



# Gloucester City Council

## Planning Committee

**Meeting: Tuesday, 2nd September 2014 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

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

## AGENDA

<b>1.</b>	<b>APOLOGIES</b> To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b> 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.
<b>3.</b>	<b>MINUTES</b> (Pages 5 - 10) To approve as a correct record the minutes of the meeting held on 5 <sup>th</sup> August 2014.
<b>4.</b>	<b>107 EASTGATE STREET - 14/00785/FUL</b> (Pages 11 - 24) <b>Person to contact:</b> Development Control Manager Tel: (01452) 396783
<b>5.</b>	<b>GALA CLUB, FAIRMILE GARDENS - 14/00506/FUL</b> (Pages 25 - 42) <b>Person to contact:</b> Development Control Manager Tel: (01452) 396783
<b>6.</b>	<b>UNIT 2B AND PART OF UNIT 2A, 108 EASTERN AVENUE - 13/00397/FUL</b> (Pages 43 - 54) <b>Person to contact:</b> Development Control Manager Tel: (01452) 396783

7.	<p><b>PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (APRIL TO JUNE 2014)</b> (Pages 55 - 68)</p> <p><b>Person to contact:</b> Senior Planning Compliance Officer Tel: (01452) 396774</p>
8.	<p><b>DELEGATED DECISIONS</b> (Pages 69 - 82)</p> <p>To consider a schedule of applications determined under delegated powers during the month of June 2014.</p> <p><b>Person to contact:</b> Development Control Manager Tel: (01452) 396783</p>
9.	<p><b>DATE OF NEXT MEETING</b></p> <p>Tuesday, 7<sup>th</sup> October 2014 at 18.00hrs.</p>

*M. Shields*

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**Martin Shields**  
**Corporate Director of Services and Neighbourhoods**

**Date of Publication: Friday 22 August 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](mailto: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](mailto: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, 5th August 2014

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

**Officers in Attendance**

Gavin Jones, Development Control Manager

James Felton, Solicitor

Neil Troughton, Highways Department, Gloucestershire County Council

Bob Ristic, Senior Planning Officer

Tony Wisdom, Democratic Services Officer

**APOLOGIES** : Cllr. Hobbs

**16. DECLARATIONS OF INTEREST**

No declarations were made on this occasion.

**17. MINUTES**

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

**18. GLOUCESTERSHIRE DEAF ASSOCIATION, COLIN ROAD - 14/00275/FUL**

The Senior Planning Officer presented the report which detailed an application for the erection of twelve apartments, extension and alterations to existing Deaf Association building, provision of associated car parking at Gloucestershire Deaf Association, Colin Road.

He referred to the late material which contained additional representations.

**Jenny Hopkins, Chief Executive of Gloucestershire Deaf Association addressed the Committee in support of the application.**

**PLANNING COMMITTEE**  
**05.08.14**

Ms Hopkins advised that the Association did not wish to sell the car park but it was the result of a situation imposed on it by the County Council to recover an historic pension fund debt of £500,000.

The Association was determined to stay at Colin Road as the premises were used regularly by 22 groups covering a wide range of community activities. A successful community centre would generate footfall and inevitably traffic.

She noted that since Third Sector Services had vacated the car park it was often only two thirds full. Previously the car park had been used by eight minibuses which generated traffic and in cold weather often stood with their engines running to warm up.

She believed that local residents were attached to the Victorian buildings which were formerly Barnwood School. She noted that if this application was not supported the Association would have no option but to dispose of the whole site for development.

**Mr Geoff Airley, resident of Colin Road, addressed the Committee on behalf of the written objectors.**

Mr Airley advised that while the documented objections still stood the objectors fully supported the Association and would not wish to lose the Deaf Centre. They hoped that the Committee would approve the application to protect the future of the centre.

He reiterated the key points of objection:-

- proposal not in keeping
- parking
- bus and emergency vehicle access

He advised that residents would monitor the parking and traffic situation and would expect the County Council to take action if the situation warranted it. He believed that the County Council had been secretive and unhelpful.

The Chair noted that the site had previously enjoyed the benefit of planning permission for redevelopment that had been granted on appeal but which had now lapsed. He believed that the proposals were not out of keeping architecturally and there was sufficient parking proposed.

Councillor Lewis believed that the Association was in an unfortunate predicament and the proposal represented the lesser of the evils. He believed that the proposal, although quite tall on one side, was generally in keeping and that any traffic issues could be addressed by the County Council. He understood the concerns regarding emergency vehicle access and regretted the loss of the lawn outside the centre.

Councillor McLellan advised that the Pension Fund Committee was administered by the County Council but was not a committee of that Council. He believed that the parking issues would be exacerbated but he would support the application for the greater good of the community.

Councillor Noakes called for parking restrictions on the corner.

**PLANNING COMMITTEE**  
**05.08.14**

**RESOLVED that**

- 1. Planning permission be granted subject to the conditions in the report;**
- 2. Gloucestershire County Council be requested to consider imposing traffic restrictions at the junction of Colin Road and Grove Crescent.**

**19. ACCESS ROAD ADJ UNIT 14 OLYMPUS PARK - 14/00491/FUL**

The Senior Planning Officer presented the report which detailed an application for the change of use of highway to site for hot food vending van on the access road adjacent to Unit 14, Olympus Park.

He advised Members that Royal Mail had no access from the road upon which it was proposed to site the van.

The Highways Officer advised that there was no restriction on that side of the road. It was not a designated lorry park and vehicles under the control of the Traffic Commissioners should not be parked there. He noted that the van could displace one vehicle parking but there were other areas in Olympus Park where the displaced vehicle could park.

Councillor Mozol questioned the displayed photographs which she believed did not prove an accurate picture of the parking situation. She referred to the objection made by Quedgeley Parish Council and noted that the area was usually full.

Councillor Lewis suggested that the van could be sited on the Royal Mail site. He believed that the proposal would cause problems but would be difficult to refuse without a highways reason.

The Chair noted that the highway was not restricted, the van was smaller and narrower than a Heavy Goods Vehicle although HGV parking at night would be a different issue. Royal Mail vehicles did not use the access road and the van was proposed to serve an identified market.

Councillor Smith concurred with the Chair's comments.

Councillor Hanman asked if there was any restriction on overall numbers of hot food vending vans in the City and he was advised that the Planning Policy Sub-Committee would be exploring the subject.

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

**20. FORMER NATIONAL GRID SITE, BRISTOL ROAD - 14/00631/FUL**

The Development Control Manager presented the report which detailed an application for the variation of Condition 5 of permission reference 11/01298/FUL (which amended permission reference 10/01067/OUT for the redevelopment of the

**PLANNING COMMITTEE**  
**05.08.14**

site) to omit part of the acoustic fence proposal adjacent to the gas pressure reduction station at the Former National Grid Site, Bristol Road.

The application had been presented to Committee at the request of Councillor Dallimore.

He advised Members that the application to vary the condition by omitting part of the acoustic fence had been made because of issues with the pipework associated with the gas pressure reduction station and emergency access to the station.

He noted that the rear of the nearest properties were some 77 metres from the boundary of the application site and it was proposed to omit 50 metres of the acoustic fence. There had been no representations from the public and the Environmental Health department were satisfied subject to the imposition of conditions.

He noted that the site was constrained to open storage or similar uses due to previous contamination. There was potential for noise from Plots 5 and 6 although development of those sites was also constrained.

The Chair supported the application as he was satisfied with the conditions proposed and no objections had been received.

Councillor Lewis observed that any noise nuisance from the gas pressure reduction station would have been apparent by this time.

Councillor Dee recalled that a protective membrane had been laid on the site and no works would be permitted which would penetrate the membrane.

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

**21. DELEGATED DECISIONS**

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

**RESOLVED that the schedule be noted.**

**22. MR JAMES FELTON**

The Chair advised that the solicitor serving the Planning Committee, James Felton, would be leaving the Council to take up a post in East Cheshire which was more convenient to his home.

On behalf of the Committee, Councillor Taylor thanked Mr Felton for his contribution to the work of the Committee over the last fifteen months and wished him well in his career and his new post.

**23. DATE OF NEXT MEETING**

**PLANNING COMMITTEE**  
**05.08.14**

Tuesday, 2 September 2014 at 18.00hrs.

**Time of commencement: 18:00 hours**  
**Time of conclusion: 18:55 hours**

**Chair**

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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>2<sup>nd</sup> SEPTEMBER 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>107 EASTGATE STREET</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>14/00785/FUL WESTGATE</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>5<sup>TH</sup> SEPTEMBER 2014</b>
<b>APPLICANT</b>	<b>:</b>	<b>MR AZAM CHOUDHRY</b>
<b>PROPOSAL</b>	<b>:</b>	<b>CHANGE OF USE OF PREMISES FROM HAIRDRESSER TO TAXI OFFICE WITH TAXI PARKING AT JULIAN ROGERS AUTOSERVICES</b>
<b>REPORT BY</b>	<b>:</b>	<b>FIONA RISTIC</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE LOCATION PLAN 14 LETTERS OF REPRESENTATION</b>

**The application has been called in to planning committee by Cllr Toleman for the reason that there is an ongoing misuse of parking/picking up of passengers on Wellington Street/Kings Barton Street on weekends which proves the capacity at Julian Rogers Autoservices is not sufficient. Misuse will cause longer term issues for enforcement and residents will be affected.**

### **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site is located on the north-eastern side of Eastgate Street. The property was a hairdressers and has recently been converted to a taxi office with parking for the taxis at Julian Rogers Autoservices. The applicant has stated that there are 1 full time and 2 part time taxi drivers working for the company. The applicant has stated that the hours of operation are 0900 to 2400 Mondays to Fridays, Saturdays, Sundays and Bank Holidays.
- 1.2 The company has a contract with Julian Rogers Autoservices to park their taxis there when they are not in use. The applicant has shown four spaces with hinged lockable parking security posts. The applicant has also shown a plan showing the pick up route from the car park at Julian Rogers Autoservices to the junction of Wellington Street and Eastgate Street where the customers are picked up. The site is in flood zones 2 and 3 and the Eastgate Street and St. Michaels Conservation Area. The licence was issued on 28<sup>th</sup> May 2014.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 14/00786/ADV-Externally illuminated flat fascia sign (re-used upvc sign) – pending

08/00187/COU - Change of use from A1 to A2- granted – 27/03/08

07/01378/COU-Conversion of second floor flat into 2 self-contained flats – granted – 01/02/08

07/00209/COU- Change of use of ground floor unit to restaurant/cafe (Class A3) – refused – 31/05/07

06/01160/COU-Change of use of ground floor shop (Class A1) to restaurant/cafe (Class A3)- withdrawn -17/11/06

## **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 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:

BE. 21 – Safeguarding of amenity

FRP.10 - Noise

TR.9 - Parking Standards

TR.31 – Road Safety

BE.5 – Community Safety

S.15 – Shopping parades and single shops

FRP.1a – Development and flood risk

Development of sensitive uses such as schools, hospitals, houses and offices will not be permitted where they would be adversely affected by existing polluting uses.



- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Pre-Submission Document which will be submitted to the Planning Inspectorate in autumn 2014. Policies in the Pre-Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have 'development plan status'. 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

#### **4.0 CONSULTATIONS**

4.1 Civic Trust – No objection to the change of use

4.2 Conservation – No comments to make on the change of use

4.3 Highways- Eastgate Street and the surrounding streets are located within an area subject to a controlled parking zone, with a night time closure order for vehicles along Eastgate Street between its junctions with Bruton Way (A 430) and Clarence Street. I have attached a copy of the controlled parking zone and details relating to the night time closure order. These restrictions include the provision of a night time taxi rank adjacent GL1 Leisure Centre (excluding the Night Time Closure Order) together with pay and display, shared resident permit holder parking and designated loading and unloading provision within the remainder of the area. I have been advised that the night time closure order prohibits access to vehicles which takes effect and is managed by Gloucestershire Constabulary every Friday/Saturday night and Bank Holidays between the hours of 10.30 PM and 5 AM. The exception to this will be access for emergency vehicles and the need to carryout emergency maintenance etc. Temporary Taxi Rank facilities are provided during the Night Time Closure at GL1 Leisure Centre off Brurton Way (A 430).

This proposal seeks consent for a change of Use of the premises from Hairdresser to Taxi Office with taxi parking being provided at Julian Rogers Auto services, Kings Barton Street. The location of the proposed taxi office fronts Eastgate Street at a point where the above local traffic restrictions apply restricting parking/loading and unloading activities (see attached copy of the

controlled parking zone). The location of the proposed off-street parking is felt to be within a walking distance of approximately 60 M from the location of the proposed office. The temporary Taxi rank at GL1 is in excess of 300 m of the proposed office, which is not felt to be excessive.

I refer to the above planning application received on 16 th July 2014, with Plan Nos:14303/01-04, application form and supporting documentation to which no Highway objection is raised.

4.3 Environmental Health- no comments. There have been no neighbour complaints about the use registered by Environmental Health.

4.4 Licensing Enforcement -I have conducted out of hours enforcement patrols for the last two months mainly on Friday and Saturday nights between 21:00 and 05:00, the times vary to ensure that different issues can be looked at.

When I started with the council (May 27<sup>th</sup>) I was tasked to spend some time focusing on the new booking office for City Cars (Eastgate St) I was made aware of the operator and his drivers parking illegally on Wellington Street and Kings Barton Street.

On 17<sup>th</sup> June I witnessed one of City Cars vehicle parked illegally on Wellington Street, the driver was warned on three occasions on that particular night and on the fourth occasion details were taken and subsequently 4 penalty points were issued.

