



# Gloucester City Council

## Planning Committee

**Meeting: Tuesday, 7th October 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>  To approve as a correct record the minutes of the meeting held on 2 September 2014.  Please note: these minutes will be circulated separately.
<b>4.</b>	<b>GLOUCESTER CITY FOOTBALL CLUB - 14/00685/OUT (Pages 5 - 100)</b>  <b>Person to contact:</b> Development Control Manager Tel: (01452) 396783
<b>5.</b>	<b>26,HEMPSTED LANE - 13/01216/FUL (Pages 101 - 116)</b>  <b>Person to contact:</b> Development Control Manager Tel: (01452) 396783
<b>6.</b>	<b>UNIT G, THE AQUARIUS CENTRE , EDISON CLOSE - 14/00288/FUL (Pages 117 - 138)</b>  <b>Person to contact:</b> Development Control Manager Tel: (01452) 396783

7.	<p><b>UNIT 3/4 EASTERN AVENUE - 14/00316/FUL</b> (Pages 139 - 150)</p> <p><b>Person to contact:</b> Development Control Manager Tel: (01452) 396783</p>
8.	<p><b>DELEGATED DECISIONS</b> (Pages 151 - 164)</p> <p>To consider a schedule of applications determined under delegated powers during the month of July 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, 4 November 2014 at 18.00hrs.</p>

*M. Shields*

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

**Date of Publication: Monday, 29 September 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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- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>7<sup>TH</sup> OCTOBER 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>GLOUCESTER CITY FOOTBALL CLUB</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>14/00685/OUT WESTGATE</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>12<sup>TH</sup> SEPTEMBER 2014</b>
<b>APPLICANT</b>	<b>:</b>	<b>GLOUCESTER CITY FOOTBALL CLUB</b>
<b>PROPOSAL</b>	<b>:</b>	<b>OUTLINE APPLICATION FOR THE RE-DEVELOPMENT OF GLOUCESTER CITY FOOTBALL CLUB COMPRISING THE ERECTION OF A REPLACEMENT FOOTBALL STADIUM, ASSOCIATED ENGINEERING WORKS INVOLVING THE RAISING OF GROUND LEVELS, ANCILLARY FACILITIES, ACCESS AND CAR PARKING. MEANS OF ACCESS AND SITING NOT RESERVED.</b>
<b>REPORT BY</b>	<b>:</b>	<b>CAROLINE TOWNLEY</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>1. SITE LOCATION PLAN 2. ENVIRONMENT AGENCY CONSULTATION RESPONSE DATED 7<sup>TH</sup> JULY 2014 3. 66 LETTERS OF REPRESENTATION</b>

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

- 1.1 The application site is approximately 4.80 hectares in area and includes the former Gloucester City Football Club Stadium together with land immediately to the west. The site is to the west of Hempsted Lane set back between Sudmeadow Road and Spinnaker Road. The site is largely surrounded by commercial premises together with 13 residential properties in Sudmeadow Road. The site is also in close proximity to the Hempsted Landfill and civic amenity site. Llanthony Priory is located to the East of Hempsted Lane opposite the junction with Sudmeadow Road. Access to the site is obtained from Sudmeadow Road.
- 1.2 The site was formerly used as the home stadium of Gloucester City Football Club (GCFC) with the adjacent land used as private playing fields. The site has remained unused since it flooded in July 2007. The entire site lies within

Flood Zone 3a (high risk) and Zone 3b (functional floodplain) of the River Severn. It is also identified as a private playing field in the second Deposit City of Gloucester Local Plan (2002).

- 1.3 The Gloucester City Football Club ground has suffered from flooding on a number of occasions including 2000 and most recently in 2007. Following the floods in 2007 the Club decided that it could no longer afford insurance, or to take the risk of playing at the site and since this date the Club has played outside of the City boundary at Forest Green Rovers FC (Nailsworth) and Cirencester Town FC (Cirencester). Following promotion to the Conference League the decision was taken to relocate to Cheltenham Town Football Club at Whaddon Road whose ground was of an appropriate standard. This situation has been ongoing for a number of years and is both costly and resulted in uncertainty for supporters, players and the Management Board.
- 1.4 In a bid to find a suitable site for GCFC the City Council undertook a search of its property holdings to establish if a suitable site could be provided for the Club within the City boundaries. The Club also undertook its own site search.
- 1.5 In December 2008 an all party working group comprising Members and Officer's from Gloucester City Council and representatives from GCFC, named 'The Football Task and Finish Group' (FTFG) was formed to help find a suitable site to provide a new stadium for the Club. Following the investigation and dismissal of a number of alternative sites within the City boundary the Club determined that the Sudmeadow Road site offered the most benefits and has sought to find a solution to the flooding problems. The FTFG met regularly over a period of approximately two years with advice provided by the Environment Agency, GCFC's Flood Risk Consultants JBA and Gloucestershire County Highways. The work progressed by the FTFG resulted in the Football Club's preparation of the previous outline planning application (ref. 11/00430/OUT).
- 1.6 An outline planning application was submitted in 2011 for a mixed use development consisting of a new football stadium, commercial development and flood defences (ref. 11/00430/OUT).
- 1.7 The proposed flood defences included as part of this earlier application included:
  - Upgrading approximately 120 metres of existing flood defence along the left bank of the River Severn (raised between 0.55 metres and 0.75 metres depending on whether floodwalls or embankments are used).
  - Construction of an approximately 640 metres long earth embankment up to 3.57 metres high across the river Severn floodplain.
  - Raising the application site by 3 metres (behind the proposed flood defences) above flood levels.
  - Protecting and improving the access to the existing household recycling centre, the landfill and its infrastructure during a flood event.

- 1.8 The flood protection measures also involved the raising of the land within the application site and around the access road to the existing Household Recycling Centre to the proposed embankment heights. It was calculated by the Applicant's flood consultants that the proposed works would have provided a 100-year plus climate change standard of protection to approximately 125 residential and commercial properties in the vicinity. The Flood Risk Assessment (FRA) indicated that the proposed works would, however, also have resulted in an increase in flood water levels by up to 20mm upstream.
- 1.9 Whilst this application was submitted in outline it included the means of access together with the appearance, layout and scale of the proposed stadium, with only landscaping reserved for this element. All matters were, however, reserved in relation to the proposed employment (use classes B1, B2 and B8) area.
- 1.10 The current application relates purely to a replacement football pitch, stadium, together with a new stadium building and associated car parking. The application has been made in outline with approval of the access and layout being sought. The appearance, landscaping and scale of the proposals are reserved for future consideration. The proposal also involves changes to the existing ground levels across the site.
- 1.11 In broad terms the proposed replacement football stadium will occupy a similar footprint to the existing stadium which it is to replace in the south west corner of the site with three adjacent areas of car parking. The site layout has been influenced by the flood modelling work and pre-application discussions with the Environment Agency. Although the application is in outline the Agent has indicated that the plans have been worked up in sufficient detail to demonstrate compliance with both the Flood Risk Assessment together with the various parameters of the Football Conference/FA. GCFC consider that the proposed development includes 'future proofing'.
- 1.12 The application also includes changes to the existing ground levels. This involves raising the area of the proposed pitch and stadium by approximately 4 metres to ensure that it does not flood. The proposed car parking areas located to the east and west of the stadium will be set lower than the existing ground levels and provide a total of 297 spaces. Taking into account the element of ground raising proposed and the re-use of the material 'cut' from the car park it has been calculated that there will be a requirement to import approximately 40,350 cubic metres of material to achieve the proposed new levels across the application site.
- 1.13 The Design and Access Statement (DAS) emphasises the importance of the higher levels of the proposed development which would allow views of the stadium above existing buildings in Spinnaker Road allowing the stadium to be visible when approaching the site from St Ann's Way over the canal bridge. The DAS states that this 'visibility' is an important aspect in terms of GCFC's locational accessibility and prominence in the City.

- 1.14 The stadium is designed to be fully flood resistant by preventing the egress of flood water whereas the car parking areas are designed to flood.
- 1.15 It has been indicated that the proposed stadium would have an overall height in the region of 10 – 14 metres (including structural elements) and illustrative plans have been provided showing a two storey stadium building along the eastern edge of the pitch with a reception, club shop/ticket, spectator concourse, changing/treatment rooms on the ground floor together with office kitchen, function and conference rooms, directors' board room, viewing boxes at first floor level. The plans also indicate a separate groundsman's store, spectator's concourse, toilets and snack bar to the south of the stadium together with an additional snack bar on the north western corner.
- 1.16 While the appearance of the building is reserved for future consideration, the supporting information indicates that the building would be designed with a steel structural frame to form the internal spaces as this will provide flexibility as many of the internal walls would be non-load bearing and the internal layout could be easily altered in the future.
- 1.17 The submitted plans indicate that the stands would be located around the entire stadium providing spectator seating/standing with a capacity for 4183 spectators.
- 1.18 Although this is an outline application the proposed layout has been determined by the flood modelling work together with the required parameters of the Football Conference/FA.
- 1.19 In the Supporting Traffic Report it is estimated that the demolition phase will take 8-10 weeks, with a minimum 42 weeks for the importation of material and a further 52 weeks for the construction phase.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 There have been a number of previous applications on the Football Club site including:

**11/00430/OUT** – Redevelopment of Gloucester City Football Stadium comprising the erection of a new football stadium, associated ancillary facilities, employment land (Use Classes B1, B2 and B8), access from Sudmeadow Road, car parking and the construction of new flood defences. Outline application to include access, appearance, layout and scale of the proposed stadium (landscaping reserved) with all matters reserved in relation to the employment land. Refused 8<sup>th</sup> August 2013.

