limited impact upon the privacy of neighbouring properties, provided the houses do not exceed two storeys in height. Whilst plots 31 and 32 are 2.5 storeys in height and positioned opposite properties in Buscombe Gardens, given the separation distances and the internal layout which indicates that the dormer window in the front elevation relates to an en-suite bathroom, I consider that this relationship remains acceptable. Plots 26 and 30 are also 2.5 storeys in height and front onto Churchdown Lane. Plot 30 has first storey windows in the side elevation looking towards the side and rear garden of 18 Churchdown Lane and front of houses in Buscombe Gardens. Amended plans have been received for Plot 30 to show the first floor side bedroom window to be obscure glazed and on this basis together with separation distances involved I also consider that this relationship is acceptable. The other 2.5 storey plots are within the site and relationships with neighbouring plots considered to be acceptable.

Drainage Details

- 6.21 As required by condition on the outline planning permission details of the catchment and disposal of surface water have been included in the current application. Following amendments and clarification on a number of matters the City Council's Drainage Engineer has confirmed that he is satisfied with the proposed drainage proposals.

Ecology

- 6.22 The application included details of the bird and bat boxes as required by a condition on the outline application to the satisfaction of the Environmental Planning Service Manager.

Outline conditions

- 6.23 Additional information has been submitted to address conditions on the outline planning permission including cross sections/ground levels, fire hydrants, waste minimisation report and materials. The details submitted are considered acceptable subject to confirmation from the County Council with regards to the proposed location of fire hydrants.

- 6.24 Human Rights

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the

occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.

7.0 CONCLUSION/REASON FOR APPROVAL

- 7.1 The principle of development on this site for residential use including the means of access and layout was approved under the previous outline planning application.
- 7.2 It is considered that overall the design, scale and landscaping is acceptable and accords with the principles of submitted with the outline application and relates well to surrounding development.
- 7.4 In conclusion subject to appropriate conditions and no objections being received from the Highway Authority, the resolution of the outstanding Affordable Housing issues and no objections following the re-notification of Sport England or Hucclecote Rugby Club, it is considered that the proposed use of the site for residential development makes the best use of available land in accordance with advice in the NPPF and local plan policies.

Reason for Approval

- 7.5 The site has the benefit of outline planning permission for residential development. The application has been carefully assessed. In accordance with the National Planning Policy Framework (NPPF) the redevelopment of the site would result in an efficient use of vacant land for housing. Subject to conditions, the overall layout of the site and design of the buildings would provide an acceptable development that would not detract from the character of the locality or have a significant detrimental impact on the amenity of the occupiers of the adjacent neighbouring properties. The proposed access and parking arrangements are acceptable and would not have any undue impact on highway safety. Subject to the inclusion of appropriate mitigation measures the living conditions of future residents can be adequately protected from road traffic noise. The application is therefore considered to accord with the provisions of the National Planning Policy Framework and Policies FRP.1a, E.4, BE.1, BE.5, BE.21, TR.9, and TR.31 and TR.35 of the Second Deposit City of Gloucester Local Plan (2002).

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 8.1 That subject to no objections being received from the Highway Authority, the resolution of the outstanding Affordable Housing issues and no objections following the re-notification of Sport England or Hucclecote Rugby Club that approval of reserved matters be granted subject to the following conditions:

Condition 1

The development hereby permitted shall be carried out in accordance with the The approved drawings and documents (numbers to be inserted) received by the local planning authority on, as well as any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Condition 2

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the side elevation of plot 30. The first floor side windows in plot 30 shall be fitted with and retained in obscure glazing as indicated on the approved drawing No BARR121137 HT.ST.p Rev A, (received by the Local Planning Authority on 19th May 2014).

Reason

In order to protect the residential amenity of adjacent properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected to the front of plots 1-4 (inclusive) and 26-30 (inclusive) other than those expressly authorised by this permission.

Reason

In the interests of visual amenity in accordance with Policy BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Notwithstanding the details submitted the wheelchair unit (plot 25) will comply with Homes and Communities Agencies Design and Quality Standards for housing for physically disabled people and wheelchair users and the higher performance levels required will be satisfied by full compliance with the requirements set out in the following publication: Wheelchair Housing Design

Guide, Second Edition by Stephen Thorpe and Habinteg Housing Association, published by BRE Press. (ISBN 1 86081 897 8). www.brepress.com" unless otherwise agreed in writing by the Local Planning Authority.