On the back of this the operator was spoken to about allowing his cars to park on double yellow lines and advised that any further instances would be dealt with positively with penalty points.

A letter was sent in by Azam Choudhry which showed that he had now obtained permission from Julian Rogers Auto Services to park his vehicles in the car park.

Across my patrols I often see private hire vehicles parked in Kings Barton Street awaiting passenger collection from the In-house booking at TNT. These vehicle are not from City Cars but are from Three-Two-One who is the In - house operator for TNT. I recently had a conversation with the proprietor of Three-Two-One and advised him that any of his vehicles whilst waiting for booked passengers should be waiting with engines off to prevent any nuisance noise from neighbouring residents.

Mr Choudhry's own vehicle may well be found parking on double yellow lines around the city, Mr Choudhry is disabled and utilises his blue badge accordingly.

4.4 Environment Agency- Use Standing advice

## **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 The occupiers of fifty-one neighbouring properties were notified of the application by letter. The application was also advertised by site notice.

5.2 At the time of writing two representations have been received. The comments raised are summarised below:

The below comments are from Andy Cars-  
Access – City cars customers would be required to navigate across an extremely busy street over 75m. For the disabled this request is untenable.

Behaviour – City Cars have a history of disobeying the rules and will collect from either outside 107 Eastgate Street or Wellington Street

Licence – City Cars did not ensure that planning permission for change of use was granted before commencing trading

Speed Limit – We have seen them driving well beyond the speed limit

Kings Barton – If City Cars expand the residents of Kings Barton Street will be affected by noise, pollution and safety.

Consultation – According to the residents of Kings Barton Street they have not been alerted to this application.

Comments from another neighbour –

Traffic – the use of Julian Autoservices to park the cars will increase traffic use in Kings Barton Street, cause disruption late at night and into the early hours. The garage forecourt is small and can only accommodate a small amount of taxis, would this mean that on-street would be used by the taxi company. Where will they all park if the theatre is open.

We also received 12 identical letters from residents in Kings Barton Street with the following comments –

Object to City Cars using Julian Rogers Car parking space in support of their planning application. Exceedingly concerned that the activities of these taxis will disturb our environment and safety. Engine noise, slamming of doors and general conduct of inebriated passengers allied to the volume of cars anticipated will affect our well-being

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

## **6.0 OFFICER OPINION**

6.1 The main issues for consideration with this application relate to the change of use of 107 Eastgate Street, highway issues, flooding issues and impact on the amenity of residents regarding the parking at Julian Rogers Autoservices.

## 6.2 Change of use

The property is located in the Conservation Area but is outside the Primary Shopping Area. Given this the relevant policy is S.15. However the last use of the property was not a shop it was a hairdressers and an application was approved to change the use of the property to A2 use in 2008. Given this it is considered that the principle of a non A1 use has been established and there are no objections to the change of use in terms of retail policy.

## 6.3 Highways issues

The County Highways Engineer has submitted detailed comments regarding the application. They explain the controlled parking zone and the night time closure order. The night time closure order includes the provision of a night time taxi rank adjacent to GL1. The location of the proposed off-street parking at Julian Rogers Autoservices is within a walking distance of 60m from the location of the office and 300m from the GL1 taxi rank to the office. These distances are not considered excessive and there is therefore no highway objection to the proposal.

## 6.4 Flooding issues

The site is located within flood zones 2 and 3. The applicant has submitted a Flood Risk Assessment in accordance with the Environment Agency's requirements. This concludes that the potential for flooding is considered to be extremely small and the proposed change of use involves no development. There is no work that will have a direct and adverse effect on a watercourse or its flood defences, would impede access to flood defence and management facilities or have any cumulative impact on flood storage capacity or flood flows. There is therefore no objection to the proposal in terms of flooding.

## 6.5 Impact on neighbouring amenity

The application has been called in to planning committee by the ward councillor for the reason that there is an ongoing misuse of parking/picking up of passengers on Wellington Street/Kings Barton Street on weekends which proves the capacity at Julian Rogers Autoservices is not sufficient. Misuse will cause longer term issues for enforcement and residents will be affected. There have also been 12 letters received from residents in Kings Barton Street objecting to the parking at Julian Rogers Autoservices as this would lead to noises that would disturb their environment and potentially safety.

In response to complaints from Councillors Licensing Enforcement have been monitoring the business since May. They have confirmed in writing that across their patrols they often see private hire vehicles parked in Kings Barton Street awaiting passenger collection from the In-house booking at TNT. These vehicle are not from City Cars but are from Three-Two-One who is the In-house operator for TNT. They recently had a conversation with the proprietor of Three-Two-One and advised him that any of his vehicles whilst waiting for booked passengers should be waiting with engines off to prevent any nuisance noise from neighbouring residents. Licensing therefore do not have any current issues with the applicant. Furthermore, Environmental Health have received no complaints from residents in Kings Barton Street or about 107 Eastgate Street. Given this background and that there are no highway

objections to the proposal given the parking at Julian Rogers Autoservices there is no objection to the proposal on amenity grounds.

## **7.0 CONCLUSION/REASON FOR APPROVAL**

- 7.1 This application has come before planning committee to try and establish the facts about whether the proposal would harm the amenity of local residents. There are no objections to the proposal regarding flood risk issues, retail policy, impact on the Conservation Area or highway issues. It has been confirmed that there are 3 cars on the books for City Cars. The applicant has shown that parking at Julian Rogers Autoservices can accommodate 4 cars. Given the background information obtained from Environmental Health and Licensing there is no reason to refuse permission for the application on grounds of harm to residential amenity or highways safety reasons. For these reasons the proposal is considered to be in accordance with Policies BE.21, BE.5, FRP.10, TR.9, S.15, FRP.1a and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

### **Compliance with NPPF**

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 planning permission is granted subject to the following conditions:

### **Condition 1**

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

### **Reason**

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, approved drawing numbers 14/303/01, 14/303/03 rev A, 14/303/04 received by the Local Planning Authority on 11th July 2014 and drawing number 14/303/05 received by the Local Planning Authority on 13th August 2014 and any other conditions attached to this permission.

### **Reason**

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

**Condition3**

The parking provision shown on drawing number 14/303/04 at Julian Rogers Autoservices shall remain for the duration of the use. If at anytime the parking provision agreement ceases the applicant must reapply for planning permission

**Reason**

To ensure adequate off street parking provision in terms of highway safety and residential amenity in accordance with policy TR31 and BE21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision: .....

Notes: .....

.....

Person to contact: Fiona Ristic (Tel: 01452 396716)

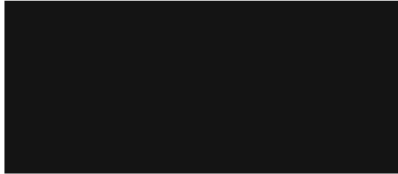
14/00785/FUL

107 Eastgate Street  
Gloucester  
GL1 1PY

Planning Committee 02.09.2014



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To Ms Ristic  
Gloucester City Council  
Planning Department  
North Warehouse  
Gloucester

Date – 01.08.14

Dear Ms Rustic

Re:- Application reference 14/00785/FUL

The content to follow represents a formal attached letter of objection.

107 Eastgate Street currently occupied by 'City cars'(CC). A private Hire company with three cars on their fleet

The application includes for CC using, Julian Rogers Auto Services, as a pickup point for their base passengers on Kings Barton Street.

Our objections are as follows and no particular order of importance –

1. Setting aside The Eastgate road closure from: 10.00Pm – 5.00Am Friday and Saturday respectively, CC customers will be required to navigate across an extremely busy street over 75metres. For the disabled this request is untenable.
2. CC have a history of disobeying the rules (refer to licensing) and will collect either outside 107 Eastgate Street, or Wellington Street.
3. Bear in mind that when CC approached and subsequently were granted permission by licensing, that they had a mandatory obligation to ensure planning permission/change of use was granted before they commenced trading. They failed to do so. Only until it was flagged and your department subsequently applied enforcement notices did the applicant file with two days before dead-line. Ignorance is no longer a form of defence!!!!
4. Supporting their waiting room with three cars has seen evidence of CC driving well beyond the speed limits to and from each job.
5. Reverting back to Julian Rogers Auto Services on Kings Barton Street, if City Cars expand clearly, the residence of said street will be affected with noise pollution and safety; we assume that Highways and Environmental health are being consulted in-line with this application?



6. According to the residents of Kings Barton Street, they have not been alerted towards this application.

The above represents one of the many key pertinent points in support of refusing this highly ambiguous application.


We can provide supportive photographic evidence and if needs be avid davits from drivers within Andy Cars of a company who has and will manipulate the rules and any confidence that you afford CC should they be granted a license to continue trading from 107 Eastgate Street.

From our point of view we aspire to competition, as long as the competition obeys the councils rules to the letter.

In conclusion, seek the thoughts of the residents of Kings Barton Street, take on board the points above and ensure that whatever decision you elect is on a sound basis.

Yours Faithfully for on behalf of Andy Cars

Neil Mackie



07.08.2014

Fiona Rustic  
Gloucester City Council  
Herbert Warehouse  
Development Control  
4<sup>th</sup> Floor  
Gloucester

Dear Fiona Rustic

Ref: 14/00785/FUL

I am writing to object to the implementation of the Garage forecourt in Kingsbarton Street, being used as a car park for a Taxi business currently operating from premises in Eastgate Street.

The Council has recently spent a lot of time installing bollards to the Streets adjoining and also in Eastgate Street, in order for them to control traffic on Friday and Saturday evenings. An application is then made for taxis to operate from Eastgate Street but for their vehicles to park in Kingsbarton Street. This will mean customers walking the short distance from the Taxi Office in Eastgate Street into the proposed rank sited in the Garage forecourt. Instead of lessening the amount of traffic using Kingsbarton Street, it will increase traffic use, it will also cause disruption late at night and into the early hours of the morning. The Garage forecourt is small and would only be able to accommodate a small amount of taxis, would this then mean that on-street parking spaces will be used by the Taxi Co?

When the Theatre is open there is always an increase of traffic and the need for spaces outside our houses. If there is a Taxi rank operating its vehicles from the Street as well, where will they all park?

The residents have been informed that notices should have been posted in Kingsbarton Street informing them of the above Application. This has not been the case and the only notice that has been posted is attached to the current site of the Taxi Office. Had we not telephoned your offices then we would not have been aware of this.

I look forward to hearing from you with your observations.

Yours sincerely



S. Davis

Sample (12 submitted)

FAO Fiona Ristic  
Gloucester City Planning Department  
Herbert Warehouse  
Gloucester

Date August 2014.

Objection – 107 Eastgate Street, Gloucester.

I [REDACTED] of Nos [REDACTED] Kings Barton Street wish to lodge an official objection towards City Cars using Julian Rogers Car Parking space in support of their planning application. We are exceedingly concerned that the activities of these Taxis will disturb our environment and safety. Engine noise, slamming of doors and general conduct of inebriated passengers/customers allied to the volume of cars anticipated, will, throughout affect our well-being.

We await your response.

Yours sincerely

[REDACTED]  
Date - 9<sup>th</sup> August 2014

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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>2<sup>nd</sup> SEPTEMBER 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>GALA CLUB, FAIRMILE GARDENS, GLOUCESTER</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>14/00506/FUL LONGLEVENS</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>4TH AUGUST 2014</b>
<b>APPLICANT</b>	<b>:</b>	<b>WILTON AFC</b>
<b>PROPOSAL</b>	<b>:</b>	<b>ERECTION OF FLOODLIGHTS, 1M CONCRETE HARDSTANDING AND SPECTATOR COVERED AREA</b>
<b>REPORT BY</b>	<b>:</b>	<b>FIONA RISTIC</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE LOCATION PLAN 12 LETTERS OF REPRESENTATION</b>

### **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site lies to the east of Fairmile Garden, and it consists of both the GALA Club and sports ground to the south. The sports area currently contains a football pitch with two team dugouts and a small spectator area. There are white railings around the pitch. This application is for four floodlight columns around the pitch measuring 18.29m in height, a 1m concrete hardstanding around the outside of the pitch and a covered spectator area at the eastern side of the pitch.
- 1.2 The Club house is in flood zone 2 but the sports pitch is outside the flood zone. The club house is to the north of the pitch and there are residential properties to the north-west, west and south of the pitch. To the east of the site is the Oxstalls Tennis Centre. The applicant has confirmed since the application was submitted that the flood lights would be illuminated on a Tuesday and a Wednesday and would be turned off at 9.30pm. The applicant has stated that the application is needed so the club can go to the next level in the FA pyramid. Their average game attendance is 43 people and they do not anticipate any dramatic increase in attendance. They also confirm that the existing stand is being given a face lift to improve the appearance and use of the stand.

- 1.3 The new stand would be built from steel frame with timber boards and would measure 2.5m sloping down to 2.2m in height and 34m in width and 2m in depth.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 02/00067/FUL-Erection of 4 no. 8 metre high floodlights to illuminate football training area between the hours of 6:00 pm to 9:00 pm – GRANTED – 05/03/02 – not erected

## **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 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:

BE. 21 – Safeguarding of amenity  
FRP.10 - Noise  
TR.9 - Parking Standards  
TR.31 – Road Safety  
BE.5 – Community Safety  
FRP.9 – Light Pollution  
FRP.1a – Development and flood risk

Development of sensitive uses such as schools, hospitals, houses and offices will not be permitted where they would be adversely affected by existing polluting uses.

- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Pre-Submission Document which will be submitted to the Planning Inspectorate in autumn 2014. Policies in the Pre-Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet

been the subject of independent scrutiny and do not have 'development plan status'. 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

#### **4.0 CONSULTATIONS**

- 4.1 Environmental Health – no objection subject to lighting being restricted to two nights a week and being switched off by 9.30pm. This needs to be restricted by condition.
- 4.2 Highways – “ I have carried out a site visit at the Gala Fairmile Club and Oxstalls Tennis Centre. I met with the representatives of both the Tennis Centre and Committee Members of the Gala Fairmile Club. It would appear that there is no existing relationship between the organisations regarding shared access from the Oxstalls Tennis Centre road into the Gala Fairmile Club. Having said that, neither party were able to determine what access rights existed from the Oxstalls Tennis Centre into the Gala Fairmile Club as both are tenants of either or both the City and County Council's and are not fully aware of the historical arrangements regarding access.

Therefore I can only conclude that the access from Oxstalls Tennis Centre into the Gala Fairmile Club is not formally used. From information gained from the Committee Members of the Gala Fairmile Club it appears the access is only used rarely and then only to allow large vehicle access for pigeon pickups and maintained activities related to the Gala Fairmile Club.

With reference to the planning application submitted by Wilton AFC the committee members stated that the football club were not directly associated with the Gala Fairmile Club and rented club facilities from the Gala Fairmile Club and that the football field was rented under a separate arrangement they believed either with the City of County Councils.

Having reviewed the application again, there is no statement regarding a significant increase in visitation to the site that would constitute further consideration being required from ourselves.

Therefore the response provided on 25th June 2014 remains unchanged in relation to the above planning application, it is noted that the site is accessed

via Fairmile Gardens and has existing provision for off-street parking. The planning application is for the erection of floodlights, 1m concrete hard standing and spectator covered area. Having reviewed the submitted information there is no highway objection to the application.”

## **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 The occupiers of thirty-nine neighbouring properties were notified of the application by letter. The application was also advertised by site notice.

5.2 At the time of writing twelve representations have been received. The comments raised are summarised below:

Small stand – the small stand is in a poor state and has been a source of antisocial behaviour. The players have urinated into the hedge and spectators milling around using bad language. I have been a supporter of the club but request that the old stand is resited on the other side of the pitch before another is erected.

Traffic - potentially increase traffic and parking problems to the area. Traffic already impacts on the safety of residents as many drive too fast in and out of the club. If the club has ambitions for growth, this is beyond what the area can tolerate. Extremely difficult already for residents to get into their driveways and if an ambulance or fire-engine was called it would not be able to get through

Light pollution - floodlights will lead to increased light pollution in the area which is already considerable from Oxstalls tennis centre. The high strength Lumen output these structures give out cannot be underestimated and the light bleed would be detrimental to residents. Without stands and structures to absorb the light it leaves residents exposed.

GALA club - there is already loud music at weekends and raucous gatherings.

Noise Pollution- caused by training and matches far later into the evening than at present. The impact cannot be underestimated with the pitches next to pensioners in their bungalows.

Loss of property value and loss of privacy

Character of the area - this playing field is surrounded on two and a half sides by residential properties. The lighting columns are out of character for a residential area.

Parking – Where are the fans going to park? The turning point by the GALA club is perpetually used for parking making it difficult for delivery vans to turn around.

Flooding - More hard standing on the flood plain.



Spectator area- location not safe. Suggest it be relocated adjacent to existing dug outs.

Use another club – Can the players use a local club which already has floodlights

Overbearing- object that the floodlighting columns would have serious overshadowing and overbearing effects on our property.

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

## **6.0 OFFICER OPINION**

- 6.1 The main issues to consider are highway issues and parking, flooding, character of area, lighting issues and noise.

### Highway and parking issues

The County Council Highways Officer has visited the site and met with representatives from the Oxstalls Tennis Centre and GALA club. There is no statement regarding a significant increase in visitation to the site and given the existing parking provision there is no highway objection to the proposal.

### Flooding issues

The sports pitch is outside the flood zone and the only additional hard surfacing would be the 1m wide tarmac strip around the pitch. Therefore there is no objection to the proposal in terms of flooding.

### Lighting issues

The proposal is for the erection of four floodlighting columns which are 18.29m in height at each corner of the pitch. The applicant submitted the lux details which show a reading of 0.1 at the edge of the site. The applicant has agreed to only use the floodlights two nights per week on a Tuesday and Wednesday and switch them off by 9.30pm. Given the lux readings and the restricted hours of operation Environmental Health have no objection to the application subject to the hours of operation of the lights being conditioned.

### Character of area

The football pitch is surrounded by residential properties on two and a half sides. The floodlighting columns will be clearly visible from the houses but have been placed as close to the pitch edge as possible (6m away). The proposed covered spectator area would be located on the eastern side of the pitch bordering Oxstalls Tennis centre. This location should not significantly affect the amenity of the neighbouring residential properties. The applicant has also confirmed that they will tidy up the appearance of the existing stand at the site which has been mentioned in the neighbours' comments. It must be noted that the existing stand does not form part of this application.

### Noise

The applicant has stated that the number of spectators is usually about 43 and there is no indication that this number would significantly increase. There is no objection to the application from Environmental Health.

## **7.0 CONCLUSION/REASON FOR APPROVAL**

- 7.1 This application has come before Planning Committee given that there are 12 objections from neighbouring properties. The application has been assessed by Environmental Health and the County Highways Engineer. Given the lux levels and the restrictions on the hours of illumination there are no objections to the proposal from Environmental Health. Due to the ample existing on-site parking provision there are no objections from County Highways. Furthermore given the location, it is not considered that the new stand would significantly affect the amenity of the neighbouring properties. For these reasons the proposal is considered to be in accordance with Policies BE.21, FRP.10, TR.9, FRP.9 and FRP.1a and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

### **Compliance with NPPF**

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 planning permission is granted subject to the following conditions:

### **Condition 1**

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

### **Reason**

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, approved drawing numbers 1408/1, /2,/3/4 and /5 received by the Local Planning Authority on 29<sup>th</sup> April 2014 and email received 6<sup>th</sup> August 2014 and any other conditions attached to this permission.

### **Reason**

To ensure that the use 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 3**

The floodlights shall only be used on Tuesdays and Wednesdays and shall be switched off by no later than 9.30pm.

**Reason**

In the interests of the amenity of the neighbouring properties in accordance with BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision: .....

Notes: .....

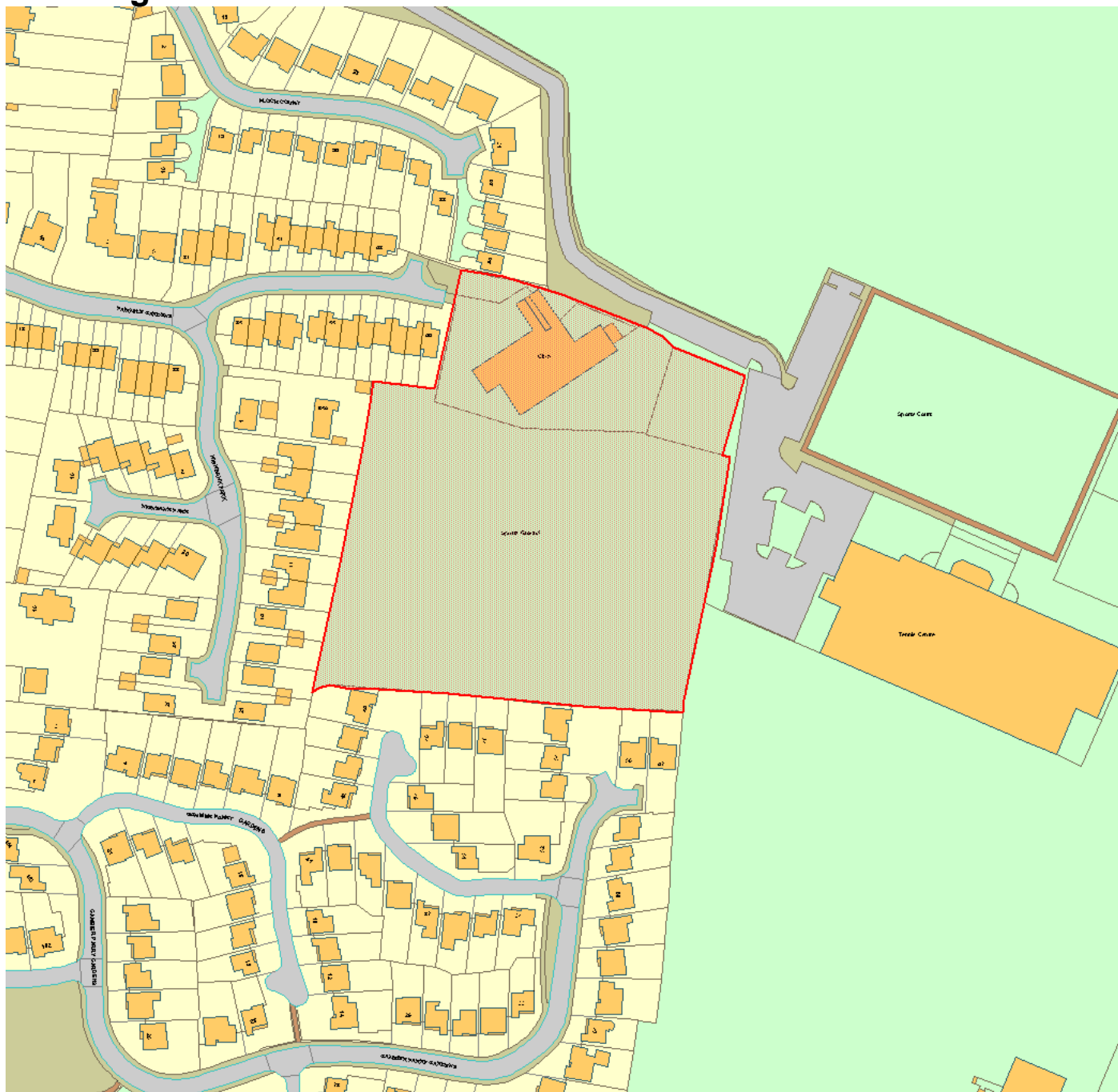
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Person to contact: Fiona Ristic (Tel: 01452 396716)

14/00506/FUL

Gala Club  
Fairmile Gardens  
Gloucester  
GL2 9EB

Planning Committee 02.09.2014



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Ref. 14/00506/FUL

15<sup>th</sup> June 2014

Dear Sir/Madam,

With reference to the letter I received concerning the proposed erection of floodlights, concrete Roadstanding and spectator covered area on the Gala Club field, Fairmile Gardens, Gloucester GL2 9EB.

I oppose this plan, as there will be a significant impact on the residents of Fairmile Gardens, bringing added traffic, noise and parking problems in what is already a congested area. It is extremely difficult already on match days for residents to get into their driveways, and if Heaven forbid, an ambulance or fire-engine needed to be called, it would be impossible for it to get through.

Yours sincerely,



Dear Gloucester City Council,

I have been made aware of the planning request that has been submitted by the Gala club with regards to the erection of floodlights. While I am a supporter of local sport and often watch the local team play, the consideration of this application is nonsensical and due to its very close proximity to local residents properties. Should this be approved it would cause unacceptable levels of unwanted light pollution and a secondary knock on effect of increased noise pollution that would be caused by training and matches going on far later into the evening than they do at present. This impact cannot be underestimated with the area immediately adjacent to the pitches being occupied by pensioners in their bungalows.

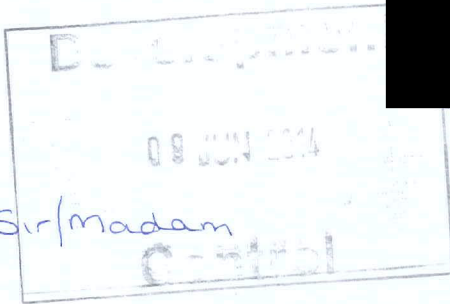
As neighbours of the Gala club I am very tolerant of the amount of footballs that come into my garden and also the uninvited players that trespass to retrieve them, if this were to happen late into the evening I would find the encroachment onto my property even more of an imposition than I already do.

I would urge you as councillors to think about this request as if it was on your doorstep and the effect it would cause.

Yours Sincerely

Concerned Fairmile Gardens Resident





Dear Sir/Madam

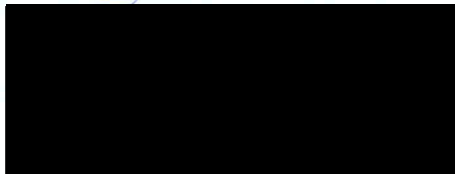
Your ref: 14/00506/FUL

I am writing further to your letter of 28 May 2014.

I would advise you that I strongly object to these proposals. I see them as being totally overbearing and over powering. They will be situated almost outside my front door and this is totally unacceptable... This is a quiet residential area and <sup>the proposition is</sup> totally out of line with the surroundings.

If you require any more details please do not hesitate to contact me.