This application was originally reported to the Planning Committee on 4<sup>th</sup> September 2012 when it was resolved that:

1. The Planning Committee generally welcomed the proposal to redevelop the site to provide a new football stadium for Gloucester City Football Club and offered in principle support for the proposal subject to the



completion of further flood modelling and design work to provide greater certainty that the proposal is acceptable in terms of flood risk and highways. The Committee considered that the proposal was acceptable in terms of the principles of the sequential test as defined in the 'technical guidance to the National Planning Policy Framework', and is acceptable in terms of the loss of playing field space.

2. The applicant was made aware that this did not prejudice the City Council's decision on the outline application at a future date should the results of the further studies prove that the scheme is not viable, is undeliverable or would impact on third parties or critical infrastructure to an acceptable degree.

3. Phasing

In accordance with the advice of the Environment Agency, the City Council will not support any commencement of development until full details of the design, adoption and maintenance of the scheme have been approved by the City Council in conjunction with the Agency and the flood defences are fully constructed and operational prior to the commencement of any development.

The phasing of the flood defence itself requires careful consideration and the impact of phasing on third parties should also be fully assessed in the FRA. If necessary the provision of interim defences should be undertaken to protect properties during the construction phase.

4. Raising of Ground Levels

The impact of the proposed raising of the site behind the flood defences and removing this flood storage area in the event of the defences being overtopped has not been adequately assessed.

Whilst the reasons for the applicants proposing to raise the level of the site are understood, nevertheless the flooding impact of this proposed raising of the site has not been adequately explained and further analysis and evidence is required to make a considered judgement.

5. Access

The Football Club should make every attempt to secure the land needed to provide the alternative access and provide documented evidence of their efforts to do so before the use of Sudmeadow Road for access can be properly considered as a fall back position.

6. Technical Group

A Technical Group shall be established comprising representatives from the Football Club, the City and County Councils and the Environment Agency to facilitate progress with this application.

No further information was submitted and the application was subsequently reported back to the Planning Committee on 8<sup>th</sup> August 2013 when it was resolved to refuse outline planning permission for the following reason:

“The applicant has failed to submit sufficient information to demonstrate that the flooding and highway implications associated with the proposed development have been satisfactorily addressed in accordance with the National Planning Policy Framework, the associated Technical Guidance and Policies FRP.1a and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Previous applications on the site include:

**11/00213/COU** – Change of use of land for the storage of waste receptacles. Granted temporary permission 11<sup>th</sup> April 2011.

**08/00412/COU** – Change of use of club house to offices, re-positioning of metal staircase, formation of new door at first floor and alterations to Sudmeadow Road to provide enhanced pedestrian / cycle access. Granted temporary consent 16<sup>th</sup> June 2009.

**07/01325/COU** – Change of use of redundant football pitch to car park with access off Sudmeadow Road. Refused 6<sup>th</sup> December 2007.

**06/00791/COU** – Use of land for the landing / taking off of a helicopter (private use only). Refused 21st August 2006.

**04/00529/FUL** - Demolition of existing derelict building and erection of 2 storey office accommodation with ancillary living accommodation. Granted 3<sup>rd</sup> August 2004.

**99/00328/OUT** - (Outline) Partial Demolition and First Floor Extension to Existing Sports and Social Club. Granted outline permission 28<sup>th</sup> March 2000.

**91/00908/FUL** – Extension to form toilet block and construction of terracing. Granted 26<sup>th</sup> June 1991.

### **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 Central Government Guidance - National Planning Policy Framework (NPPF)  
The NPPF is a material consideration in determining this application. The NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise. It is underpinned by a presumption in favour of sustainable development.

For the purposes of making decisions, the NPPF states that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the NPPF. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

The NPPF core planning principles include encouraging the enhancement and improvement of places; proactively driving and supporting sustainable economic development; conserving heritage assets; and actively manage patterns of growth to make fullest use of public transport, walking and cycling.

#### The Development Plan

3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

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

ST.7 - Urban Design Principles

FRP.1a – Development and Flood Risk

FRP6 – Surface water run-off

FRP.10 – Noise

BE.1 - Scale, Massing and Height

BE.5 - Community Safety

BE.6 - Access for all

BE.7 - Architectural design

BE.21- Safeguarding of Amenity

TR.9 - Parking Standards

TR.11 - Provision of parking for people with disabilities

TR.12 - Cycle Parking Standards

TR.31 – Road safety

TR.32 – Protection of cycle/pedestrian routes

TR.33 – Provision for cyclists/pedestrians

SR.2 – Playing Fields and recreational Open Space

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 **CONSULTATIONS**

4.1 **Environment Agency** – For clarity the Environment Agency’s letter is appended in full.

4.2 **Gloucestershire County Council (Highways)** – No highway objection is raised.

4.3 **Gloucestershire County Council (Minerals and Waste Team)** – The land is not identified on the BGS resource map as falling within an area of potential economic resource. As such it is not considered necessary for the applicant to provide a minerals assessment.

It is acknowledged that the applicant had provided a Waste Minimisation Statement (WMS). If the application is successful a more detailed WMS will be required to accompany any reserved matters application. This should contain specific information such as tonnages/percentage of envisaged waste and details of what they will do with it in accordance with the Waste Minimisation Statement SPD and the adopted Gloucestershire Waste Strategy’s Core Policy WCS2 (Waste Reduction).

Waste Core Strategy Policy WCS11 is intended to prevent incompatible development between existing waste management sites and other uses. There has been a football stadium on this site for many years; however, given the nature of the waste management operations on the site and the potential for amenity issues such as odour, it is recommended that the Environmental Health Officers make an assessment of the proposed site to ensure that this proposal would not constitute incompatible development.

4.4 **Sport England** – Sport England has considered the application in the light of its playing field policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches.

The Football Association (FA) has been consulted on the latest application. It supports the provision of a replacement in this location on a “like for like” basis with assurances that the risk of flooding has been satisfactorily mitigated, as indicated by the Flood Risk Assessment and continuing dialogue with the Environment Agency. The FA would like the opportunity to provide further comments at the reserved matters stage and advises the applicant to follow the relevant Ground Grading criteria and the Green Guide in the detailed design of the scheme. The FA also recommends that an independent specialist consultant be appointed to advise on the pitch specification and its future management.

Sport England considers that the proposed development accords with the second bullet point in paragraph 74 of the NPPF and has the potential mostly to fulfill the circumstances described in exception E4 of Sport England’s playing fields policy. This being the case, Sport England does not wish to raise an objection to this application subject to a condition requiring details of the design and layout of the pitch and stadium to have been submitted and approved in writing by the Local Planning Authority (after consultation with Sport England).

- 4.3 **Severn Trent Water** – No objection to the proposal subject to the inclusion of a condition requiring the submission, approval and implementation of drainage plans for the disposal of surface water and foul sewage.
- 4.4 **City Archaeologist** – Content that nothing has changed fundamentally in archaeological terms since the previous application and therefore no objections are raised.
- 4.5 **Contaminated Land Officer** – No objection subject to the inclusion of conditions.
- 4.6 **Canal and River Trust** – The Trust has commented that whilst it has no objection to the application it is suggested that the Highway Authority consider whether a Traffic Management Strategy is necessary during the construction phase and on match days to ensure that the bridge crossing at Gloucester Lock on Severn Road is not used for unsuitable or increased traffic as a result of this proposal.
- 4.7 **Fisher German (Government Pipeline and Storage System Land Agent)** – The Government Pipeline and Storage System (GPSS) may be affected by the proposals. No work or activity should be undertaken without first contacting the GPSS Operator for advice and, if required, Section 16 Consent.
- 4.8 **Urban Design Officer** – The appearance has been reserved at this stage and comments will be made on this aspect at the reserved matters stage. The issue of the raising of the ground level by approximately 4 metres upon which the pitch and surrounding structures will stand will have a significant visual impact on the surrounding area. It is suggested that at the next stage of the

design process, some work is done on key views towards the site from the surrounding area. Overall the layout is considered to be acceptable.

- 4.9 **Environmental Services Manager** – There are issues that will need further consideration in respect of environmental impact which can be considered at the reserved matters stage and dealt with by condition. Conditions are recommended in relation to the provision of an Environmental Management Strategy for demolition and construction (to include noise, vibration, dust, air quality); provision of a lighting scheme (to include floodlighting) so as not to cause a nuisance; Noise Management Strategy for stadium (post completion); provision of litter bins in locality and requirement to litter pick after matches.

There are no concerns regarding the proximity of the site to the Hempsted Landfill Site. The nearest external point of the landfill site's footprint lies approximately 100 metres away from the proposed development and given the intended end use should cause no issues in respect of nuisance.

- 4.10 **Planning Policy Manager** – The Planning Policy Team does not wish to pass any substantive policy comment on the application except to draw attention to the fact that the site is located in the functional floodplain. The applicant has submitted documentation which purports to address this matter. It is noted that the application is in outline form and design is to be a reserved matter. If outline planning permission is granted, the final design of the scheme should be considered in the context of the policies of the Pre-Submission JCS Plan as well as the development plan.