Reason

To provide an appropriate mix of houses to meet the local housing need in accordance with policy H.16 of the Second Deposit City of Gloucester Local Plan (2002).

Plus additional conditions considered necessary following consultation responses and any further amended plans.

Notes

1. The attention of the applicant is drawn to the conditions on the outline planning permission granted on 10th December 2013 (reference No. 11/00742/OUT) and the provisions of the associated Section 106 Agreement. This application for the approval of reserved matters is granted subject to these conditions.
2. A fee is payable where written confirmation is required that one or more conditions imposed on permission have been complied with. The fee is £85 per request and must be made when the request is made.
3. If the development requires street name and numbering please contact Business Support on 10452 396776.
4. Properties and their gardens are at times likely to be adversely affected by road traffic noise from the motorway and particularly within the houses if windows are open.

Decision:

Notes:

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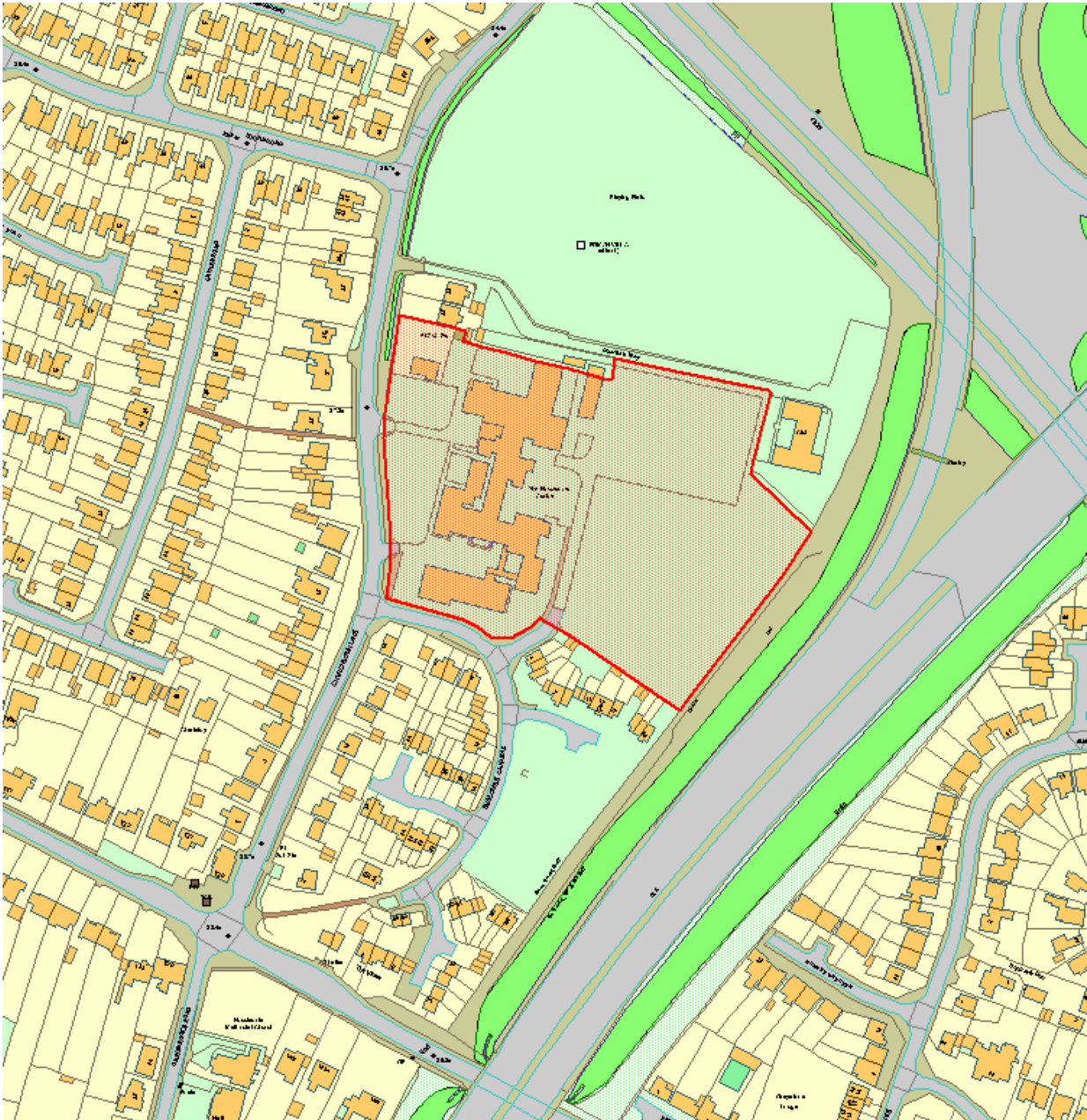
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Person to contact: Caroline Townley
(Tel: 396780.)