Yours sincerely



I have noted the comments by Mr. Wayne Irvine and would like to say the small stand which is at present in a poor state, has been a source of antisocial behaviour public . The back of this stand is about 15 paces from my garden fence and my conservatory. I have had players urinating into the hedge and spectators milling around using bad language. I have my grandchildren to stay often and this is not pleasant when we are using our conservatory for lunch or a play area. I have always been a good neighbour to Gala football club and pleased to see them progress within the league. I request that the old stand is resited on the other side of the pitch before yet another is erected. The club use the pitch in the season but I use my home all year and at best I have youngsters kicking their footballs against the back of the stand. Valerie Cleaver

Mrs Valerie Cleaver

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Having read and understood the various opinions on this application as Vice Chairman of the Football Club, and the person within the club responsible for this application, I would just like to provide some information in respect of the most commonly mentioned fears of the residents. 1. The main reason for the application is that we have to have seats, a hard standing, two stands and floodlights to go to the next level within the FA pyramid 2. The floodlights are one of the best around and LUX readings of the same type of floodlights for both on and off the pitch have been sent to the Planning Officer for viewing on this site. The Lux readings within 1m of the perimeter are very small and further than 1m are nothing. 3. The traffic issues are mainly on a Gloucester Rugby home game which we have no control over. Our average attendance last season was 43 and we do not anticipate any dramatic increase in attendance and hence therefore not in traffic volume or in parking spaces within the Gala Club allocated parking area. Indeed another local club Tuffley Rovers who play adjacent to a residential area have not seen any increase in attendance and issues associated with increased attendances. 4. The existing stand is being given a face lift to improve the appearance and use of the existing stand 5. The noise levels sometimes referred to with loud music are not within the control of the football club and are not related to the football club but activities within the Gala Club itself As much as I appreciate the concerns of the residents I just wanted to give some balance on what will actually be experienced if we are allowed to progress up the Football pyramid and this application is approved. Many Thanks Wayne Irvine

Mr Wayne Irvine

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1. Overshadowing etc.. Far from overshadowing it would be overnighting!
2. Traffic & transportation. The Eastern end of Fairmile Gardens is much narrower & unfit for through traffic. Every evening & weekend it appears much more like car park than a residential cul de sac.

Jo Warlow



I would like to register my objection to this application. It will potentially increase traffic and parking problems to the area. Traffic to the club already impacts upon the safety of residents, as many drive far too fast in and out of the club. The facilities currently sustain a small local football club and its spectators, but if the club has ambitions for growth, this is beyond what the area should be expected to tolerate. Floodlights will also increase light pollution to the area, which is already considerable from the Oxstalls Sports Park (outdoor tennis courts and all-weather pitches) The GALA Club and GALA Wilton AFC already impacts upon the quality of life in the area, often negatively: - noise and occasional anti-social behaviour, particularly when people leave the club late on weekends and walk through Fairmile Gardens. - loud music at weekends, especially during the summer when the doors to the main function room are kept open. - large gatherings of raucous, loud, sometimes drunk people in the car park directly outside the main function room, particularly since the introduction of the smoking ban.

Mr Richard Price

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I Strongly object to the plans applied for by the GalaClub for the following reasons.

1. Overbearing certainly, not overshadowing but overlighting! Some research shows that of the suppliers of floodlights, only one, the most expensive lists in their blurb affect on nearby residents.

2. Traffic Implications.

It is quite clearly stated in the application that no arrangements are being made for parking facilities. Then where are the players and their supporters supposed to park? The section of Fairmile Gardens nearest to the Gala Club is a very narrow road and unfit for through traffic. During evenings and weekends some residents' cars are parked on the road there being insufficient hard standing on their own properties for more than one car. The houses in this part of the road have very small front gardens most of which are now hardstanding. Yes most still have a garage but these houses were built in the 60's and the inbuilt garages are too small to take family cars or trucks as some of the residents own.

The turning point just beside the Gala Club, is perpetually used for parking making it very difficult for delivery vans or emergency vehicles to turn round without using the pavement or even damaging property, as has happened in the past. We already have rugby fans parking whenever there is a match at Kingsholm and almost daily cars turning into Fairmile for the Tennis Centre and having to turn round and go to what should be the designated turning off Plock Court.

3. The Environment. I have already stated that many of the residents have covered their front gardens with hardstanding, now we have more plans for more hardstanding on the edge of a flood plane. The floods of 2007 came very close to the proposed site and though some work has been done on flood prevention. only this morning, a new report warned that not enough had been done and more dredging of rivers was necessary.

Jo Warlow (Mabel A. Warlow on the Electoral Register)

14/06/14

Dear Ms Ristic.

Your ref. 14/00506/FUL

This letter is to confirm our objection to your recent letter informing us of the planning application for changes to the present facilities at the Gala Club in Fairmile Gardens. If this proposed plan is allowed to go through there will be a significant impact on all residents of Fairmile & Highbank. It will not just be for those who back onto the playing field. As the hope of the football club is to move to a higher league, the relevant problems for this application are:

1. Light pollution from floodlights. These light pylons will be very close to properties.
2. Added traffic on a sub-standard width road (Fairmile)
3. Additional noise from players & spectators
4. Parking problems in what is already a congested area
5. Character of the area – this playing field is surrounded on two & a half sides by residential properties
6. Although you note in your guide for neighbours that generally loss of property value is not an issue, in fact, it is very much an issue. With the football pitch being so close to the houses, there will also be a loss of privacy.

One option to consider would be for the team aiming to move to the higher league within the club to use a local club which is already equipped with floodlights for that standard of football required within that league. This obviously would be more financially beneficial to the club. Changes to the pitch they use at present are going to be extremely costly. If this proposal goes ahead the club will need to raise a great deal of money

We are concerned the present plans do not take all parties, who will be affected, into consideration i.e. residents of Fairmile Gardens, Highbank Park and presumably Gambier Parry Gardens. Not just players and spectators!

Yours Faithfully  
Ben and Helen Hill

Fiona

I would strongly object to the proposal on the following grounds:

Floodlight

- A ~20m high column directly outside my property would be very overbearing with probable light pollution impact.
- Is out of character adjacent to a residential area.

Covered Spectator Area.

- Would attract anti-social behaviour due to its construction material.
- Would restrict access behind the structure very considerably.
- The location would not be a safe area for spectators, providing a very poor viewing aspect.
- Surprised at quantity of spectators provided, 25/30 currently.
- Would suggest this be relocated adjacent to 'dug-outs', providing easy access/safe position/better viewing perspective.

Could you please acknowledge receipt of this objection.

Regards

Gerry Powell

---

Gloucester City Council,

I have been informed of the planning proposal for the Gala Club flood lights, I would like to object to their installation. I have previously lived near football grounds and also work in the lighting industry. The high strength Lumen output that these structures give off cannot be underestimated and the light bleed would undoubtedly be detrimental to myself and the residents adjacent to the illuminated area.

From a technical standpoint the reason this light would effect residents more than normal football stadia lighting is that the stands and structures that would normally absorb and contain the light are not part of this clubs facilities. This would leave residents exposed to the maximum light bleed.

I would urge you to consider residents full time homes over the needs of a amateur football club.

Regards, Hayley Young

Dear sir/madam,

I would like to oppose to this application proposal.

Having seen the plans and heard the future plans of Gala Wilton football club, I see no area where parking has been taken into account. As this is not a through road where do the attending teams and fans propose to park?

Light pollution. We already have plock courts flood light system lit throughout the year, are we also to suffer an even closer nuisance?

This planning application is inconsiderate to local housing who are more than welcome to Gloucester rugby fans every other week but this would be a step too far!

What a shame that the Gloucester civil service club was sold for peanuts. Lesson not learned city council.

Yours sincerely

Mrs M Coughlan

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As residents of the above property we wish to make our objections known to the proposed plan

Ref:14/00506/FUL

It should be noted that it would appear only those residents living nearer to The Gala Club have been informed of this Planning Application, Fairmile Gardens starts at the Tewkesbury Road and as such all residents are affected.

The Gala Club is a very busy establishment, we have to endure on a daily basis a high volume of traffic to and from, this is greatly exacerbated when there are games at Kingsholm Rugby Stadium, with people parking as and where they please, often in hazardous positions, it has been known for our driveway to be partially blocked off.

On more than one occasion an impatient driver has tried to drive across our lawn [mounting the pavement to do so] when I have been trying to get onto the drive. Reversing off is always precarious.

Fairmile Gardens has become a race track, no respect is shown for the speed limit [20mph] speeding is an every day occurrence, it is particularly bad at weekends when there is a football game and the volume of traffic is up.

The road which is considerably narrower as you approach the Gala Club is already congested, it was not built to take the current volume of traffic, it can't possibly be expected to take any more, to pass this application would result in making what is already a hazardous situation potentially dangerous. Charles and Nora Lynch

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Your Ref: 14/00506/FUL Dear Sir/Madam I object most strongly to another covered spectator area being erected unless the present derelict covered area is demolished prior to commencement of any new work. Gala Wilton have received many complaints from local residents and at least 2 letters from Gloucester City Council requesting the removal of the present semi derelict structure, which has been the centre of a great deal of anti social behaviour in the past. I question the need for such a large spectator area, but would like to see one constructed of a more environmently friendly material and open to public view, a very strong plastic material perhaps. The proposed floodlights are extremely large and would dwarf my property. The side of my home and conservatory are less than 20 ft from the proposed site of these lights. Could the

floodlights not be erected on the Gala Club side of the pitch well away from the domestic area.  
Valerie Cleaver

We wish to raise our objection to this proposal on the grounds that the erection of flood lighting columns will have serious overbearing and overshadowing effects on our bordering property. Not only will the very tall lighting columns be physically close to us, and visibly imposing and overbearing directly at the front of our house, but also the impact of the bright and high level lighting will be directed onto the front elevation of our property as well. The overall effect of this lighting proposal is detrimental to our residence.

Mr Edward Wilcox

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## GLOUCESTER CITY COUNCIL

**COMMITTEE** : **PLANNING**

**DATE** : **2<sup>ND</sup> SEPTEMBER 2014**

**ADDRESS/LOCATION** : **UNIT 2B (FORMER APOLLO 2000) AND PART OF UNIT 2A (STAPLES), 108 EASTERN AVENUE, GLOUCESTER**

**APPLICATION NO. & WARD** : **13/00397/FUL BARNWOOD**

**APPLICANT** : **THE PENSIONS TRUST**

**PROPOSAL** : **VARIATION OF CONDITION 9 ATTACHED TO PLANNING PERMISSION: 98/00119/FUL**

**REPORT BY** : **JOANN MENEAUD**

**NO. OF APPENDICES/ OBJECTIONS** : **1. SITE LOCATION PLAN**

### **1.0 SITE DESCRIPTION AND PROPOSAL**

1.1 This application relates to two units on the Eastern Avenue Retail Park – unit 2b currently vacant but formerly occupied by Aplollo and part of unit 2a currently occupied by Staples. It is intended to reconfigure the units by enlarging the former Apollo store and reducing the size of the current Staples store. The Apollo unit would increase from 647 to 1115sqm and Staples would reduce to 1396sqm.

1.2 This block of units comprising Maplins, Staples and the former Apollo were originally granted permission in 1998 as one building providing two units and permission was then granted to create three units. All three units are subject to a restrictive condition that limits the range of goods that can be sold as follows:

*The retail units hereby permitted shall be used only for the sale of carpets, furnishings, electrical goods, pets and pet supplies, office equipment, DIY products for the maintenance and improvement of the home, garden and motor vehicle, and any other goods ancillary to those permitted uses and for no other purpose without the prior permission of the City Council.*

1.3 The application has been amended since originally submitted and now seeks to vary the original bulky goods condition (as detailed above) but is seeking to restructure the condition so as to propose listing the goods that cannot be sold

as opposed to how the condition is currently worded stating goods that can be sold. The variation is proposed solely in relation to the enlarged unit 2b, incorporating the former Apollo 2000 and part of Staples.

- 1.4 Supporting information submitted by the applicant states that unit 2b has been vacant since March 2009 when the retailer Apollo 2000 Ltd ceased trading, and that despite extensive marketing a suitable tenant has still not been found.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 Planning permission for the erection of these retail units was granted in July 1998 by the Planning Inspectorate. The permission included a restrictive condition that limited the range of goods that could be sold from the units as follows:

*The retail units hereby permitted shall be used only for the sale of carpets, furnishings, electrical goods, pets and pet supplies, office equipment, DIY products for the maintenance and improvement of the home, garden and motor vehicle, and any other goods ancillary to those permitted uses and for no other purpose without the prior permission of the City Council.*

An additional condition was applied stating that the units could not be subdivided to create units of less than 929sqm without the benefit of planning permission.

10/00381/FUL

Variation of condition on planning permission ref. 98/00119/FUL to allow for the sub-division of Unit 2 into two units.

Granted July 2010

10/01051/NMA

Minor amendments to planning permission ref. 10/00381/FUL comprising the re-positioning of internal sub-dividing wall, adjustments to approved mezzanine floor and re-positioning of internal stairs.

Agreed 3<sup>rd</sup> November 2010.

10/01062/FUL

External alterations to existing retail unit comprising the formation of a new opening and the insertion of additional glazing in the front elevation and anti ram bollards.

Permitted 22<sup>nd</sup> November 2010.