- 4.11 **City Council's Drainage Engineer** - The City Council's Drainage Engineer has made the following comments with regards to flood risk and drainage:

**Impact of the Development on Flood Risk to Others**

The proposal has been deemed to pass the sequential test and the exception test.

The Environment Agency (EA) has agreed to a £75k payment from the developer for flood alleviation works.

Discrepancies between topographic survey data and LIDAR data, both provided by the Applicant, led to difficulties in the hydraulic modelling work undertaken by JBA Consulting (the applicant's consultants).

The FRA states that the loss in flood plain storage associated with the development is 17,620 m<sup>3</sup>. An independent check on this figure indicates that the actual loss in flood plan storage associated with the development would be closer to 25,385 m<sup>3</sup>. This calculation is based on the topographic survey data, a 100 year + climate change flood level of 10.45 metres above datum, and takes into account both the cut and the fill proposed.

Supplementary modelling data provided by JBA indicates a 30 mm increase in flood depths for the 100 year storm, post development compared with pre-

development. The FRA states that 'model results are estimated to be subject to a +/- 30 mm tolerance.

With the above two points in mind, I am not confident that it is possible to conclude, with any degree of confidence, that the modelling demonstrates the proposal will not increase flood risk to third parties.

For this reason, I initially objected to the scheme on the basis that there was no guarantee that the developer's £75k contribution to the EA would be spent on local flood works. At a subsequent meeting with the EA and the developer, the EA agreed that they would in fact guarantee that this sum would be spent on local flood alleviation works, and it is understood that the measures will provide adequate protection against such flood events.

In light of this, along with the fact that the EA have worked extensively with the developer's consultant on the modelling, and are not raising any objection to the proposals from a flood risk perspective, I effectively rescinded my formal objection to the scheme.

That said, it is still worth stating that I am uncomfortable with the extent of 'loss in flood plain storage' associated with the proposal.

I feel it is extremely important that a robust flood alleviation scheme, to protect at risk properties, is designed and implemented as soon as is reasonably practicable.

#### Flood Risk at the Site

I concur with the EA's comments in this regard (safe access and egress etc).

#### Surface Water Drainage & SuDS

The FRA addendum (dated 11/9/14) provides additional information on the surface water drainage proposals:

- Existing impermeable area calculations are based on positively drained areas only.
- Post development runoff rate is 7.9 l/s compared with the existing rate of 12.3 l/s (35% reduction). This meets our requirement for a 20 % betterment in this regard.
- Storage volume (based on 100 year +30% cc event) = 1,261 m<sup>3</sup>.
- The main body of the FRA indicates that a SuDS treatment element will be an existing ditch / swale. The proposals thus incorporate the two treatment stages required (in line with National SuDS standards) .

The above looks to be acceptable.

Any planning consent granted should include a condition stating that the detailed design for the surface water drainage / SuDS shall be submitted to, and approved by, the local planning authority prior to construction work commencing.

## 5.0 **PUBLICITY AND REPRESENTATIONS**

- 5.1 The application has been publicised by way of a press notice in the Citizen and through the display of a site notice. In addition 265 properties have been individually notified in writing.
- 5.2 As a result of this publicity, 66 letters of representation have been received of which 59 are in support, 6 object /raise concerns to the application together with comments from The Vale of Gloucester Flood Alleviation Group.
- 5.3 The main concerns raised by the 6 letters of objection can be summarised as:

### Flooding

- Very concerned about the redevelopment of the football club at raised levels. Question what flood defence has or is being put in place for the re-direction of the flood water.
- As a local resident my priority must be flood prevention and any scheme being provided to protect myself and my property. Having viewed the plans this aspect is not clear and my concern is that this area will be overlooked.
- Elevating the stadium will prevent it becoming flooded albeit that the parking areas remain at a lower level. The 13 existing residential properties cannot be elevated and will always be vulnerable to later flooding events.
- Strongly object to the football ground being raised 8 foot+. If the floodwater cannot go on the field it will flow back and put Sudmeadow Road and Hemmingsdale Road in more danger than before. Last time we expected a flood the water came up Sudmeadow Road and then over Phelps yard when it met it started to flow into the field. If the field is raised the water will come up the road to GIS Building and all the other units on the Business Park.
- Residents of Sudmeadow Road and Hemmingsdale Road are mostly new and rent their homes, so were not here when we flooded in 2007.
- The football ground is on floodplain and holds millions of gallons of water. Concerned as to where this water will go if the ground is raised. The existing drains cannot take it and in 2007 it was pumped back up flooding Sudmeadow and Hemmingsdale Road.
- It is OK for the supporters as they do not live around here.
- House insurance has increased because we are on a floodplain. If the calculations are wrong they could flood 32 homes together with employment units.
- The All Blues Rugby Club play away games when they are flooded and remark the pitch and play home games when the water has gone.

### Highways

- Were promised that the Football Club would be accessed off Spinnaker Park where a new access road has been provided.



- The inclusion of the alternative access would go a long way to improving the relationship between GCFC and residents.
- Local residents do not want to see the return of the problems arising from GCFC that existed prior to the 2007 floods. Implementation of the alternative access would prevent that happening.
- Traffic in Sudmeadow Road is horrendous at all times of the working day. No one can access the main road until the traffic is held up at the traffic lights giving access for 1 lorry or two cars maximum to turn left or right at each light change.
- Concerned about increased volume of traffic during construction and when the site is in use. It is a daily battle to exit the road.
- Need to look at the congestion that occurs in this part of the city. Trying to get out of Hemmingsdale is an accident waiting to happen.
- The site is not as well served by public transport as the supporting information suggests. The cycle path is not as extensive as stated. Reality is that the majority of supporters will arrive by car.
- Demolition (8-10 weeks), material importation (42 weeks) and construction phases (52 weeks) will also impact on everyday traffic flow, with heavy plant machinery noise and mess. If alternative access were to be incorporated into application it would be some compensation for residents to look forward to with the completion of the football stadium as opposed to a return to the disturbance and noise experienced before 2007 when home games are played and other events.

#### General

- The planning for the Football Club does not make any sense if the gate numbers remain as poor as they have been for the last 10 years. The City Council has to subsidise the rent to play at Cheltenham Town.
- New replacement football stadium is said to be on a smaller scale than the 2011 application which is doubtful. Intended built stadium is said to accommodate a total spectator capacity of 4153 when the GCFC supporters number around 200 to 400. Flood ruined stadium was said to have a crowd capacity of 2220. The two storey grandstand appears to be out of proportion to the present requirements of a lower league football club but which could serve the requirements for managing an adjacent industrial estate. Concerned that a later application for industrial development could be submitted for the adjacent land.
- Submitted information states that one alternative site was rejected because the stadium and floodlighting would be seen from nearby residential homes. In Sudmeadow Road the application site can not only be seen but is in spitting distance.
- Question whether application is for new stadium that won't pay or to allow tipping to raise the levels with the associated revenue.
- The residents put up with quite a lot and proposal will add more congestion, noise and anti-social behaviour.
- Site layout drawing refers to extant planning permission for office building. This is a mis-statement as permission for the office building(s) has expired.

Vale of Gloucester Flood Alleviation Group – It is the view of the Group that Sudmeadow, including the Stadium, the Landfill Site and Spinnaker Park form a serious obstruction to the evacuation of flood flows from the Vale of Gloucester, thereby enhancing flood risk to the City and all areas upstream.

In the locality, a bypass channel could be formed to run from the Sudmeadow arm to Hempsted Meadows, by pulling back the tip, behind the Pressweld factory, (where there is a small ditch), and the bank at Lower Parting could be moved back to the tip. It is important that any such alleviation measures should at least be planned before consent is considered.

5.4 The main issues raised by the 58 letters of support can be summarised as:

- The club has been out of its natural home for far too long and deserves to return as quickly as possible.
- Currently have to drive to watch home games; if the plan is approved I can walk to games.
- The site is currently an eyesore and a disgrace particularly considering the re-generation in this area of the City.
- Once re-built the stadium will be a real asset to Gloucester.
- Having a successful football team is a great boost to both the business and pride of the City.
- We have lost a lot of supporters due to our nomadic existence; the fact that we do still exist and at the level we do is a huge testament to the dedication and hard work of many local people.
- Deserve the opportunity to build a proper home which can give the foundations to push on and strive for football league status.
- City is crying out for a community development for its football players, teams and supporters of all levels.
- It is clear that people have invested significant time and money to make this happen and engaged the right people during the process to get it right this time.
- The Club is engaging the community and investing in its youth set up.

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

## **6.0 OFFICER OPINION**

6.1 The application raises a number of planning issues which require careful consideration including:

### **Flooding**

6.2 The site is located within Flood Zones 3a (high risk) and 3b (functional floodplain) of the River Severn and it is acknowledged to be at high risk of fluvial flooding from the River Severn. Advice in the National Planning Policy Framework (NPPF) and the associated Technical Guide makes it clear that

development proposals in these zones should not result in a net loss in flood plain storage and should be aiming to reduce flood risk locally.