14/00342/REM

Hucclecote Centre
Churchdown Lane
Gloucester
GL3 3QN

Planning Committee 03.06.2014



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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

Tuesday, 3rd June 2014

DELEGATED DECISIONS

1st – 31st March 2014

**Development Services Group Manager,
Herbert Warehouse, The Docks, Gloucester**

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Abbey

14/00079/FUL
G3Y CARLH 25/03/2014
Single storey rear extension
9 Staunton Close Gloucester GL4 4SA

14/00025/LAW
LAW EMMABL 24/03/2014
Conversion of existing integral garage into living accommodation
1 Barn Close Gloucester GL4 5JT

14/00039/FUL
G3Y EMMABL 14/03/2014
Demolition of existing detached single garage and construction of detached double garage, covered area and hardstanding area towards rear of site
83 Stonechat Avenue Gloucester GL4 4XF

14/00112/LAW
LAW CARLH 24/03/2014
Single storey rear extension
76 Bittern Avenue Gloucester GL4 4WB

13/01237/FUL
G3Y EMMABL 06/03/2014
Change of use of part of existing amenity land into residential garden area associated with 2 Damson Close, and erection of single storey side extension on this land.
2 Damson Close Gloucester GL4 5BW

Barnwood

13/01315/FUL
G3Y GAJO 03/03/2014
Single storey rear extension
36 Newstead Road Gloucester GL4 3TQ

14/00063/FUL
G3Y CARLH 04/03/2014
Two storey side extension, to include an extension to the existing dropped kerb
2 Chester Road Gloucester GL4 3AX

14/00234/TPO
TPDECS JJH 20/03/2014
Sycamore at front of property. Remove. Reason: Damage to wall.
1 Barnwood Avenue Gloucester GL4 3DA

14/00135/TPO
TPDECS JJH 05/03/2014
Lime tree - Crown reduction 3 - 4m off radius, 5 - 6m off height.
19A Colin Road Gloucester GL4 3JL

14/00172/TPO
TPDECS J J H 06/03/2014
T7, T11, T12 - Acer - reduce by 30% _ reshape.
Barclays Bank Computer Centre Barnett Way Gloucester GL4 3RT

14/00170/TPO
TPDECS J J H 06/03/2014
6no lime trees (facing Church Lane). Reduce canopies to approx 2m above
previous pollarding to restore shape of trees.
3 Grovelands Gloucester GL4 3JF

13/01151/FUL
G3Y E M M A B L 03/03/2014
Erection of canopy and installation of new doors on northern elevation, erection
of smoking shelter and 2 no. 6 metre high flag poles towards the northern side
of the site, erection of storage container towards eastern side of the site,
erection of railings above existing wall on northern boundary adjacent to
Barnwood Road, removal of existing steps from Barnwood Road with erection
of new section of wall here to match existing boundary treatment, new
pedestrian access from Barnwood Avenue and new feather-boarded fencing
along eastern side boundary.

Wotton Hall Club 138 Barnwood Road Gloucester GL4 3JS

Barton & Tredworth

14/00104/NMA
NOS96 G A J O 13/03/2014
Internal and external alterations to building including two storey rear extension,
increased roof height, new windows and rooflights; and change of use of vacant
A1 retail shop, to form two residential dwelling units (revised proposal).
256 Barton Street Gloucester GL1 4JR

14/00033/FUL
G3Y C A R L H 04/03/2014
Installation of external wall insulation to all elevations.
11 Conduit Street Gloucester GL1 4XF