12/00839/FUL

Variation of condition 9 attached to planning permission: 98/00119/ful to allow for a wider range of goods (including food and drink) to be sold from the site in order to enable Home Bargains to trade:

a. furniture



- b. toys and games
  - c. travel goods
  - d. children and infants goods
  - e. sports and leisure goods
  - f. bicycle and bicycle accessories
  - g. toiletries and health and beauty products
  - h. household goods
  - i. food and drink (up to 30%)
- Refused June 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 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:
- Policy BE21 – Safeguarding of amenity
  - Policy TR31 – Road safety
  - Policy S4a – new retail development outside designated centres
- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Pre-Submission Document which will be submitted to the Planning Inspectorate in autumn 2014. Policies in the Pre-Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have development plan status. 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](http://www.gloucester.gov.uk/planning); Gloucestershire Structure Plan policies – [www.gloucestershire.gov.uk/index.cfm?articleid=2112](http://www.gloucestershire.gov.uk/index.cfm?articleid=2112) and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 PUBLICITY AND REPRESENTATIONS**

- 4.1 The application has been advertised with a site notice and individual letters have been sent to neighbouring properties and interested parties. The application has been amended since the original submission and all parties were re-notified of the amended proposal – no comments upon the amended details have been submitted.
- 4.2 Highway Authority – The proposal is not considered to result in a significant impact upon the local highway network and therefore no highway objection is raised.
- 4.3 The full content of all correspondence on this application can be inspected online via the Councils website or at the reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

#### **5.0 OFFICER OPINION**

- 5.1 The main issue for consideration with this application relates to retail policy and whether the rewording of the condition would have an unacceptable impact upon the city centre.
- 5.2 The three units comprising Maplins, Staples and the former Apollo 2000 unit which is now vacant, are all subject to a condition that restrict the goods that can be sold. This condition was applied at the time of the original grant of planning permission for the building back in 1998.
- 5.3 The building is also subject to a condition that restricts the units to a minimum floor space of 929 sqm. The reason for this being to ensure that the building is not split into smaller units that would directly compete with city centre sites of comparable size. There have been a number of changes to the building since it was built particularly in terms of the floor layouts.

- 5.4 In July 2010 planning permission (10/00381/FUL) was granted to allow for the sub division of Unit 2 to form units 2a and 2b comprising 461sqm and 687sqm A subsequent approval (10/01051/NMA) was then granted in November 2010 for amendments to the above permission creating units comprising 461sqm and 650 sqm of floor space.
- 5.5 A subsequent application (12/00839/FUL) was then submitted to vary the original bulky goods condition in relation to unit 2b, the former Apollo unit, to allow for occupation by Home Bargains and for the following goods to be sold.
- a. furniture
  - b. toys and games
  - c. travel goods
  - d. children and infants goods
  - e. sports and leisure goods
  - f. bicycle and bicycle accessories
  - g. toiletries and health and beauty products
  - h. household goods
  - i. food and drink (up to 30%)

This application was refused by Planning Committee in June 2013 for the following reason:

*The applicant has failed to satisfy the requirements of the sequential assessment set down within the NPPF and national retail policy guidance by failing to demonstrate that there are no other sites that are available in the centre or in sites that are in a more accessible location to the city centre, than the application site. The application is therefore contrary to the provisions of the NPPF, Planning for Town Centres Practice Guide and Policy S4a of the City of Gloucester Local Plan Second Deposit 2002.*

- 5.6 This application also seeks to vary the original bulky goods condition but is seeking to restructure the condition to propose listing the goods that cannot be sold as opposed to how the condition is currently worded, stating the goods that can be sold.

It is proposed that the amended condition would read as follows:

- A. *The retail units shall be used only for the sale of carpets, furnishings, electrical goods, pets and pet supplies, office equipment, DIY products for the maintenance and improvement of the home, garden and motor vehicle, and any other goods ancillary to those permitted uses and for no other purpose without the prior permission of the City Council.*
- B. *Other than up to 1,115 sq. m (12,000 sq. ft) from Unit 2b as shown on drawing reference 02 – ‘Proposed Floor Plan’, where:*

*Notwithstanding the provisions of Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any other Order revoking,*

*amending or re-enacting that Order with or without modification, the retail units as defined shall not be used for the sale of the following goods unless expressly provided for below and/or on a basis which is incidental and/or ancillary to the main goods sold:*

- 1. Food and drink,*
- 2. Clothes, fashion accessories and footwear;*
- 3. Sporting goods and equipment , sporting clothes and footwear*
- 4. Toys, books and stationery*
- 5. Pharmaceutical/medical goods, perfume goods and toiletries;*
- 6. Jewellery goods, clocks and watches.'*
- 7. Cutlery, crockery and glassware*
- 8. Audio and visual recordings except where included as part of the range of an electrical retailer selling other items such as white goods, TVs etc.*

And all other uses within categories A1 (b,c,e,f,g,h,i)

*(b)as a post office,*

*(c)for the sale of tickets or as a travel agency,*

*(e)for hairdressing,*

*(f)for the direction of funerals,*

*(g)for the display of goods for sale,*

*(h)for the hiring out of domestic or personal goods or articles,*

*(i)for the reception of goods to be washed, cleaned or repaired,*

5.7 The NPPF sets out two key tests for retail proposals that are not located in a designated centre and not in accordance with an up-to-date development plan; the sequential test and the impact test.

#### 5.8 Sequential Test

The NPPF requires Planning Authorities to apply a sequential test to applications for town centre uses that are not in an existing centre and not in accordance with an up-to-date development plan. It states that authorities should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. It continues that when

considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

Given the nature of this proposal the application of the sequential test in this particular case is of less relevance. The application is not intended to widen the range of goods that can be sold and its focus is still on only allowing bulky goods. The goods that you would normally expect to be sold within a city centre such as clothes, shoes, books, etc would still be restricted.

#### 5.9 Impact Test

The NPPF also requires an assessment on impact and this comprises two elements – the impact on existing, committed and planned public and private investment in a centre or centres within the catchment of the proposal and also the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from when the application is made. This full assessment is only required on schemes over 2,500 square metres.

Given the nature of the proposal it is considered that it would not on its own adversely impact upon investment in the city centre and would not threaten operator demand and investor confidence and ultimately would not represent a risk to planned investment. As the variation of the condition would in effect maintain the bulky goods limitations, it should not create a precedent which could undermine the purpose of imposing bulky goods conditions in relation to out of centre retail floor space.

#### Assessment

The Government guidance is clear in terms of the application of conditions. The National Planning Policy Framework states that local authorities should consider whether unacceptable development could be made acceptable through the use of conditions. It also reiterates that conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted. Additionally conditions should be enforceable, precise and reasonable in all other respects.

I consider that a condition restricting the goods that can/can not be sold is still necessary but that there is some scope to allow for a variation of the condition, providing that the revised condition is still fit for purpose and does still operate within its intended purpose, which is to protect the vitality and viability of the city centre.

There have been other cases where applications have been made for the rewording of the condition to restrict the goods that can/can not be sold at other retail parks including The Peel Centre and Westgate Island. The amended condition as proposed here is very similar to the condition now in place at The Peel Centre. However the Peel Centre condition does include some other specific categories within defined floor areas. These include in particular toys, to allow occupation by Toys R Us and sporting goods, which permitted occupation by JJB Sports. No such exceptions have been proposed

by the applicant in this case. In effect the condition proposed in this case, is therefore more restrictive than the condition in place at The Peel Centre

In principle, I consider that the condition proposed to be applied does appropriately restrict the items that would normally be sold within the city centre and therefore is an appropriate mechanism to prevent adverse effects upon the vitality and viability of the city centre. Notwithstanding this, it is always difficult to predict what future retail products and formats may entail.

I consider that the re-organisation of two of the three units and the increased size of unit 2b from 647 to 1115sqm is also a benefit and the resulting unit may appeal more to the larger stores operating under a “bulky goods format”. The original permission did restrict the units to no less than 929sqm so as to be able to control, and prevent where necessary, the creation of smaller units, with these being more akin to the size of units within the city centre. This condition needs to be re-applied in an amended form to take account of the permitted and implemented sub-division of unit 2, granted in 2010, to allow occupation by Maplins.

#### 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 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

- 7.1 That planning permission is granted with the following conditions to be applied:

#### Condition 1

A The retail units shall be used only for the sale of carpets, furnishings, electrical goods, pets and pet supplies, office equipment, DIY products for the maintenance and improvement of the home, garden and motor vehicle, and any other goods ancillary to those permitted uses and for no other purpose without the prior permission of the City Council.

B Other than up to 1,115 sq. m (12,000 sq. ft) from an enlarged Unit 2b as shown on drawing reference 02 – ‘Proposed Floor Plan’, where:

Notwithstanding the provisions of Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any other Order revoking,

amending or re-enacting that Order with or without modification, the retail units as defined shall not be used for the sale of the following goods unless expressly provided for below and/or on a basis which is incidental and/or ancillary to the main goods sold:

1. Food and drink,
2. Clothes, fashion accessories and footwear;
3. Sporting goods and equipment , sporting clothes and footwear
4. Toys, books and stationery
5. Pharmaceutical/medical goods, perfume goods and toiletries;
6. Jewellery goods, clocks and watches.'
7. Cutlery, crockery and glassware
8. Audio and visual recordings except where included as part of the range of an electrical retailer selling other items such as white goods, TVs etc

And not for all other uses within categories A1 (b,c,e,f,g,h,i)

(b) as a post office,

(c) for the sale of tickets or as a travel agency,

(e) for hairdressing,

(f) for the direction of funerals,

(g) for the display of goods for sale,

(h) for the hiring out of domestic or personal goods or articles,

(i) for the reception of goods to be washed, cleaned or repaired,

#### Reason

To define the terms of the permission, in accordance with the submitted details, and to protect the vitality and viability of the City Centre in accordance with Policy S4a of the City of Gloucester Second Deposit Local Plan 2002 and the principles of the National Planning Policy Framework.

#### Condition 2

Notwithstanding the works previously undertaken to unit 1 the retail units within the building as detailed on the submitted plan (drawing number to be inserted) shall not be subdivided to provide individual units of less than 929 square metres gross floor area without the prior permission of the Local Planning Authority.

Reason

To enable control over any future sub-division of the units in order to protect the vitality and viability of the City Centre in accordance with Policy S4a of the City of Gloucester Second Deposit Local Plan 2002 and the principles of the National Planning Policy Framework.

Condition 3

No mezzanine floors shall be created within the buildings as shown on the submitted plan (drawing number to be inserted) without the without the prior permission of the Local Planning Authority.

Reason

To enable control over any potential increase in floor area in order to protect the vitality and viability of the City Centre in accordance with Policy S4a of the City of Gloucester Second Deposit Local Plan 2002 and the principles of the National Planning Policy Framework.

Decision: .....

Notes: .....

.....

.....

Person to contact: Joann Meneaud  
(Tel: 396787)





13/00397/FUL

Unit 2B  
108 Eastern Avenue  
Gloucester  
GL4 4LP

Planning Committee 02.09.2014





<b>Meeting:</b>	<b>PLANNING COMMITTEE – 2<sup>nd</sup> SEPTEMBER 2014</b>	
<b>Subject:</b>	<b>PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (APRIL to JUNE 2014)</b>	
<b>Report Of:</b>	<b>ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER</b>	
<b>Wards Affected:</b>	<b>ALL</b>	
<b>Key Decision:</b>	<b>No</b>	<b>Budget/Policy Framework: No</b>
<b>Contact Officer:</b>	<b>ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER</b>	
	<b>Email: andy.birchley@gloucester.gov.uk</b>	<b>Tel: 396774</b>
<b>Appendices:</b>	<b>1. SUMMARY OF ENFORCEMENT ACTIVITY APRIL to JUNE 2014</b>	
	<b>2. NOTICES IN EFFECT AT 1<sup>st</sup> JULY 2014</b>	

## FOR GENERAL RELEASE

### 1.0 Purpose of Report

- 1.1 To identify the level and nature of enforcement activity undertaken by the Planning Enforcement team between April and June 2014.
- 1.2 To provide an update on formal action being taken against more serious planning breaches, including the results of legal actions undertaken.

### 2.0 Recommendations

- 2.1 Planning Committee is asked to RESOLVE, subject to any questions or issues arising, that progress be noted.

### 3.0 Background and Key Issues

- 3.1 Gloucester City Council's Planning Enforcement function is based in the Private Sector Housing team, and is part of the Council's Public Protection Service. The team is made up one full time Enforcement Officer, and a Senior Planning Compliance Officer, and also involves the monitoring of Section 106 legal (planning) agreements.
- 3.2 Andy Powick, the Council's new Planning Enforcement Officer, took up post 12<sup>th</sup> May.
- 3.3 The team operates according to the provisions of the Planning Enforcement Plan,

approved in September 2013 by both Planning Committee and Full Council. This policy is supported by a set of customer service standards, priorities for action, and is supplemented by agreed office procedures.

#### **4.0 Caseload and progress**

4.1 94 new enforcement enquiries were investigated between April and June 2014, which is significantly higher than for most quarters.

4.2 A total of 81 cases were concluded in the quarter, of which well over half resulted in compliance with the Council's requirements or were given conditional planning permission, and over 20% were closed as a result of no breach in planning regulations taking place or being proven.

4.3 In all, a total of 151 different planning investigations were worked on between April and June 2014. 85 cases remain under investigation.

4.4 The following identifies some of the areas of work undertaken during the quarter, excluding specific cases identified in Appendix 2, or in section 5.0 below:

- Following enquiries received, the City Council's archaeologist and planning enforcement officer have been working closely with the developers to ensure protection of the archaeology at Newark Farm.
- Development sites being monitored include land off Awebridge Way (establishment of wildlife corridor), and the former Contract Chemical site on Bristol Road (operational hours and on-site burning controlled by planning condition).
- A total of 36 unauthorised advertisements have been removed from highways and other public land.

#### **5.0 Formal action**

5.1 When the Council's requirements are not met, following a reasonable time period to comply, and where the breach is considered to be serious, then formal action will be taken to remedy a planning breach. This usually involves some or all of the following:

- Service of a Notice
- Prosecution
- Works undertaken and re-charged to the landowner (works in default)

5.2 Appendix 2 identifies those cases where a Notice has been served or was in force at 1<sup>st</sup> July 2014, showing progress against stated requirements. 6 new Notices were served between April and June 2014, with 7 Notices complied with in the same period. 11 Notices are awaiting compliance, with the following Notice the subject of an enforcement appeal:

- Unit 4, 151 Bristol Road - Unauthorised change of use from storage unit to car repairs

5.3 Direct action was undertaken during the quarter in respect of the following:

- 130 Barton Street – boarded and broken windows replaced with new windows, and building repainted
- Bybrook Gardens – untidy land cleared, and weed mat put down and covered with chippings

The costs of these works are normally charged to the owner, and in all cases will remain as a charge (with interest) against the property until such time as it is paid.