- 6.3 The NPPF sets out that inappropriate development should be avoided in areas at risk of flooding by directing development away from areas at highest risk, but where it is necessary, making it safe without increasing flood risk elsewhere. It is advised that Local Planning Authorities should only consider development in flood risk areas appropriate, where informed by a site-specific flood risk assessment.
- 6.4 The flood risk classification of a football club is 'less vulnerable', as defined in the NPPF, and is not considered appropriate on land within the functional floodplain (flood zone 3b, land where water has to flow or be stored in times of flood). It is, however, considered appropriate for flood zone 3a (land assessed as having a 1 in 100 or greater annual probability of river flooding), providing the sequential test has been undertaken and passed. The proposed new stadium does lie almost completely within the functional floodplain (flood zone 3b), and a new football club in this location would not ordinarily accord with the NPPF. However, the Environment Agency has taken into consideration that there is an existing football ground on the site and that this is an established use.
- 6.5 The FRA submitted in support of the application seeks to assess the risk from different types of flooding to the proposed development and the potential risk of flooding elsewhere from the proposed development; as well as how these risks can be appropriately managed. It identifies that the main types of flooding that could potentially apply to the proposed site are fluvial flooding from the River Severn and surface water flooding. The Environment Agency Flood Maps show the proposed development site is potentially at a high risk of fluvial flooding from the River Severn and is known to have flooded in 2000 and 2007. The peak flood level recorded during this event was 10.92 AOD. The primary objectives of the FRA are set out as to determine:
- Whether the site is at significant risk from any forms of flooding;
  - If the site is at risk of flooding, determine if safe access to and from the site will be maintained during an extreme flood event; and,
  - The impact of the development on flood risk to other sites, with particular focus on the effects of surface water from the site.

#### Hydraulic modelling

- 6.6 Flood risk to and from the proposed site has been assessed using the JBA Consulting Tidal Interface Model 1d-2d Tuflow model 2011 which was commissioned by the Environment Agency. This model has been amended by JBA Consulting for the purpose of this assessment. This is an improved model compared to the models that were used in the previous football club application as it is a 2d representation of the floodplain which can better inform the implications of any changes made to ground levels or new structures.

- 6.7 The applicants Hydrological Consultants, (JBA Consulting), were commissioned to assess the impact of various site configurations on flood levels. Three site arrangements (Options A, B and C) were considered as part of the option appraisal carried out by the applicants consultants.
- 6.8 The main difference between each of these three options is the amount of land raising involved, the siting of the stadium and the subsequent impact on flood risk as a result of losses in flood storage and the impact on water levels elsewhere.
- 6.9 Modelling results indicate that the effect on flood levels is greatest during the 50-year, 100-year and 75-year fluvial flood events for Options A, B and C respectively. During these worst case scenarios, the modelling suggests that none of the appraised options appeared to increase flood levels within third party buildings, although modest increases in flood depth across third party land were observed.
- 6.10 The modelling indicated that Option A is the only option capable of confining its impact on flood depths entirely within the applicants ownership, the ditch running alongside Cory Environmental's land and within the strip of grass land located between Gantry Railing's building and the application site and will not increase flood depth across Sudmeadow Road during any of the modelled scenarios. Overall the conclusions of the FRA are that Option A will generate the smallest reduction in floodplain capacity (a maximum of 17,620m<sup>3</sup> when the 100-year with climate change levels are reached), will have a negligible effect on flood risk across third party land and will reduce depths outside of the proposed development site boundary during the most frequently modelled flood event (1 in 25 years). On this basis the FRA considered that the implementation of Option A will have a negligible effect on flood risk in Gloucester and provide the optimum solution for the Football Club.
- 6.11 The Environment Agency indicated that the preferred solution should aim to minimise the loss in floodplain capacity and not increase flood risks to third party land. Following an assessment of the three options the Option A was identified as the preferred option as it represents the least detrimental impact on flood risk and smallest reduction in floodplain capacity of the three options considered.
- 6.12 In its pre-application advice the Environment Agency acknowledged that with option A, the majority of ground raising has been reduced to just the area of the football ground. The Environment Agency did, however, state that it would seek clarification with any planning application that this has been kept to a minimum, to limit the impact of the proposals on flood risk losses in flood storage. The Agency also suggested that an additional option, of a flood resilient and impervious football ground, should have been considered in the report, which requires even less ground raising than option A together with reasoning as to why it was discounted.
- 6.13 The justification for increasing the ground levels proposed was not included in the final FRA and the alternative option was not assessed in the report. The

agent has, however, stated that the requirement to raise the ground levels “has been the subject of discussion and agreement with the Environment Agency (EA) as part of the pre-application process. The current scheme seeks to ensure that GCFC can provide a 100% flood resilient new (replacement) Football Stadium with floodable car park areas. The suggestion that an alternative option be considered was clarified between GCFC’s Hydrological Consultants and the EA whereby:

- *The loss in floodplain capacity was kept to a minimum (whilst ensuring that the proposed new football stadium was lifted out of the functional floodplain) whereby only the area of the football stadium was raised.*
- *The proposed ground levels within the development were derived as a compromise between:
  - (i) minimising the flood risk impact on third party land.
  - (ii) tying in with surrounding land levels.
  - (iii) ensuring that the site can drain.*
- *The payment of a financial contribution towards local flood improvement works in the Hempsted area.”*

In addition the Design and Access Statement emphasises the importance of the raised land levels to increase the stadium’s visibility and prominence in the City.

#### Impact on Flood Levels

- 6.14 The Environment Agency has confirmed that it has reviewed and considers the options appraisal document prepared by the applicant’s consultants to be appropriate to inform the principle of development. This document includes modelling for the current proposal (Option A) and alternative design options. In comparison to the previously refused scheme, the Agency is satisfied that the impact on flood risk is restricted mainly to land in the ownership of the applicant and the losses in floodplain have been significantly reduced (although the model is indicating there is still a 17,620 m<sup>3</sup> net loss in floodplain volume post development). With the current application the proposals are restricted mainly to the developed part of the site rather than the undeveloped area of functional floodplain.
- 6.15 Whilst the FRA states that the loss in floodplain storage associated with the development is 17,620 m<sup>3</sup> an independent check on this figured commissioned by the City Council indicates that the actual loss in flood plain storage based on the topographical survey would be closer to 25,385 m<sup>3</sup>.
- 6.15 The results of the flood modelling indicate that there are changes in flood levels, with an increase of less than 40 mm, although this increase would be contained within land in the ownership of the Football Club and would not affect third party property. The modelling predicts that there would be an increase less than 40 mm during a 1 in 50 year flood event on third party land (along the drain that runs adjacent to the tip and between the applicants site and Gantry Railings), but it has been shown not to cause an increase in

flooding to properties and in all other events flood levels would increase by less than 30 mm. The FRA states that the model results are estimated to be subject to a +/- 30 mm tolerance.

#### Safe Development

- 6.16 The proposed development is classified as a 'less vulnerable' use and it is proposed that the stands and buildings will be raised above the 10.45 metre AOD flood level (1% annual probability flood level including allowance for climate change) and the football pitch will be raised to reduce the risk of flooding.
- 6.17 The proposed car parking areas would, however, still be subject to considerable flooding of between 3-4 metres during the 1 in 100 year event (including climate change). Access and egress to and from the Football Club would also be cut off during times of flooding. The FRA recommends that a full emergency plan is prepared, to support the safe evacuation of players, spectators, visitors and staff from the site. It is also recommended that managers of the site should receive the Environment Agency Flood Warning Service and make suitable arrangements for evacuation and closing the car parks on receipt of such a flood warning.

#### Betterment

- 6.18 The Environment Agency's original comments on the option appraisal document highlighted its concerns that the proposals were not fully in line with the NPPF with regards to flood risk. The site is located within flood zone 3b (functional floodplain) and the reduction in floodplain storage and no flood risk betterment were the Agency's primary concerns. The National Planning Policy Guidance (NPPG) is clear that development proposals in this zone should not result in a loss of flood plain storage and any development permitted should be aiming to reduce flood risk locally.
- 6.19 To try and align the proposals with the NPPF and NPPG the Environment Agency negotiated a £75,000 financial contribution to be paid by the applicants towards flood improvement works in the Hempsted/Rea Lane area of Gloucester that the Agency would be looking to deliver in a future 'Flood Risk Management Program'. Such flood improvement works would benefit both the Football Club and local community. On the basis of such a financial contribution the Environment Agency has indicated that it is satisfied that the application will provide flood risk betterment and thereby demonstrate accordance with the guiding principles of the NPPF and NPPG.
- 6.20 At a recent meeting with the Environment Agency and applicant, given the uncertainties in delivering the wider flood improvement works the Environment Agency agreed that it would guarantee that the contribution would be spent on local flood alleviation works to protect any properties considered to be at risk and that such a scheme would be designed and implemented as soon as reasonably practicable.

### Sequential Test

- 6.21 While the proposals do not accord with the requirements of the NPPF the Environment Agency acknowledge that the City Council must balance community benefits, betterment and wider planning issues in determining whether such a departure from planning policy is acceptable. Notwithstanding this consideration the proposals should demonstrate that they pass the Sequential Test in accordance with the NPPF and associated Technical Guidance.
- 6.22 Advice contained in the NPPF and supporting Technical Guide retain the key elements of Planning Policy Statement 25 and state that the aim of the sequential test is to steer new development to areas with the lowest probability of flooding. The overall aim is to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the exception test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zones 3 be considered, again taking into account the flood risk vulnerability of land and applying the Exception Test if required. If following the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding the Exception Test can be applied. To pass the Exception Test the Technical Guidance states:
- It must be demonstrated that the development provides wider sustainable benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared ; and
  - A site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of vulnerability of its users, without increasing flood risk elsewhere and where possible will reduce flood risk overall.

Both elements of the test should be passed for the development to be permitted.