14/00101/TPO
TPDECS J J H 06/03/2014
T1 - Beech next to wall _ over pavement. Lift canopy to 15ft/3.66m. Shorten
back primary _ secondary growth to 15ft/3.66m away from house. Thinning
back thinner limbs throughour canopy of no more than 4 inches to a max of 25%.
Shortening back by up to 8ft/2.44m some of the lateral brnaches to keep as
natural shape as possible.
40 Furlong Road Gloucester GL1 4UT

13/01191/FUL
G3Y E M M A B L 14/03/2014
Change of use from existing Chemist (use class A1) to hot food takeaway (use
class A5) and installation of extract flue on rear elevation.
110 High Street Gloucester GL1 4TA

Elmbridge

14/00014/FUL

G3Y

JOLM

11/03/2014

Demolition of single storey store. Construction of single storey changing room extension and additional office space to sports hall.

Sir Thomas Rich's School Oakleaze Gloucester GL2 0LF

14/00011/FUL

G3Y

EMMABL

24/03/2014

Erection of single storey front extension and porch

11C Kenilworth Avenue Gloucester GL2 0QN

14/00085/FUL

G3Y

FEH

05/03/2014

Two storey side and single storey rear extension

17 Orchard Road Gloucester GL2 0HX

14/00089/FUL

G3Y

BOBR

18/03/2014

First floor extension to side and rear. (Above existing ground floor extension).

27 Orchard Road Gloucester GL2 0HX

Hucclecote

14/00051/FUL

G3Y

FEH

11/03/2014

Two storey side and rear extension and first floor rear extension with addition of window to first floor en-suite

17 Burleigh Croft Gloucester GL3 3DP

13/01198/FUL

G3Y

EMMABL

27/03/2014

Proposal to change part of existing residential garden area associated with no. 103 Hucclecote Road into a residential garden area associated with No.90 Laynes Road, erection of a 1.8 metre high close boarded fence to divide the two garden areas and a 2 metre high archway in the existing northern boundary to provide access to the new garden area.

103 Hucclecote Road Gloucester GL3 3TR

13/01210/LBC

G3L

EMMABL

27/03/2014

Proposal to change part of existing residential garden area associated with no. 103 Hucclecote Road into a residential garden area associated with No.90 Laynes Road, erection of a 1.8 metre high close boarded fence to divide the two garden areas and a 2 metre high archway in the existing northern boundary to provide access to the new garden area.

103 Hucclecote Road Gloucester GL3 3TR

Kingsholm & Wotton

14/00150/TPO
TPDECS J JH 06/03/2014
Annually prune branches of nine trees that line our property (back to property line)
The Limes Gloucester

14/00130/FUL
G3Y EMMABL 31/03/2014
Erection of two storey extensions to side and rear, and installation of fenestration into eastern side elevation of original building
74A Estcourt Road Gloucester GL1 3LG

14/00054/ADV
GFY BOBR 12/03/2014
Freestanding double sided forecourt sign.
Texaco Garage 11 - 17 London Road Gloucester GL1 3EX

14/00053/FUL
G3Y EMMABL 26/03/2014
Conversion of existing detached garage (including associated fenestration alterations) to form annexe for relative
5 Sandhurst Road Gloucester GL1 2SE

14/00214/NMA
NOS96 FEH 19/03/2014
Addition of a roof smoke vent rooflight on the western elevation and the removal of a proposed window from the rear elevation
30 Denmark Road Gloucester GL1 3HZ

14/00162/JPA
AAPR EMMABL 31/03/2014
Prior approval for change of use from offices (B1a) to flats (C3)
53 - 57 London Road Gloucester GL1 3HF

13/01317/FUL
REFREA FEH 12/03/2014
Retention of hand car wash and small storage shed (retrospective)
Lemar Filling Station Horton Road Gloucester GL1 3PX

14/00071/FUL
G3Y CARLH 20/03/2014
Replacement two storey rear extension, with single storey rear extension attached (Retrospective Application)
47 St Mark Street Gloucester GL1 2QG

14/00049/FUL
GP BOBR 12/03/2014
Retention of store/office/reception building - in association to the hand car wash facility.
Texaco Garage 11 - 17 London Road Gloucester GL1 3EX

Longlevens

14/00050/FUL

G3Y

GAJO

12/03/2014

Single storey extension to rear of property

22 Oxstalls Lane Gloucester GL2 9HT

14/00118/FUL

G3Y

GAJO

31/03/2014

White PVCu lean-to conservatory to side elevation of property

2 Fleming Close Gloucester GL2 0TU

14/00058/FUL

G3Y

FEH

03/03/2014

Demolition of rear conservatory and erection of a two storey rear extension

53A Church Road Gloucester GL2 0AB

14/00086/FUL

G3Y

BOBR

12/03/2014

Two single storey extension to sides and rear and two storey extension to rear.