## **6.0 Alternative Options Considered**

- 6.1 This report is for information only, and therefore the consideration of other options is not relevant.

## **7.0 Reasons for Recommendations**

- 7.1 To give Members the opportunity to scrutinise the work of the planning enforcement team, be aware of individual cases, and have the opportunity to ask any questions or raise any other matters of interest.

## **8.0 Future Work and Conclusions**

- 8.1 The Planning Enforcement team currently has 85 cases under investigation, and will receive further enquiries during the July to September 2014 quarter, working to try to resolve or meet a satisfactory outcome on as many of these cases as possible.
- 8.2 Two further cases will be heard at the Magistrates Court during the quarter.
- 8.3 Following the planning enforcement team's move into Public Protection Housing, a review of working practices will continue to see what areas for improvement or efficiencies exist.

## **9.0 Financial Implications**

- 9.1 The cost to the Council is officer time which includes legal officer's time, in carrying out enforcement duties. Where direct action is taken the costs of any works is derived from recovered court costs and other monies reclaimed through the direct action. As there is no allocated budget for these works, the scope of direct action is limited. Financial Services have been consulted in the preparation this report.

## **10.0 Legal Implications**

- 10.1 The Council has a range of powers available to it to enforce breaches of planning legislation. These powers are supplemented by the policies and procedures adopted by the Council, which are followed when dealing with potential breaches. Having adopted policies and procedures for planning enforcement helps to

minimize the risk of Judicial Review and maladministration complaints and ensures that appropriate enforcement action is taken. Whilst prosecution is an option open to the Council, it isn't always the most cost effective method of enforcement, and it may not necessarily lead to a planning breach being remedied; it can often only lead to the securing of a conviction. Direct action is a last resort, but is necessary in some circumstances, and often more cost effective. Legal Services have been consulted in the preparation this report.

### **11.0 Risk & Opportunity Management Implications**

11.1 There is no risk to the authority connected with this report, as it is for information only

### **12.0 People Impact Assessment (PIA):**

12.1 There are no risks for customers and staff, in the areas of gender, disability, age, ethnicity, religion, sexual orientation and community cohesion in this report

### **13.0 Other Corporate Implications**

13.1 It is considered that there are no other corporate implications not already covered within the report

**Background Documents:** None

## APPENDIX 1 – ENFORCEMENT ACTIVITY

	<b>2010 TOT</b>	<b>2011 TOT</b>	<b>2012 TOT</b>	<b>2013 TOT</b>	<b>JAN- MAR 2014</b>	<b>APR- JUNE 2014</b>	<b>JULY- SEPT 2014</b>	<b>OCT- DEC 2014</b>	<b>2014 TOT</b>
<b>NEW ENQUIRIES RECEIVED</b>	<b>303</b>	<b>287</b>	<b>314</b>	<b>308</b>	45	94			<b>139</b>
<b>TYPE OF BREACH (New enquiries):</b>									
Operational development	<b>57</b>	<b>95</b>	<b>94</b>	<b>98</b>	14	24			<b>38</b>
Breach of Condition	<b>33</b>	<b>27</b>	<b>28</b>	<b>31</b>	4	15			<b>19</b>
Unauthorised change of use	<b>66</b>	<b>68</b>	<b>60</b>	<b>70</b>	14	17			<b>31</b>
Works affecting a Listed Building	<b>2</b>	<b>5</b>	<b>9</b>	<b>9</b>	3	1			<b>4</b>
Unauthorised advertisement	<b>92</b>	<b>62</b>	<b>94</b>	<b>40</b>	4	18			<b>22</b>
Section 215 (Untidy land / property)	<b>45</b>	<b>24</b>	<b>21</b>	<b>41</b>	4	17			<b>21</b>
General Amenity Tree Preservation Order	<b>0</b>	<b>4</b>	<b>2</b>	<b>1</b>	0	0			<b>0</b>
Conservation Area	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	0	0			<b>0</b>
Not Planning Enforcement	<b>7</b>	<b>2</b>	<b>4</b>	<b>16</b>	2	2			<b>4</b>
	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	0	0			<b>0</b>
<b>PROGRESS:</b>									
Total cases worked on in qtr				<b>421</b>	160	151			<b>421</b>
Unresolved at qtr end	<b>140</b>	<b>88</b>	<b>123</b>	<b>112</b>	72	85			<b>72</b>
<i>Total Notices issued</i>	<b>19</b>	<b>17</b>	<b>23</b>	<b>23</b>	8	6			<b>14</b>
<i>Total prosecutions</i>	<b>7</b>	<b>5</b>	<b>1</b>	<b>3</b>	3	0			<b>3</b>
<i>Total cases closed</i>	<b>272</b>	<b>338</b>	<b>280</b>	<b>319</b>	85	81			<b>166</b>
<b>REASON FOR CASE CLOSURE:</b>									
No evidence of breach	<b>80</b>	<b>100</b>	<b>82</b>	<b>107</b>	18	19			<b>37</b>
No further action taken	<b>47</b>	<b>68</b>	<b>37</b>	<b>59</b>	16	17			<b>33</b>
Complied with Retrospective Planning Permission given	<b>126</b>	<b>153</b>	<b>140</b>	<b>116</b>	37	35			<b>72</b>
Other Powers Used	<b>17</b>	<b>17</b>	<b>21</b>	<b>37</b>	11	9			<b>20</b>
					3	1			<b>4</b>

## APPENDIX 2 – NOTICES IN EFFECT – 1<sup>st</sup> JULY 2014

<b>ADDRESS</b>	<b>BREACH</b>	<b>TYPE OF NOTICE</b>	<b>STATUS</b>
<i>Land adjacent Edison Close</i>	<i>Unauthorised oversized 'stilted' advertisement board</i>	<i>S225A (Advertisement Display) Removal Notice</i>	<i>Removed</i>
<i>Coney Hill Rugby Club – Hot Food Van</i>	<i>Unauthorised stationing of a mobile hot food vending van</i>	<i>Enforcement Notice</i>	<i>Retrospective planning consent given (on appeal).</i>
<i>5 Albion Street</i>	<i>Unauthorised satellite dish in Southgate Street Conservation Area</i>	<i>Enforcement Notice</i>	<i>Removed</i>
<i>Lock Warehouse</i>	<i>Unauthorised signage, including gable end banners, and removal of glazing units</i>	<i>Listed Buildings Enforcement Notice</i>	<i>Signage removed, and glazing unit reinstated</i>
<i>IntoPlay, 24 Llanthony Road</i>	<i>Failure to comply with planning condition requiring 'stopping up' of access and reinstatement of grass verge</i>	<i>Enforcement Notice</i>	<i>Notice withdrawn as planning permission given for a substantially similar scheme</i>
<i>87 Ryecroft Street</i>	<i>Untidy land, works required to complete building and enclose land</i>	<i>S215 Notice</i>	<i>Works completed as required</i>
<i>130 Barton Street</i>	<i>Building boarded up and in (external) state of disrepair within Barton Street Conservation Area</i>	<i>S215 Notice</i>	<i>Works undertaken in default by Council.</i>



<b>ADDRESS</b>	<b>BREACH</b>	<b>TYPE OF NOTICE</b>	<b>STATUS</b>
<b>47-49 Worcester Street</b>	<b>Unauthorised changes to windows and door (within the Worcester Street Conservation Area) – UPVC replacements</b>	<b>Enforcement Notice</b>	<b>Replacement scheme agreed with Conservation, awaiting implementation</b>
<b>55 Worcester Street</b>	<b>Unauthorised changes to shopfront including installation of roller shutters (within the Worcester Street Conservation Area)</b>	<b>Enforcement Notice</b>	<b>Notice re-issued requiring approved details to be implemented.</b>
151 Bristol Road	Unauthorised change of use from storage unit to car repairs	Enforcement Notice	Appeal against Notice currently under way
4 Glencairn Avenue	Overgrown garden	S215 Notice	Some works undertaken, owner has contractor arranged for August to complete
Manor Farm, Kingsway	Change of use from barns to offices, unauthorised enclosures (Scheduled Ancient Monument)	Enforcement Notice	Application under consideration to retain use and works undertaken (further unauthorised works undertaken to create access).
35 London Road	Unauthorised changes to shopfront	Enforcement Notice	Works not undertaken – legal action pending

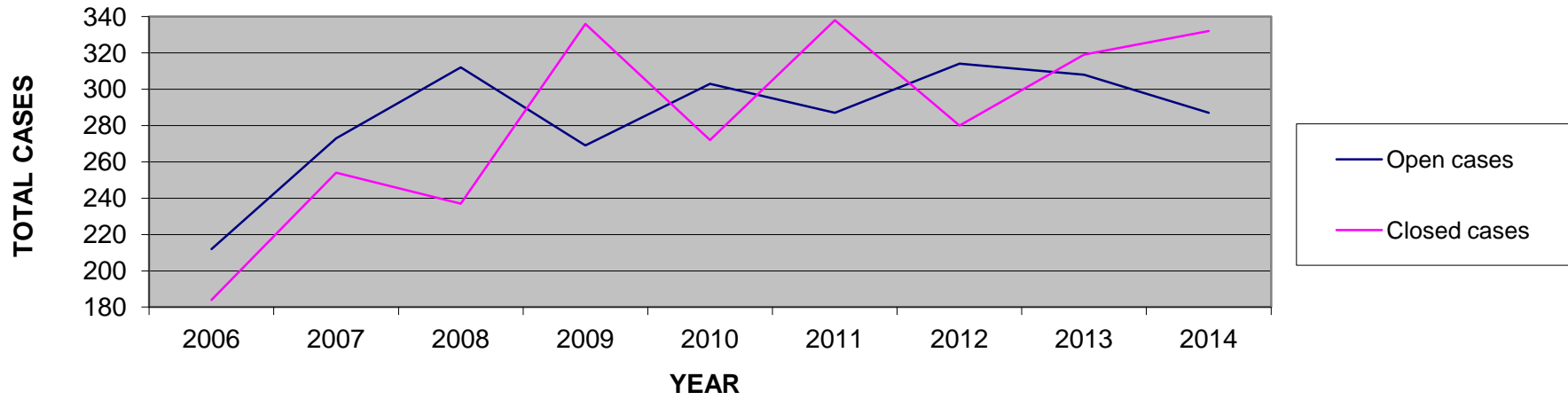
<b>ADDRESS</b>	<b>BREACH</b>	<b>TYPE OF NOTICE</b>	<b>STATUS</b>
138 Stroud Road	Unauthorised changes to shopfront works	Enforcement Notice	Retrospective planning application refused, works not undertaken, legal action pending
PictureDrome, 162-170 Barton Street	Removal of historic features, including raked floor, theatre seating, heating system and box room. (Grade II Listed Building)	Listed Building Enforcement Notice	New lessee drawing up renovation plans which should address unauthorised changes / repair damage.
21 Stroud Road (Hay House)	Works undertaken not in compliance with permission and in breach of a number of conditions – relating to design features, materials and finishings	Enforcement Notice	Works schedule and timetable agreed with owner and City Council's Urban Design, Conservation and Planning teams. These works nearing completion.
97 Eastgate Street	Unauthorised alterations to shopfront within Eastgate and St Michael's Conservation Area	Enforcement Notice	Alternative scheme given planning approval, awaiting implementation.
122 Eastgate Street	Unauthorised alterations to shopfront within Eastgate and St Michael's Conservation Area	Enforcement Notice	Alternative scheme given planning approval, awaiting implementation.