- 6.23 A substantial amount of work was undertaken by the Football Task and Finish Group in looking at possible alternative sites that were not or at a lesser risk of flooding. At the end of this search it was determined that there was no other feasible site available. Commitment was made to the current site and GCFC has since made considerable investment in both time and finance in getting to the stage of submitting the current planning application.

The sites considered at the initial pre-application stage include:

- Coney Hill Rugby site.
- St Peter's High School.
- Waterwells – Quedgeley Wanderers.
- Tuffley Rovers.
- Gloucester Rugby Club.

- The Railway Triangle.
- Marconi Drive, Waterwells.
- Javelin Park.
- Saintbridge Rugby Club and School.
- Blackbridge
- Land at the rear of Walls factory.
- Land south of Grange Road.
- Land at Hempsted Lane.
- Civil Service Sports Ground.
- Land adjacent to the existing site that has already been raised.

6.24 The constraints identified as reasons why the alternative sites assessed were not considered suitable / feasible related to a combination of high acquisition costs, individual site constraints, shared use difficulties and funding difficulties associated with not being able to purchase on a freehold basis. Full details of the assessments and reasons that the sites are not considered suitable or available can be viewed in full on the planning application file and on-line via the City Council's Public Access System.

6.25 The Football Club has assessed a number of sites and concluded that none are available or suitable to meet the needs and aspirations of the Club. Whilst it is recognised that it will always be possible to identify a greenfield site out of Flood Zone 3 the Club want to be located within the City boundary.

6.26 In addition it should be taken into consideration that the existing use of the site is for a football stadium and the Club could continue to use the site for this purpose in its current format without the need for any planning permission. The site is considered to be in a sustainable location and the proposal will also offer benefits to the City in terms of attracting investment and raising the profile of the area. Subject to Members being satisfied that the proposal will be safe for its lifetime and provide community benefits in reducing the flood risk to a number of properties in the immediate locality without unduly increasing the risk elsewhere, it is considered that the proposal meets the test set out in the NPPF and is acceptable in this location.

6.27 On balance given the wider community benefits, the fact that the site has an extant permission for use as a football stadium and the desire and benefits of the Football Club to remain in a central location within the City it is considered that the Sequential Tests has been satisfied. At the meeting on 4<sup>th</sup> September 2012 the Committee also confirmed that it considered the proposal was acceptable in terms of the principles of the Sequential Test.

Surface Water Drainage and Sustainable Urban Drainage (SuDS)

6.28 Additional information was submitted on the proposed surface water drainage proposals in an addendum to the Flood Risk Assessment. The City Council's Drainage Officer has confirmed that the details submitted are considered acceptable subject to a condition requiring the submission, approval and implementation of a detailed design for the surface water/SuDS.



### **Parking and Highway Issues**

- 6.28 Access to the site is obtained from Sudmeadow Road which provides access to a number of business uses and a terrace of residential houses. The site is within walking distance of the City Centre and the associated modes of sustainable transport.
- 6.29 The application is supported by a Transport Statement which has been assessed by the Highway Authority.

### **Baseline Transport Data**

- 6.30 Traffic data for Llanthony Road has been described for the peak hours of the highway network. An Automatic Traffic Count (ATC) was undertaken on Sudmeadow Road and details the 12 hour weekday average flow of 1231 vehicles. The weekend flows are significantly fewer at average flows of approximately 300 vehicles as would be expected given the significant number of employment uses accessed via the road.
- 6.31 Sudmeadow Road is controlled by waiting restrictions prohibiting waiting around the junction with Hempsted Lane. Waiting is restricted on the north side of the road Monday – Friday 8am – 6pm. Parking is permitted on the south side of the road adjacent to raised kerbs or in marked bays. Parking is not permitted on the south side of Sudmeadow Road in close proximity of the stadium to maintain a turning area. The constrained width of Sudmeadow Road and the parking provision impacts on the ability for vehicles to pass, particularly large vehicles.

### **Proposed Trips**

- 6.32 The development can be expected to generate similar levels of traffic to that associated with the existing land use (if it were to come back into operation) but the vehicle movements will be largely confined to match days (generally Saturdays and weekday evenings) that fall outside of the highway network peak. Given the sustainable location of the site (and subject to improvements being made to the existing footway on Sudmeadow Road) the Highway Authority considers that it is not unreasonable to predict that there are realistic opportunities for home supporters to use sustainable modes of travel to access the stadium, including car sharing. Away supporters are expected to arrive by car sharing or coaches. This is not materially different to the existing lawful use of the site.

### **Construction Traffic**

- 6.33 The areas of concern raised by the Highway Authority relate to three phases of development: the demolition phase, the importation phase and the construction phase. It is noted that these works will only be a temporary impact albeit that the total duration of the three phases is 104 weeks. The Transport Statement states that the predictions of construction related traffic is difficult to quantify currently.
- 6.34 Whilst the supporting Traffic Statement states that the demolition phase is unlikely to give rise to significant amounts of daily traffic it is estimated that the

importation phase could result on up to 50-60 vehicle movements to and from the site. The Statement also suggests that the construction phase could result in 70-90 vehicle movements per day.

- 6.35 During pre-application discussions with the Highway Authority a temporary Traffic Regulation Order was discussed to prohibit the existing waiting allowances within the proximity of the site with the provision of temporary parking for the residential units being located elsewhere during the construction period was agreed as necessary. No details of this have been included within the application but this can be covered by condition as can a Construction Method Statement to enable exact details of the construction operation to be submitted to and assessed by the Planning Authority.
- 6.36 The Highway Authority has suggested that it is appropriate to consider what changes to the Development Plan and other material considerations have occurred since the planning permission was originally granted for the stadium. The Highway Authority has suggested that the most significant change is the emphasis on sustainable development.
- 6.37 The NPPF states that developments that generate significant movements should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
- 6.38 Pre-application discussions between the applicant and the Highways Authority identified the need for improvements to the footway on Sudmeadow Road to ensure that the development would comply with the requirements of paragraph 35 of the NPPF.
- 6.39 These improvements have not been included in the current application but the Highway Authority is satisfied that they can be secured by way of planning conditions.
- 6.40 As the proposal relates to a replacement football stadium, the development of the development on the local transport network is not considered by the Highway Authority to be materially different to that which historically occurred (and which could occur again without the benefit of planning permission) and no severe impact would occur. As such, no infrastructure improvements are proposed or sought by the Highway Authority to mitigate the impact of the development (as set out in paragraph 32 of the NPPF).
- 6.41 However, it is considered that the poor quality of the footway on Sudmeadow Road is likely to deter users from walking to the site or using public transport and also likely to increase the conflict between pedestrians and other road users. The Highway Authority has recommended a condition requiring improvements to be undertaken to the existing footway along Sudmeadow Road.

#### Alternative access arrangement

- 6.41 The planning history associated with the alternative access to the Football Club and the development of the adjacent land for industrial purposes is long and complex.
- 6.42 In summary the Football Club relocated to its present site in the mid 1980's. The planning permission was subject to a Legal Agreement requiring the formation of an alternative access from the, then undeveloped, land to the south east should an adoptable road become available close to the boundary.
- 6.43 The land to the east and south-east has since been developed for industrial purposes. The outline planning application for industrial and warehousing development was submitted in 1989 and permission was subsequently granted following protracted negotiations in 1993. This permission was the subject of a Section 106 Agreement which included an obligation to provide a vehicular access road to the Football Club.
- 6.44 The access across Messrs Bishop and Broady's land was finally implemented following High Court action. Unfortunately while the access road from Spinnaker Road has been constructed there is a small area of intervening land in the ownership of a third party between the end of the road and the Football Club site the owner's of which were not party to the original legal agreement and access cannot currently be achieved across this land to the application site at the present time.
- 6.45 Provision of access from Spinnaker Road is considerably more preferable as it would bypass Sudmeadow Road and significantly reduce the impact on the occupiers of residential properties. The City Council has always maintained that the Football Club should make every attempt to secure this land and provide the alternative access before the use of Sudmeadow Road for access can be properly considered as a fall back position.
- 6.46 However, the current application proposes access from Sudmeadow Road and does not include any alternative access. The application therefore has to be considered on this basis.

#### **Siting and Design of the Building**

- 6.47 The application has been made in outline and whilst the appearance, landscaping and scale of the development are being reserved for future consideration, the means of access and layout are being sought at this stage.
- 6.48 The location of the stadium within the site is considered logical and has been somewhat dictated by the results of the flood modeling. The raising of the ground level for the pitch and stadium will, however, have a significant visual impact when viewed from the surrounding area. The Design and Access Statement emphasises the importance of the higher levels of the proposed development which would allow views of the stadium above existing buildings in Spinnaker Road allowing the stadium to be visible when approaching the site from St Ann's Way over the canal bridge. It further states that this

'visibility' is an important aspect in terms of GCFC's locational accessibility and prominence in the City.

- 6.49 Notwithstanding this the Urban Design Officer has indicated that further work in relation to key views towards the site will need to be progressed and submitted in support of the reserved matters application.
- 6.50 As with the previous application it is accepted that the proposal signifies major investment on what is a currently vacant site close to the City centre and its re-development offers the opportunity to have a positive visual impact.