55 Cheltenham Road Gloucester GL2 0JG

14/00108/FUL

G3Y

CARLH

24/03/2014

Two storey rear and side extension

7 Sheevaun Close Gloucester GL2 0XQ

14/00131/FUL

G3Y

EMMABL

31/03/2014

Single storey front extension to increase size of existing integral garage, conversion of existing roof space into ancillary living accommodation and installation of 1 no. rooflight on roofslope forming front elevation of principal building.

5 Ballinska Mews Gloucester GL2 0AR

Matson & Robinswood

14/00088/FUL

G3Y

CARLH

12/03/2014

Demolition of single storey detached garage, and erection of two storey side extension, with replacement single storey garage

2 Saintbridge Close Gloucester GL4 4AN

Moreland

14/00132/FUL

G3Y

FEH

24/03/2014

Change of use from a Sandwich Bar into a one bedroom flat. Removal of shop front and the installation of new entrance door and windows. Removal of flat roof to the rear extension and replaced with a mono pitch tiled roof. Installation of metal railings to the front of the property.

The Lunchbox 177 Bristol Road Gloucester GL1 5TQ

14/00077/FUL

G3Y

EMMABL

24/03/2014

Two storey extension on southern side elevation of building, and single storey extension on front (western) elevation

157 Seymour Road Gloucester GL1 5HH

14/00009/FUL

REFREA

FEH

20/03/2014

Two storey extension to side and rear, with loft conversion and dormer roof extensions (amended plans)

6 Theresa Street Gloucester GL1 5PR

Podsmead

13/01262/REM

AR

ADAMS

05/03/2014

Submission of reserved matters for plots 3 and 4 for storage of motor vehicles
Land At Former Gas Works Bristol Road Gloucester

14/00125/FUL

G3Y

CARLH

31/03/2014

Installation of facing brick cladding to replace existing aluminium cladding on a bungalow

3 Tennyson Avenue Gloucester GL2 5AU

Quedgeley Fieldcourt

13/01310/ADV

GFY

EMMABL

03/03/2014

Removal of existing wall fixed signage on northern elevation, and installation of canopy over customer entrance on western elevation (to include an advertisement sign towards the northern side, and a continuous LED lighting strip) and 2 no. wall fixed signs adjacent to customer entrance on western elevation

Gloucester South Delivery Office Olympus Park Quedgeley Gloucester GL2 4BB

13/01309/FUL

G3Y

EMMABL

03/03/2014

Removal of existing wall fixed signage on northern elevation, installation of canopy over customer entrance on western elevation (to include an advertisement sign towards the northern side, and a continuous LED lighting strip), 2 no. wall fixed signs adjacent to customer entrance on western elevation, extension to existing ramp and handrail outside customer entrance on western elevation, removal of existing louvres on western and northern elevations, and installation of new louvres and extract fan on northern elevation and new flue on eastern elevation.

Gloucester South Delivery Office Olympus Park Quedgeley Gloucester GL2 4BB

14/00095/ADV

GFY

CARLH

12/03/2014

Erection of replacement signage- 3no. fascia signs and 1no. projecting sign HSBC Quedgeley District Centre Olympus Park Quedgeley Gloucester GL2 4NF

14/00169/TPO

TPDECS

JJH

13/03/2014

3no lime trees alongside Bristol Road - re-pollarding works.
269 Bristol Road Quedgeley Gloucester GL2 4QP

Quedgeley Severn Vale

14/00217/TPO

TPREF

JJH

10/03/2014

Pear tree in rear garden. Remove completely. This tree is far too big for a small back garden and as we have children and pets we are concerned about the stability of the tree. We do not believe this warrants a TPO. We would not wish to replant as this is a small domestic garden.