**Notices in bold served within April to June 2014 quarter -**

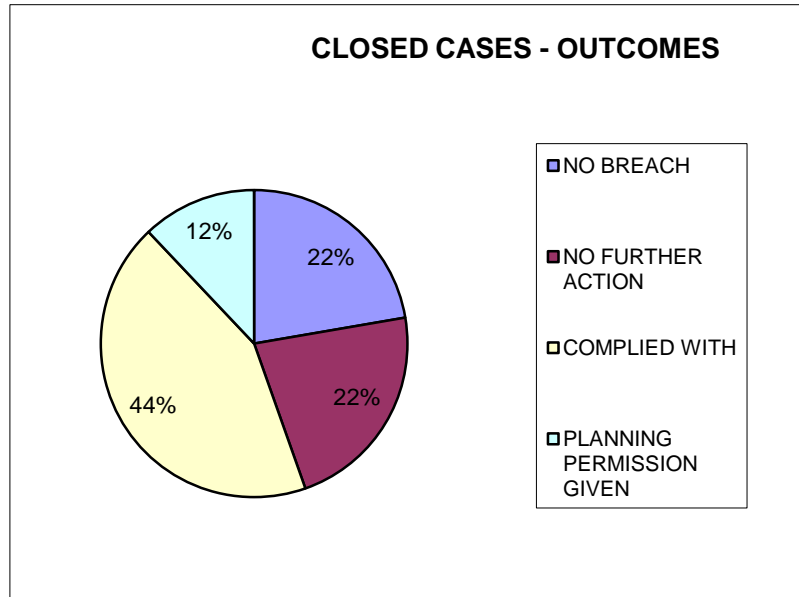
*Notices in italics have been complied with or otherwise concluded during April to June 2014 quarter*

Year	Open cases	Closed cases
2006	212	184
2007	273	254
2008	312	237
2009	269	336
2010	303	272
2011	287	338
2012	314	280
2013	308	319
2014	287	332

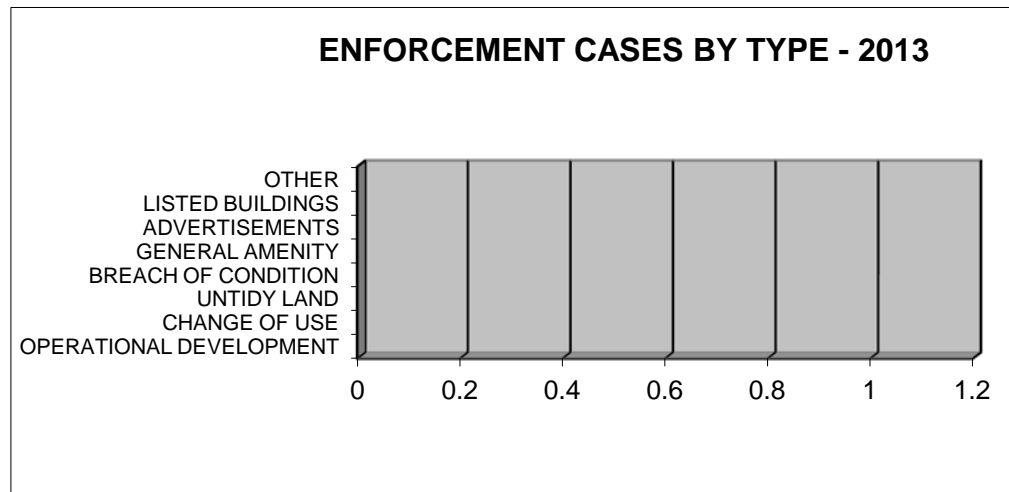
**ENFORCEMENT ENQUIRIES 2006-13**



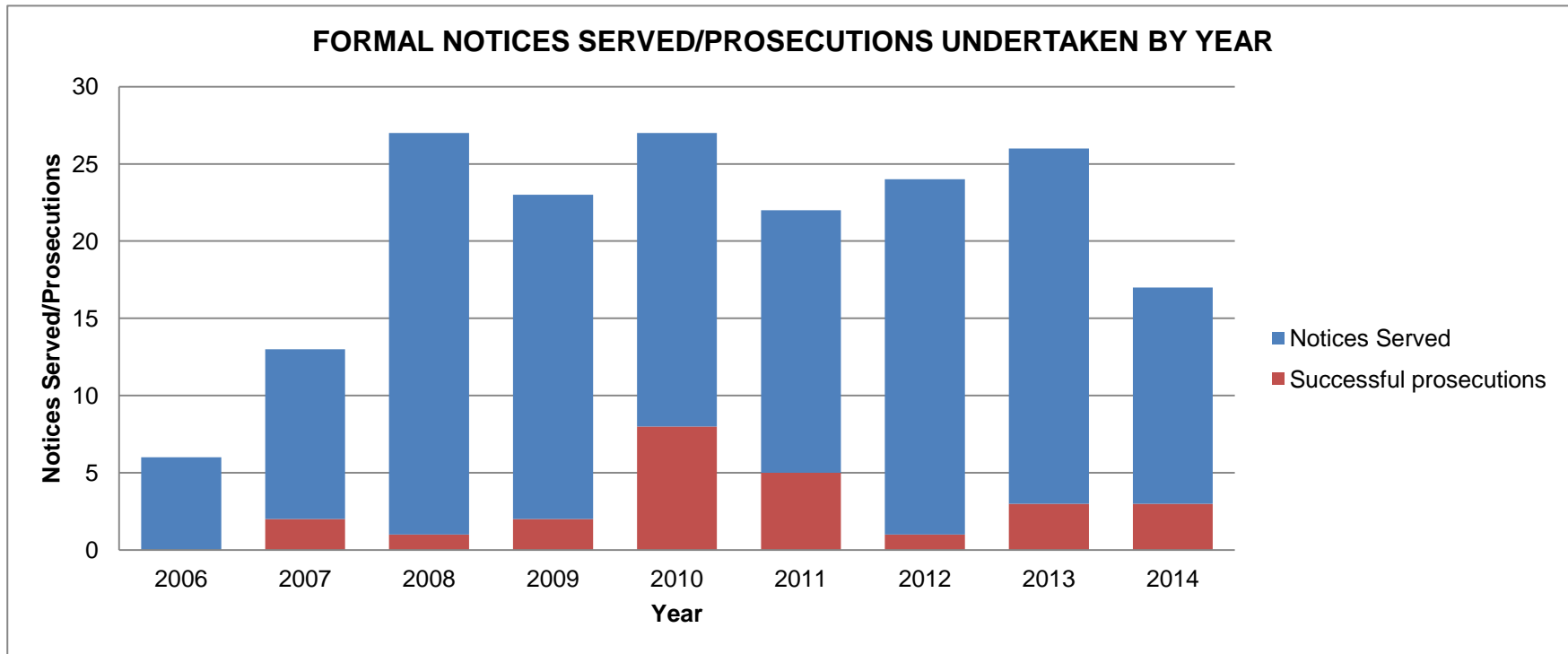
37 NO BREACH  
 37 NO FURTHER ACTION  
 72 COMPLIED WITH  
 20 PLANNING PERMISSION GIVEN



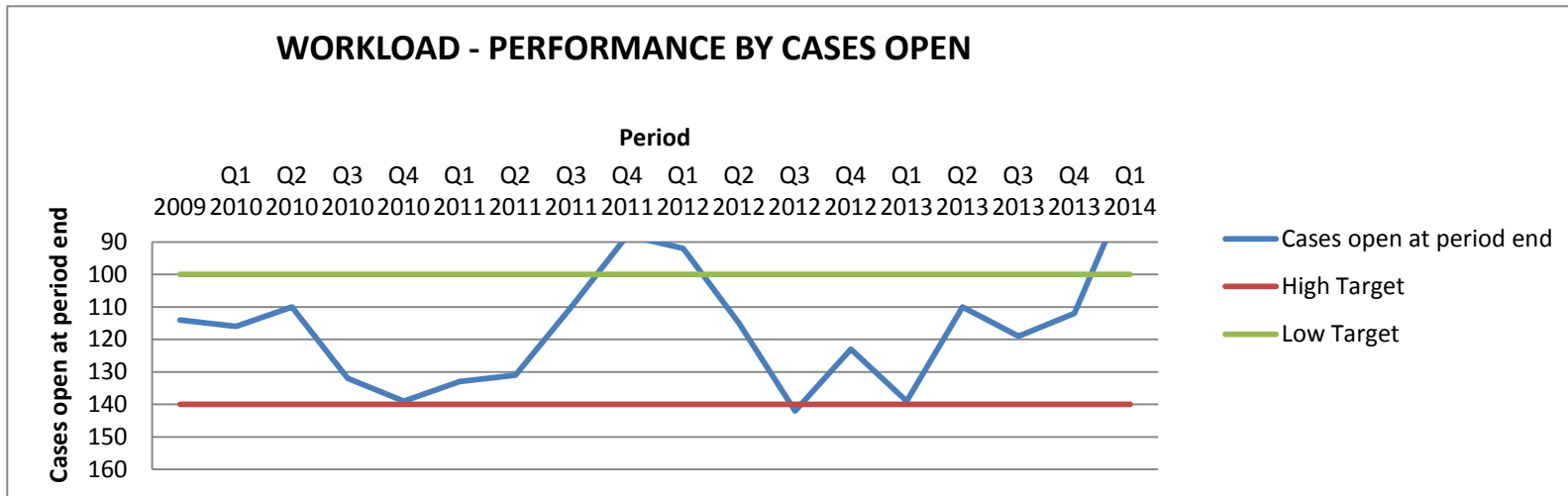
OPERATIONAL DEVELOPMENT  
 CHANGE OF USE  
 UNTIDY LAND  
 BREACH OF CONDITION  
 GENERAL AMENITY  
 ADVERTISEMENTS  
 LISTED BUILDINGS  
 OTHER



Year	Notices Served	Successful prosecutions
2006	6	0
2007	11	2
2008	26	1
2009	21	2
2010	19	8
2011	17	5
2012	23	1
2013	23	3
2014	14	3



Period	Cases open at period end	High Target	Low Target
2008	182	140	100
2009	114	140	100
Q1 2010	116	140	100
Q2 2010	110	140	100
Q3 2010	132	140	100
Q4 2010	139	140	100
Q1 2011	133	140	100
Q2 2011	131	140	100
Q3 2011	110	140	100
Q4 2011	88	140	100
Q1 2012	92	140	100
Q2 2012	115	140	100
Q3 2012	142	140	100
Q4 2012	123	140	100
Q1 2013	139	140	100
Q2 2013	110	140	100
Q3 2013	119	140	100
Q4 2013	112	140	100
Q1 2014	72	140	100



**Cases worked on in quarter**

	<b>New cases opened</b>	<b>Cases predating qtr but still open</b>	<b>Cases predating qtr and closed after qtr</b>	<b>Complaints closed in QTR</b>	<b>Complaints opened and closed in qtr (remove double counting)</b>	<b>TOTAL cases worked on in qtr</b>	
Q1 2013		70	69	11	54	11	<b>193</b>
Q2 2013		77	60	0	106	27	<b>216</b>
Q3 2013		85	56	7	76	29	<b>195</b>
Q4 2013		76	49	3	83	25	<b>186</b>
2013 YEAR		308	22	1	319	229	<b>421</b>
Q1 2014		45	46	0	85	16	<b>160</b>
Q2 2014		94	28	2	81	54	<b>151</b>

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# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**Tuesday, 2nd September 2014**

**DELEGATED DECISIONS**

**1<sup>st</sup> – 30<sup>th</sup> June 2014**

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

## Abbey

14/00562/FUL

G3Y

FEH

23/06/2014

Single storey front extensions to garage and kitchen with construction of pitched roof over the existing garage

27 Wheatway Gloucester GL4 5ET

14/00224/FUL

G3Y

CARLH

09/06/2014

Erection of two storey side extension, and single storey front extension.

12 Fieldfare Gloucester GL4 4WF

14/00405/COU

G3Y

FEH

13/06/2014

Change of use of garden cabin to dog grooming parlour

26 Ashton Close Gloucester GL4 5BP

14/00127/FUL

G3Y

EMMABL

18/06/2014

Erection of two storey and single storey rear extension, to include annexe accommodation for elderly relative

78 Mandara Grove Gloucester GL4 5XT

14/00380/FUL

G3Y

FEH

04/06/2014

First floor side extension above garage.

21 Red Admiral Drive Gloucester GL4 5EA

## Barnwood

14/00644/TPO

TPDECS

JJH

20/06/2014

Lime tree overhanging school car park. Reduce in height by 5 - 6m \_ 3 -4 m radius. Remove deadwood.

21 Colin Road Gloucester GL4 3JL

14/00422/FUL

G3Y

BOBR

04/06/2014

Conversion of building to two flats and associated works. (Alternative proposal to development approved under application no.13/01051/COU).

34 Newton Avenue Gloucester GL4 4NR

14/00384/FUL		
G3Y	EMMABL	06/06/2014
Erection of two storey side extension and single storey rear extension 28 Colin Road Gloucester GL4 3JL		
14/00582/LAW		
LAW	CARLH	13/06/2014
Single storey rear extension 81 Wells Road Gloucester GL4 3AN		
14/00577/PDE		
ECREF	CARLH	12/06/2014
Single storey rear extension, measuring 4000mm in depth; 2650mm in height to the eaves; 2900mm in maximum height 47 Coney Hill Road Gloucester GL4 4QL		
14/00442/FUL		
G3Y	FEH	16/06/2014
Proposed Detached Dwelling on infill plot adjacent to 65 St Lawrence Road, new drive and turning area and new off road parking for 65 65 St Lawrence Road Gloucester GL4 3QT		
14/00345/ADV		
GFY	FEH	18/06/2014
Replacement corporate signage (revised plans) Halfords Eastern Avenue Gloucester GL4 4LP		
14/00399/ADV		
REFREA	FEH	04/06/2014
5 metre high internally illuminated Sainsbury's totem sign Barnett Way Gloucester		

## **Barton & Tredworth**

14/00497/PDE		
ENOBJ	CARLH	04/06/2014
Single storey rear extension, measuring 3500mm in depth; 3000mm in height to the eaves, and; 4000mm in height to the ridge 73 Vauxhall Road Gloucester GL1 4EY		

14/00307/FUL  
G3Y FEH 25/06/2014  
Single side and rear extension (to provide extension to kitchen and new utility and bathroom)  
28 Goodyere Street Gloucester GL1 4UG

14/00431/FUL  
REFREA FEH 26/06/2014  
Erection of two storey, two bedroomed house attached to the side of 24 Upton Street  
24 Upton Street Gloucester GL1 4JZ

14/00387/FUL  
REFREA CJR 06/06/2014  
Demolition of existing building and erection of 1no. one bedroom dwelling.