### **Residential Amenity**

- 6.51 It is recognised that the relationship between the site and the existing properties will be particularly sensitive and is a real concern for existing residents.
- 6.52 The closest residential properties are the 13 terraced houses in Sudmeadow Road. Number 1 Sudmeadow Road is located approximately 10 metres from the existing and proposed vehicular and pedestrian access to the site and approximately 90 metres from the corner of the new stadium. It is considered that the main impact on the residents in these houses is likely to result from traffic to the site particularly in the short term during the demolition, importation and, construction phases and subsequently on match days.
- 6.53 Although the site has not been used by the Football Club since July 2007, the use of the site in planning terms remains that of a football ground and this use could be resumed on the current site without the need for any further planning permission. The access from Sudmeadow Road was always envisaged to be a temporary arrangement and it was expected that an access would be provided from Spinnaker Road. Whilst it is recognised that the provision of the alternative access from Spinnaker Road would significantly reduce the impact of the proposed development to both residents and businesses there is no indication that this is likely to be provided in the short term and it does not form part of the current application.
- 6.54 The Environmental Service Manager has raised no objection to the application subject to a number of conditions to help mitigate the impact of the development on the residential amenity of neighbouring properties both during the demolition, importation and construction phases and on completion of the development.
- 6.55 On the basis that the site can be re-used as a football club without the need for any further planning permission, that the additional traffic associated with demolition, importation and construction phases will be temporary and subject to the conditions recommended by the Environmental Service Manager, I consider that on balance the proposal will not cause an unacceptable impact on the residential amenities of the neighbouring properties to a degree that would justify a refusal of planning permission.

### Human Rights

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

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

- 7.1 It is acknowledged that there has been and is considerable support from fans, Officers and Members to help the Football Club move back to the City and secure the future of the Club. At its meeting on 4<sup>th</sup> September 2012 the Planning Committee generally welcomed the proposal to redevelop the existing site to provide a new football stadium and offered in principle support subject to the completion of further flood modelling and design work and greater certainty that the proposal was acceptable in terms of flood risk and highways. The Committee considered that the proposal was acceptable in terms of the principles of the Sequential Test as defined in the technical guidance to the NPPF.
- 7.2 I consider that the main issues relating to this application are still the location of the development and, in particular, the raising of ground levels in the functional floodplain and the potential impact on flood levels together with access.
- 7.3 The Highway Authority has confirmed that sufficient information has been submitted with the current application to properly assess the impact of the proposed development in highway terms and has raised no objection to the current application.
- 7.4 The Environment Agency has indicated that it is satisfied with the modelling that has been undertaken for Option A and that the losses in flood storage and impact on flood risk elsewhere is significantly less than that proposed by the previous planning application (ref.11/00430/OUT). Whilst the Environment Agency considers that the impact on flood risk is minimal, there remains a predicted small localised increase in flood levels and a loss in flood storage. Without any benefit, it is difficult to be satisfied that the development complies with the NPPF and on this basis the Environment Agency has negotiated a financial contribution that could help deliver a reduction in flood risk and ensure that the proposals are in line with the aims of the NPPF. Subject to the financial contribution to provide flood risk betterment, the Agency has concluded that it is satisfied that an adequate FRA has been undertaken, that the proposals align with the NPPF and NPPG and has no objection to the development proposed.

- 7.5 In its pre-application advice, the Environment Agency recommended that any future application should provide evidence that the ground raising had been kept to a minimum to limit the impact on flood risk and losses in flood storage. The Environment Agency also suggested that an additional option should be considered, of a flood resilient and impervious football ground, which would require less ground raising than Option A, together with reasoning as to why this option was discounted. While some information has been provided to justify the raising of the ground levels, I consider that this is limited and a fully documented justification has not been provided.
- 7.6 While no objection has been raised by the Environment Agency and it is accepted that the applicants have used the most appropriate and up to date flood model available, the City Council's Drainage Engineer has, expressed a number of concerns relating to the actual loss of floodplain storage based on the topographic survey and given this together with the predicted increase in flood depths for the 100 year storm when factoring in the estimated tolerance levels. Based on these uncertainties the Drainage Officer has indicated that he is not confident that it is possible to conclude, with any degree of confidence, that the modelling demonstrates that the proposal will not increase flood risk to third parties.
- 7.7 On this basis the Drainage Engineer originally raised objections to the application. However, following assurances from the Environment Agency that the financial contribution would be spent on local flood alleviation works to protect local properties at risk, and on the basis that the Environment Agency has worked extensively with the applicant's consultant on the modelling and has raised no objections to the application from a flood risk perspective, this objection has been withdrawn. There are, however, still concerns in relation to the extent of loss of floodplain storage.
- 7.8 I consider that the most significant concern relates to the interpretation of the results of this modelling, the loss of floodplain storage and any potential impact on the risk, frequency and intensity of flooding to third party property.
- 7.9 Overall I consider this to be a very finely balanced decision. When taking into consideration the results of the modelling, the potential to use the proposed £75,000 contribution towards flood resilience measures, such as property level protection, for properties in the immediate vicinity of the site and on the basis that the Environment Agency, as lead flood authority, have raised no objection to the application, on balance it is recommended that subject to the completion of the Unilateral Undertaking to secure the financial contribution to the EA that planning permission is granted.
- 7.10 If, however, Members still have concerns about any of the findings of the FRA they may wish to take a more precautionary approach and seek an independent review of the submitted FRA and interpretation of the results of the modelling undertaken.

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

- 8.1 That authority be delegated to the Development Control Manager to grant, subject to the satisfactory completion of a Unilateral Undertaking from the applicant to the Environment Agency to secure a financial contribution of £75,000 towards local flood improvement works, outline planning permission subject to the following conditions:

Condition 1

Approval of the details of the, appearance, scale and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990 and to enable the Local Planning Authority to exercise proper control over these aspects of the development and to ensure that the development accords with local and national planning policy guidance.

Condition 2

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later. Written notification of the date of commencement of development shall be sent to the Local Planning Authority within 7 days of such commencement.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 3

Plans and particulars of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 4

The development hereby permitted shall be carried out within the site edged red on the 'Site Location Plan' drawing no. GCFC/001/2010, received by the local planning authority on 3<sup>rd</sup> June 2014 (hereafter referred to as the Site) and in accordance with drawing no. 1650/03C received by the Local Planning Authority on 25<sup>th</sup> June 2014 and all other conditions attached to this permission.

### Reason

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

## **PRIOR TO COMMENCEMENT**

### Condition 5

Prior to commencement of land raising operations a Waste Acceptance Procedure Protocol shall be submitted to and approved in writing by the Local Planning Authority. The land raising shall be carried out in accordance with the approved Protocol.

### Reason

To minimise the risk of pollution in accordance with Policy 37 of the Gloucestershire Waste Local Plan and WCS 8 and WCS 14 of the Waste Core Strategy (2004).

### Condition 6

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Construction Management Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles and route to the site;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. specify measures to control the emission of dust and dirt during construction

### Reason

To reduce the potential impact on the public highway in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

### Condition 7

No part of the development as hereby permitted shall commence until details of an Environmental Management Scheme and Code of Practice have been submitted to, and approved in writing by the Local Planning Authority. The Environmental Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including noise, vibration, dust and smoke emanating from the site. Any emergency or other deviation from the above conditions shall be submitted to and approved in writing by the Local Planning Authority.

The Environmental Management Scheme shall include:-



- (i) Details of engineering measures, acoustic screening and the provision of sound insulation required to mitigate or eliminate specific environmental impacts;
- (ii) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures. The specification shall include details of the method of piling;
- (iii) Measures to make local residents aware of any significant activities that are likely to cause significant disruption;

All demolition and construction work shall be undertaken in strict accordance with the approved Environmental Management Scheme and Code of Practice unless otherwise agreed in writing by the Local Planning Authority.

#### Condition 8

Prior to commencement of development details of a scheme to prohibit parking on Sudmeadow Road during the demolition, importation and construction period and provide temporary parking for residents for the same period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details for the duration of the demolition, importation and construction periods.

#### Reason

To provide safe and suitable access to the site for the duration of the construction period in accordance with policy TR>31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 9

No development shall commence until details of a scheme for the widening of the footway on Sudmeadow Road have been submitted to and approved in writing by the Local Planning Authority and the use hereby permitted shall not be open to the public until the approved scheme has been completed in its entirety.

#### Reason

To ensure that the development has been designed to give priority to pedestrian and cycle movements and to ensure that the layout is safe and secure which minimises conflicts between traffic and cyclists or pedestrians, in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 10

No development shall commence until details of the design and layout of the pitch and the stadium have been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The pitch and stadium shall be constructed in accordance with the approved details.

### Reason

To ensure the development is fit for purpose and sustainable in accordance with policy SR.2 in the Second Deposit City of Gloucester Local Plan (2002).

### Condition 11

The development hereby permitted shall not commence until detailed drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and shall be implemented prior to the first use or occupation of the development and maintained thereafter for the life of the development.

### Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution and to ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

### Condition 12

1. No development shall commence (including the raising of ground levels) on site until:
  - (i) A Site Investigation Scheme has been submitted to, and approved in writing by, the Local Planning Authority. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out by a competent person according to current UK standards and practice.
  - (ii) A Risk Assessment Report has been submitted to, and approved in writing by, the Local Planning Authority, to include a revised conceptual site model, to assess risks to human health, controlled waters and the wider environment. All works must be carried out by a competent person according to current UK standards and practice.
  - (iii) A Remediation Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. This statement shall detail any required remediation works necessary to mitigate any risks identified in the Risk Assessment Report. All works must be carried out by a competent person according to current UK standards and practice.
  - (iv) The works detailed in the approved Remediation Method Statement (other than necessary to implement these measures) have been carried out in full. All works must be carried out by a competent person according to current UK standards and practice.
2. No occupation of the development shall take place until a Verification Report confirming the remediation works has been submitted to, and

approved in writing, by the Local Planning Authority. The Verification Report shall include: details of the remediation works carried out; results of any validation sampling, testing or monitoring including the analysis of any imported soil; waste management details and the validation of gas membrane placement. All works must be carried out by a competent person according to current UK standards and practice.