49 Goshawk Road Quedgeley Gloucester GL2 4NU

14/00080/LAW

LAW

EMMABL

26/03/2014

Erection of single storey rear extensions
38 Welland Road Quedgeley Gloucester GL2 4SG

14/00124/LAW

LAW

FEH

24/03/2014

Conversion of existing garage into study and store. Replacement of garage door with window.

37 Sims Lane Quedgeley Gloucester GL2 3NJ

Tuffley

14/00161/FUL

G3Y

FEH

25/03/2014

Proposed two storey side and rear extension and single storey front extension
2 Whittle Avenue Gloucester GL4 0HW

14/00017/FUL

G3Y

FEH

05/03/2014

Demolition of existing single storey and two storey rear extensions and
construction of two storey side extension and two storey rear extension
134 Reservoir Road Gloucester GL4 6SA

Westgate

14/00026/ADV

GFY

ADAMS

12/03/2014

Erection of 2 no. externally illuminated fascia signs and 1 no. externally
illuminated projecting sign

Co - Op Travel 36 Eastgate Street Gloucester GL1 1PA

14/00018/LAW

LAW

CARLH

04/03/2014

Replacement of all existing timber sash windows to uPVC false sash windows
1 Arthur Street Gloucester GL1 1QY

14/00083/ADV

GFY

CARLH

24/03/2014

Erection of replacement signage to 'Boots hearingcare'

David Ormerod Hearing Centres 102 Westgate Street Gloucester GL1 2PE

14/00059/FUL

G3Y

ADAMS

18/03/2014

Erection of substation to the rear of Block K (Media Site)
Former Gloscat Brunswick Road Gloucester

14/00114/FUL

G3Y

FEH

24/03/2014

Change of use from A1 to A5 on the ground floor and change of use of the third
floor to two residential bedrooms

23 St Aldate Street Gloucester GL1 1RP

14/00062/FUL

G3Y

CARLH

11/03/2014

Single storey side and rear extension
35 Court Gardens Gloucester GL2 5JX

14/00113/FUL		
G3Y	CARLH	24/03/2014
Erection of single storey rear extension		
25 Soren Larsen Way Gloucester GL2 5DL		
14/00249/TPO		
TPDECS	JJH	28/03/2014
Reduce crown of cedar adjacent to no 7 Court Gardens by up to 20% of total tree crown volume. Works to prevent branch break out.		
7 Court Gardens Gloucester GL2 5JX		
13/01173/LBC		
G3L	ADAMS	24/03/2014
External works to Grade 2 listed Pillar and Lucy House.		
Pillar And Lucy House Merchants Road Gloucester GL2 5RG		
13/01172/FUL		
G3Y	ADAMS	24/03/2014
Engineering works within the existing square to provide new fountains and new hard landscaping, including replacement balustrade adjacent and attached to Grade 2 listed Pillar and Lucy House.		
Pillar And Lucy House Merchants Road Gloucester GL2 5RG		

Decision Descriptions Abbreviations

AR:	Approval of reserved matters
C3C:	Conservation Area Consent for a period of 3 years
CAC:	Conservation Area Consent
G3L:	Grant Listed Building Consent for a period of 3 Years
G3Y:	Grant Consent for a period of 3 Years
GA:	Grant Approval
GATCMZ:	Grant approval for telecommunications mast
GFY:	Grant Consent for a period of Five Years
GLB:	Grant Listed Building Consent
GLBGOS:	Grant Listed Building Consent subject to Government Office of South West clearance
GOP:	Grant Outline Permission
GOSG:	Government Office of South West Granted
GP:	Grant Permission
GSC:	Grant Subject to Conditions
GTY:	Grant Consent for a period of Two Years
GYO:	Grant Consent for a period of One Year
LAW:	Certificate of Law permitted
NOB:	No objections
NOS96	No objection to a Section 96 application
NPW:	Not proceeded with
OBJ:	Objections to County Council
OBS:	Observations to County Council
PER:	Permission for demolition
RAD:	Refuse advert consent
REF:	Refuse
REFLBC:	Refuse Listed Building Consent
REFREA:	Refuse
REFUSE:	Refuse
RET:	Returned
ROS96	Raise objections to a Section 96 application
SCO:	EIA Screening Opinion
SPLIT:	Split decision
TCNOB:	Tree Conservation Area – No objection
TPDECS:	TPO decision notice
TPREF:	TPO refuse
WDN:	Withdrawn