Walden And Doyle 13A Jersey Road Gloucester GL1 4AZ

## Elmbridge

14/00508/FUL  
G3Y CARLH 11/06/2014  
Erection of front porch; and single storey rear extension  
7A Oakleaze Gloucester GL2 0LQ

14/00414/FUL  
GP FEH 04/06/2014  
Retrospective consent for changes to right hand side bay window including lowering cill height and increasing window size  
Cross Keys 67 Barnwood Road Gloucester GL2 0SF

14/00407/FUL  
G3Y EMMABL 27/06/2014  
Demolition of existing detached dwellinghouse, and erection of pair of two storey semi-detached dwellings  
2 Grafton Road Gloucester GL2 0QP

14/00650/TPO  
TPDECS JJH 25/06/2014  
T1 Walnut. Remove dead branches, remove low branch stub over neighbours, tidy broken stem, works to 2 limbs over neighbours shed to lessen weight.  
45 Merevale Road Gloucester GL2 0QX

14/00244/FUL  
REFREA ADAMS 10/06/2014  
Erection of three storey house.  
63 Elmbridge Road Gloucester GL2 0NU

14/00555/LAW  
LAW CARLH 05/06/2014  
1) Erection of front porch 2) Conversion of internal garage to a habitable room  
3) Erection of replacement single storey rear extension  
10 Waverley Road Gloucester GL2 0SZ

14/00388/FUL  
G3Y GAJO 09/06/2014  
Proposed extension to the side of the property. New vehicle access from the  
highway  
14 Blinkhorns Bridge Lane Gloucester GL2 0SL

## Grange

14/00510/FUL  
G3Y EMMABL 26/06/2014  
Erection of single storey rear and side extension  
8 Golden Close Gloucester GL4 0QZ

## Hucclecote

14/00441/FUL  
G3Y GAJO 10/06/2014  
Two level extension to side of house  
17 Saturn Close Gloucester GL4 5UP

14/00455/FUL  
G3Y GAJO 18/06/2014  
Replace flat roof to kitchen with pitched roof and gable end, change first floor  
layout with new stairs and bathroom, add gable to rear bedroom.  
50 Larkhay Road Gloucester GL3 3NU

14/00516/PDE  
ENOBJ CARLH 04/06/2014  
Single storey rear extension, measuring 5000mm in depth; 2300mm in height to  
the eaves, and; 3500mm in height to the ridge  
47 Lynton Road Gloucester GL3 3HX

14/00365/FUL  
G3Y GAJO 04/06/2014  
Extension to side comprising two bedrooms/bathroom, lounge extension to rear.  
23 Gilpin Avenue Gloucester GL3 3DB

14/00468/FUL  
G3Y GAJO 18/06/2014  
Erection of two storey rear extension.  
113 Hucclecote Road Gloucester GL3 3TS

14/00416/FUL  
G3Y BOBR 24/06/2014  
Change of Use from Dwellinghouses (C3a) to Clinic (D1) with off street parking.  
60 Hucclecote Road Gloucester GL3 3RT

14/00517/NMA  
NOS96 BOBR 04/06/2014  
Non-material amendment to single storey extension approved under permission  
no.13/00692/FUL.

58 Green Lane Gloucester GL3 3QX

14/00479/FUL  
G3Y CARLH 09/06/2014  
Single storey side extension to provide ancillary accommodation as a 'granny  
annexe'.  
51 Churchdown Lane Gloucester GL3 3QJ

## **Kingsholm & Wotton**

14/00604/PRIOR  
PRIOR FEH 16/06/2014  
Prior approval request for canopy over railway bridge  
Gloucester Railway Station Bruton Way Gloucester GL1 1DE

14/00433/FUL  
G3Y EMMABL 12/06/2014  
Erection of first floor rear extension, and alterations/additions to fenestration on  
side elevations of existing dwellinghouse  
75 Lansdown Road Gloucester GL1 3JD

14/00576/FUL  
G3Y CARLH 13/06/2014  
Erection of replacement fence, measuring 5 feet in height, adjacent to the  
highway  
11A Kenilworth Avenue Gloucester GL2 0QJ

14/00400/FUL  
G3Y FEH 04/06/2014  
Single storey side and rear extension creating a larger kitchen, bathroom and  
dayroom  
82 Oxford Road Gloucester GL1 3EE

## Longlevens

14/00247/FUL  
GP BOBR 04/06/2014  
Conversion of garage with bay to front. (Retrospective application).  
6 Fairmile Gardens Gloucester GL2 9DU

14/00311/FUL  
G3Y CARLH 10/06/2014  
Erection of two storey and single storey rear extensions, and conversion of part  
of existing integral garage into ancillary living accommodation  
2 Grisedale Close Gloucester GL2 0EG

14/00036/FUL  
G3Y ADAMS 04/06/2014  
Demolition of existing hall, internal alterations, construction of new hall and  
creation of new exit from car park (amended scheme)  
Kendal Baptist Church Kendal Road Gloucester GL2 0NB

14/00376/FUL  
G3Y CARLH 13/06/2014  
Erection of conservatory to the side elevation of previous extension (to rear of  
property)  
14 Glevum Close Gloucester GL2 9JJ

14/00568/LAW  
LAW CARLH 11/06/2014  
Change of roof type from flat to monopitch, upon an existing rear single storey  
extension  
84 Park Avenue Gloucester GL2 0EQ

14/00669/NMA  
NOS96 EMMABL 24/06/2014  
Non-material amendment to planning permission 14/00005/FUL, to remove 2  
no. windows on the western side elevation of the single storey extension, to  
install 3 no. rooflights on the roofslope of the single storey extension, and to  
reduce the size of 2 no. windows on the western side elevation of the original  
dwellinghouse at ground floor level  
81 Cheltenham Road Gloucester GL2 0JG

## Matson & Robinswood

14/00671/TPO

TPDECS

JJH

20/06/2014

Fell 2 ash trees (in rear garden). Reason(s) - They are dangerous and the position of the trees has changed dramatically...the base of the tree is starting rot, several branches have fallen down landing on our shed.

56 Robinswood Gardens Gloucester GL4 6TB

14/00392/FUL

G3Y

GAJO

13/06/2014

First floor extension to provide larger master bedroom and dressing room

4 Willowcroft Close Gloucester GL4 6NZ

## Podsmead

14/00610/FUL

G3Y

CJR

30/06/2014

Variation of Condition 2 of permission no. 14/00029/FUL to allow for amendments to the approved layout plan and the siting of the proposed new two storey teaching block.

Crypt School Podsmead Road Gloucester GL2 6AE

14/00496/FUL

G3Y

BOBR

16/06/2014

Demolition of existing attached outbuildings. Erection of a new two storey dwelling attached to an existing dwelling. Creation of a new vehicular access. Refurbishment of an existing dwelling.

13 Scott Avenue Gloucester GL2 5BD

14/00560/FUL

G3Y

CARLH

10/06/2014

Erection of single storey and two storey rear extensions

24 Laburnum Road Gloucester GL1 5PQ



14/00465/FUL  
G3Y CARLH 02/06/2014  
Erection of two storey rear extension to accommodate a lift  
20 Keats Avenue Gloucester GL2 5BQ

## Quedgeley Fieldcourt

14/00484/ADV  
GFY CARLH 09/06/2014  
One (1) Double advertising unit comprising of two adverts - one on each side,  
fully integrated into bus shelter  
Land Adj To 159 Bristol Road Quedgeley Gloucester

14/00494/FUL  
G3Y CARLH 13/06/2014  
Installation of 823 solar PV panels (218kWp) on the roofs of Blocks A, B, C & D  
Kestrel Court Waterwells Drive Quedgeley Gloucester

14/00649/TPO  
TPDECS JJH 25/06/2014  
T1 - Ash. T2 Ash. - Reduce by 50% height \_ spread to let more light into  
garden.

295 Bristol Road Quedgeley Gloucester GL2 4QP

14/00609/EIA  
NOB FEH 06/06/2014  
Screening opinion for gateway 12, Hardwicke  
Land South Of Davy Way Quedgeley Gloucester

## Quedgeley Severn Vale

14/00447/FUL  
G3Y CARLH 13/06/2014  
Two storey rear extension and internal alterations to provide additional disabled  
facilities.  
27 Welland Road Quedgeley Gloucester GL2 4SG

14/00499/FUL  
G3Y BOBR 24/06/2014  
Two storey side and rear extension - (Alternative proposal to development  
approved under permission no.12/00007/FUL).  
41 Carters Orchard Quedgeley Gloucester GL2 4WB

14/00507/FUL  
G3Y EMMABL 25/06/2014  
Erection of two storey side extension and single storey rear extension  
114 Merlin Drive Quedgeley Gloucester GL2 4NL

14/00456/LAW  
LAW CARLH 09/06/2014  
Erection of 2no attached single storey side extensions  
4 Silver Birch Close Quedgeley Gloucester GL2 4GG

14/00411/FUL  
G3Y BOBR 11/06/2014  
Two storey front extension and single storey front and side extension  
2 Bristol Road Quedgeley Gloucester GL2 4ND

14/00514/FUL  
G3Y CARLH 04/06/2014  
Single storey rear extension  
18 Azalea Gardens Quedgeley Gloucester GL2 4GA

14/00652/PDE  
ENOBJ BOBR 30/06/2014  
Single storey extension to rear  
35 Curtis Hayward Drive Quedgeley Gloucester GL2 4WJ

## **Tuffley**

14/00438/COU  
G3Y FEH 09/06/2014  
Change of use from a dwellinghouse (use type C3) to a 'residential institution'  
(use type C2).  
68 Tuffley Lane Gloucester GL4 0DU

## **Westgate**

14/00490/ADV  
GFY ADAMS 13/06/2014  
Erection of advertisements comprising 2 no. sets of wall-mounted halo-  
illuminated individually-applied lettering, 2 no. menu case lecturns, 2 no.  
jumbrella signs, 4 no. vinyls to doors, and timber planter and seating enclosure  
signs

Pillar And Lucy House Merchants Road Gloucester GL2 5RG

14/00489/LBC  
G3L ADAMS 13/06/2014  
External alterations to Grade 2 listed building  
Pillar And Lucy House Merchants Road Gloucester GL2 5RG

14/00470/ADV  
GFY ADAMS 13/06/2014  
Erection of 1 no. internally illuminated fascia sign, 2 no. fascia signs of  
halo-illuminated lettering and 2 no. externally illuminated hanging signs  
TGIF Unit 101 Gloucester Quays Designer Outlet St Ann Way Gloucester GL1  
5SH

14/00469/FUL  
G3Y ADAMS 13/06/2014  
Alterations to glazed shop front and installation of new fascia  
TGIF Unit 101 Gloucester Quays Designer Outlet St Ann Way Gloucester GL1  
5SH

14/00329/FUL  
G3Y CJR 12/06/2014  
Conversion of Property into 12 No apartments and retention of existing Cafe at  
Ground Floor. Internal and External alterations to Grade 2 Listed Building.  
(Renewal of planning permissions ref. 08/00285/COU and 11/00098/REP.)  
17, 17A & 19 St Johns Lane Gloucester GL1 2AZ

14/00423/FUL  
G3Y GAJO 24/06/2014  
Vehicular access from Richards Wood carpark including pedestrian access  
tracks to three of the EA's current assets.  
Land Opposite Morgans Yard Alney Terrace Gloucester

14/00323/LBC  
G3L GAJO 18/06/2014  
Like for like replacement of top and bottom sashes to 4 no. windows at first floor  
level on the south west elevation.  
Custom House 31 Commercial Road Gloucester GL1 2HE

14/00440/FUL  
G3Y FEH 24/06/2014  
Renovation and redevelopment of Existing Building, Existing Public  
Convenience to be converted into a community farm shop (change of use to A1)  
and cafe (A3), Erection of new Glazed frontage looking out to St Johns Lane,  
Remedial Work to adjacent party wall (amended description)

Public Convenience St Johns Lane Gloucester

14/00395/LBC  
G3L ADAMS 20/06/2014  
Erection of 2 no. non-illuminated wall mounted signs to the exterior of grade 2 listed building  
Mariners Hall 1 Llanthony Road Gloucester GL2 5QT

14/00474/ADV  
GFY CARLH 11/06/2014  
Erection of 9no various internally illuminated signage, and 1set of 8 windbreaks, to Pizza Express  
Pizza Express Unit 104A Gloucester Quays Designer Outlet St Ann Way Gloucester GL1 5SH

14/00452/NMA  
NOS96 ADAMS 10/06/2014  
Amendment to Conditions 4 and 6 of planning permission ref. 13/00537/FUL to alter the arrangements for the submission of Code for Sustainable Homes and BREEAM Certificates  
Former Gloscat Brunswick Road Gloucester

14/00655/NMA  
NOS96 CARLH 10/06/2014  
Non Material Amendment following previous permission- change in roof style, from pitched to flat.  
25 Soren Larsen Way Gloucester GL2 5DL

14/00645/LAW  
LAW BOBR 24/06/2014  
Erection of outbuilding containing garage, workshop and gym (ancillary to existing dwelling)  
74 Hempsted Lane Gloucester GL2 5JN

14/00573/NMA  
NOS96 ADAMS 10/06/2014  
Internal rearrangements and realignment of side entrance gates  
45 - 47 Northgate Street Gloucester

14/00557/NMA  
NOS96 ADAMS 13/06/2014  
Alterations to internal arrangement and external appearance of Block F (units backing onto Parliament Street properties)  
Former Gloscat Brunswick Road Gloucester

14/00483/LBC		
G3Y	BOBR	18/06/2014
Conversion to three self-contained flats		
Bastion House Brunswick Road Gloucester GL1 1JJ		
14/00482/FUL		
G3Y	BOBR	20/06/2014
Conversion to three self-contained flats		
Bastion House Brunswick Road Gloucester GL1 1JJ		
14/00412/LBC		
G3L	CJR	12/06/2014
Internal and External alterations to Grade 2 Listed Building in association with larger proposal to convert nos. 17, 17a and 19 St Johns Lane into 12 no. apartments and retention of cafe on ground floor. (Renewal of Listed Building Consent ref. 08/00304/LBC _ 11/00116/LBC).		
17 St Johns Lane Gloucester GL1 2AZ		

## **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