3. If, during development, contamination not previously identified is found to be present at the site, the Local Planning Authority is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out in the vicinity until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Local Planning Authority. All works must be carried out by a competent person according to current UK standards and practice.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 13

No development shall take place until there has been submitted to and approved in writing, by the Local Planning Authority, a detailed assessment on the potential for noise from the development to affect neighbouring residential properties. The assessment should include assessment of the potential for noise from the following:

- The crowd at the stadium
- Any PA system
- Any fixed plant and equipment at the stadium
- Conference facilities
- Any vehicular traffic on the site

If the assessment indicates that noise from the development is likely to affect neighbouring noise sensitive premises then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development. The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of National Planning Framework Noise Guidance, BS4142: 1997. "Method of rating industrial noise affecting mixed residential and industrial areas" and BS 8233: 1999 "Sound Insulation and Noise Insulation for Buildings - Code of Practice". The approved noise mitigation scheme shall be

implemented in full prior to the commencement of the use permitted and be permanently maintained.

Reason

To ensure that noise mitigation measures are built into the scheme to prevent nuisance to adjoining residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 14

Prior to the importation of any materials onto the site details of all soils and ground formation materials to be imported onto the site for the purposes of raising ground levels, shall be submitted to and approved in advance in writing by the Local Planning Authority. Details to include descriptions, volumes, origins and appropriate chemical quality testing. Thereafter only the approved materials shall be imported onto the site.

Reason

To ensure the development is safe and suitable for use, and no hazardous or otherwise contaminated materials are imported onto the site.

Condition 15

Construction shall not commence on any building until samples of the external facing materials to the walls and the roof of the building and the hard surfacing have been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken only in accordance with the approved details.

Reason

In the interests of the visual amenities of the area in accordance with Policy BE.7 of the 2002 City of Gloucester Second Deposit Local Plan and Paragraph 58 of the National Planning Policy Framework.

Condition 16

Development shall not commence, other than demolition, until precise details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken only in accordance with the approved details.

Reason

In the interests of the visual amenities of the area in accordance with Policy BE.7 of the 2002 City of Gloucester Second Deposit Local Plan and Paragraph 58 of the National Planning Policy Framework.

Condition 17

No construction of any building shall commence until details of measures to discourage seagulls from nesting and roosting on the building have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the occupation of any building, unless otherwise agreed in writing by the Local Planning Authority.

### Reason

In the interests of the appearance of the development and to avoid nuisance caused by nesting and roosting seagulls, in accordance with Policy BE.10 of the City of Gloucester Second Deposit Local Plan 2002.

### Condition 18

Development shall not commence until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers and shall include planting within expanses of car parking. Drawings must include accurate details of all existing trees with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.

### Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment, in accordance with Policy B.12 of the City of Gloucester Second Deposit Local Plan 2002 and Paragraph 58 of the National Planning Policy Framework.

### Condition 19

The landscaping scheme approved under Condition 18 of this permission shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a minimum period of five years. During this time any trees, shrubs or other plants which are removed, die, or are seriously damaged or diseased shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the five year maintenance period.

### Reason

To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment in accordance with Policies BE.4 and BE.12 of the City of Gloucester Second Deposit Local Plan 2002 and Paragraph 58 of the National Planning Policy Framework.

### Condition 20

Prior to the commencement of development a Waste Management Plan shall be submitted to and approved by the local planning authority. The Plan shall indicate how waste will be managed from the site during demolition of the existing building, throughout construction and during occupation of the proposed buildings.

### Reason

In the interests of reducing the amount of waste going to landfill and in increasing recycling in accordance with Policy 36 of the Gloucestershire County Council Waste Local Plan (October 2004).

#### Condition 21

Prior to the commencement of development a scheme for the provision of refuse recycling and storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme, shall be provided before the use hereby permitted commences. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site, unless otherwise agreed in writing by the Local Planning Authority. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection, unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

To safeguard the amenity of the occupiers of adjoining premises, to protect the general environment and to ensure that there are adequate facilities for the storage and recycling of recoverable materials to encourage energy conservation through recycling in accordance with policy BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

### **During Construction**

#### Condition 22

No materials or substances shall be burnt within the application site during the demolition, importation and construction phases.

#### Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 23

During the demolition, importation and construction phases no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

#### Reason

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

### **Prior to Occupation**

#### Condition 24

Prior to the first occupation of the development a flood warning and evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be operated in accordance with the approved plan.

Reason

To protect the users of the building from risk of flooding in accordance with policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

Condition 25

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 60 bicycles has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that adequate cycle parking is provided and to promote cycle use in accordance with Policy TR.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 26

The building(s) hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan no.1650/03A, and those facilities shall be maintained available for those purposes for the duration of the development.

Reason

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 27

Details of any external lighting (including the playing surface lighting) proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. All external lighting shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason

To minimise the impact of the floodlights and to protect the residential amenity of nearby dwellings in accordance with policies FRP.9 and SR.3 of the Second Deposit City of Gloucester Local Plan (2002).

**General**

Condition 28

If within 3 years from the commencement of development the site is not operating as a football club then a restoration scheme including a timescale for the removal of the imported material shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the restoration approved restoration scheme shall be implemented in accordance with the approved details.

Reason

The nature of the development is such that it is only considered acceptable in this location having regards to the previous use of the site as a football stadium and in the interests of the amenity of the area.

Condition 29

No material shall be deposited or used for landraising purposes in the Landraise Area as detailed in Dwg 354/04/2012 unless it has been previously processed according to the approved Waste Acceptance Procedure Protocol.

Reason

In order to define the scope of this consent and in the interests of the amenity of the area in accordance with Policy 37 of the Gloucestershire Waste Local Plan.

Condition 30

No material other than uncontaminated, inert and natural excavated materials, (including soils, subsoil's, bricks and concrete) shall be deposited in the Landraise Area as depicted in Dwg 1650/03C received by the Local Planning Authority on 25<sup>th</sup> June 2014.

Reason

To minimise the risk of pollution in accordance with Policy 37 of the Gloucestershire WLP and WCS 8 of the Waste Core Strategy

Condition 31

No special wastes (as defined by the Environment Agency) shall be accepted on the site. If any special wastes are subsequently found they shall be removed, segregated and stored within a dedicated, covered, Special Waste storage container, for disposal off- Site.

Reason

To minimise the risk of pollution in accordance with Policy 37 of the Gloucestershire WLP and WCS 8 of the Waste Core Strategy

Condition 32

Any fly tipped material and any material inadvertently deposited at the site and not falling within the approved material detailed in condition 30 of this consent must be stored separately in a skip maintained on site for this purpose, and removed to a properly licensed waste facility on at least a weekly basis.

Reason

To minimise the risk of pollution in accordance with Policy 37 of the Gloucestershire Waste Local Plan and WCS 8 of the Waste Core Strategy.

Condition 33

The total quantity of inert material imported into the site for the Landraise Area as detailed in Dwg 1650/03C shall not exceed 40,350 cubic metres of inert fill, comprising of soils, clays and inert construction waste.



Reason

To define the scope of the application in the interests of highway safety in accordance with Policy WCS 19 of the Waste Core Strategy (2012) and in the interests of the amenity of the area in accordance with Policy 37 of the Gloucestershire Waste Local Plan and WCS8 of the Waste Core Strategy (2012).

Condition 34

From the date of commencement of this consent the developer shall maintain records of the number of vehicles bringing materials to the site, and the quantity and type of material accepted onto the site and shall make them available to the Waste Planning Authority upon request, within seven days of such a request. All records shall be kept for at least 24 months.

Reason

In order that the Waste Planning Authority can monitor the site in the interests of the amenity of the area in accordance with Policy 37 of the adopted Gloucestershire Waste Local Plan.

Condition 35

Imported material shall only be stored within the red line area as shown in Dwg GCFC/001/2010 'Site Location Plan' received by the Local Planning Authority on 3<sup>rd</sup> June 2014.

Reason

In the interests of amenity of the area in accordance with Policy 37 of the adopted Gloucestershire Waste Local Plan.

Condition 37

No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned so as to prevent materials including mud and dust being deposited on the highway.

Reason

In the interests of highway safety and to prevent mud, debris and materials getting on the highway, in accordance with Policy WCS19 of the Waste Core Strategy.

Condition 38

No commercial vehicles carrying material shall enter the site unsheeted except those only carrying materials in excess of 500mm in any dimension.

Reason

In the interests of highway safety and in accordance with Policy 19 of the Waste Core Strategy.

Condition 39

There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether directly or indirectly via soakaways.

#### Reason

To prevent pollution of the water environment in accordance with Policy 33 of the adopted Gloucestershire Waste Local Plan.

#### Condition 40

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

#### Reason

To prevent pollution of the water environment in accordance Policy 33 of the Gloucestershire Waste Local Plan.

#### Condition 41

Deliveries to, and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed in condition 23. Mitigation measures as defined in BS 5528: Part 1:1997 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

During demolition and construction on site:

- (a) The best practical means available in accordance with British Standard Codes of Practice BS5228:1997 shall be employed at all times to minimise the emission of noise from the site;
- (b) Vehicular accesses to adjoining and opposite premises shall not be impeded at any time;
- (c) A suitable and sufficient means of suppressing dust must be provided and maintained, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance.

No part of the development hereby permitted shall commence until a demolition and construction method statement for the demolition and construction process has been submitted and approved in writing by the Local Planning Authority. The statement shall include the following:

- (a) An assessment of the presence or absence of asbestos and suitable mitigation measures is appropriate;
- (b) The inclusion of suitable measures for the containment of dust, such as the use of debris screens and sheets, suitable and sufficient water sprays; enclosed chutes for dropping demolition materials to ground level;

- (c) The use of enclosures or shields when mixing large quantities of concrete;
- (d) Details of the provision for the temporary storage of materials on site with preference to the storage of fine dry materials inside buildings or enclosures, or the use of sheeting as far as practicable with water sprays as appropriate.
- (e) Consideration to the use of pre-mixed plasters and masonry compounds.

The method statement scheme shall be implemented in strict accordance with details to be approved, unless otherwise agreed in writing by the Local Planning Authority

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 42

No events involving the use of the stadium pitch shall occur before 9.00am or after 11.00pm on any day (unless otherwise approved in writing by the Local Planning Authority).

Reason

In the interests of the amenity of adjoining residents in accordance with policy Be.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 43

Activities relating to the placing of refuse, bottles and recyclable material into external receptacles shall only take place between 8.00am and 8.00pm. The collection of refuse, bottles and recyclable materials shall only take place between 9.00am and 8.00pm Monday to Saturday and not at all on Sundays, Bank or Public Holidays.

Reason

In the interests of the amenities of residents within the scheme and adjoining residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 44

The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the hours of 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason

To safeguard the amenities of the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 45

Details of the proposed Public Address System shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby authorized being brought into first use. The approved Public Address System shall only be used during events that take place on the external area within the stadium; shall not be used more than two hours prior to the event

commencing (with the exception of testing purposes) or within 30 minutes of the completion of the event (unless otherwise agreed in writing by the Local Planning Authority).

#### Reason

In the interest of neighbouring residential amenity and in the interests of public safety.

#### Notes

1. 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.
2. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including appropriate bond) with the County Council before commencing those works.
3. The applicant is advised that the layout and design of the pitch and the stadium should comply with relevant industry technical guidance, including guidance published by Sport England and the Football Association. Particular attention is drawn to:
  - Natural Turf for Sport (Sport England, 2011)  
<http://www.sportengland.org/media/30865/Natural-turf-for-sport.pdf>
  - The FA's National Ground Grading documents  
<http://nav.thefa.com/sitecore/content/TheFA/Home/Leagues/NationalLeagueSystem/GroundGrading>
  - Guide to Safety at Sports Grounds, "The Green Guide", (DCMS, 2008)  
<http://www.safetyatsportsgrounds.org.uk/publications/green-guide>
4. The Government Pipelines and Storage System (GPSS) may be affected by the proposals. No work or activity should be undertaken without first contacting the GPSS Operator for advice and, if required, Section 16 Consent. The GPSS Operator can be contacted at OPA Central Services, Ashdon Road, Saffron Walden, Essex, CB10 2NF (e-mail [anne.swallow@oilandpipelines.com](mailto:anne.swallow@oilandpipelines.com)) 01799 564101. For additional information please visit [www.linerech.org](http://www.linerech.org).
5. The importation of soil, to raise levels, is likely to require a waste permit or exemption from the Environment Agency. The applicant is advised to telephone 03708 506 506 to discuss permit requirements in greater detail.

Decision: .....

Notes: .....

.....

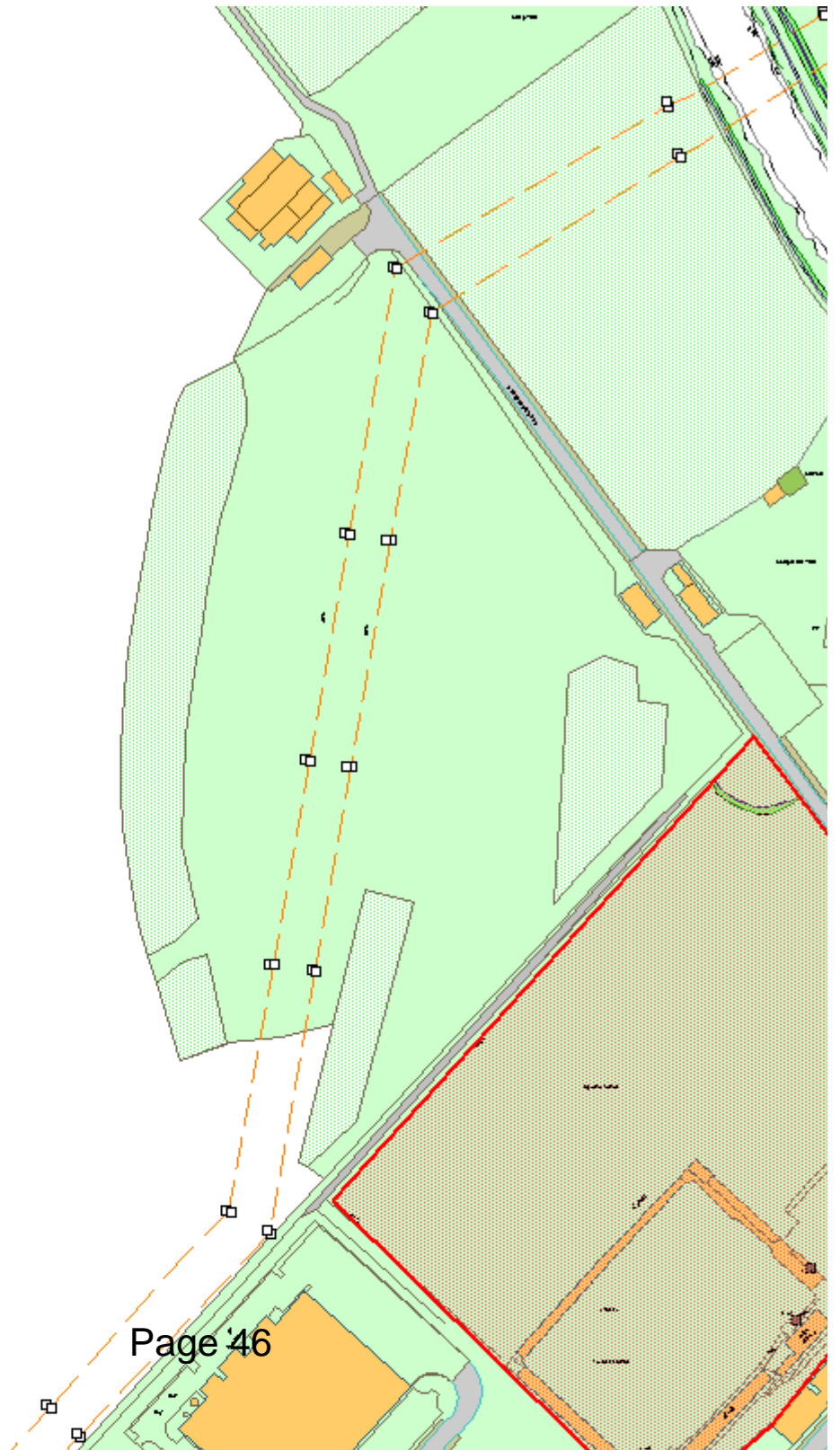
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Person to contact: Caroline Townley  
(Tel: 396780.)

14/00685/OUT

Gloucester City Football Club  
Sudmeadow Road  
Gloucester  
GL2 5FD

Planning Committee



Mrs Caroline Townley  
Gloucester City Council  
Planning Department  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EP

**Our ref:** SV/2014/107817/01-L01  
**Your ref:** 14/00685/OUT  
**Date:** 07 July 2014

Dear Mrs Townley

**REDEVELOPMENT OF GLOUCESTER CITY FC STADIUM. GLOUCESTER CITY FC,  
SUDMEADOW RD, GLOUCESTER.**

Thank you for referring the above application to us. We have no objection to the application as submitted, but wish to make the following comments:

**Flood Risk**

We have been in discussion with Gloucester City Football Club (GCFC) and the City Council since 2007 regarding proposals to redevelop the existing club. As you will be aware, the scheme has been substantially reduced relative to the permission sought under application 11/00430/OUT.

An options appraisal document was produced in November 2013 which includes flood modelling for the current proposals and alternative design options. This flood modelling work has been reviewed by us and is considered appropriate to inform the principle of development. In comparison to the originally submitted scheme, the impact on flood risk is restricted mainly to land in the ownership of the applicant and the losses in floodplain have been significantly reduced (although there is still a 17,260m<sup>3</sup> net loss in floodplain volume post development). The proposals are restricted mainly to the developed part of the site rather than the undeveloped area of functional floodplain classified as flood zone 3b.

A flood risk assessment (FRA) has been submitted with this application and it is important that this is read in conjunction with the options appraisal document produced by JBA Consulting (dated: July 2014) and our correspondence of December 2013 (which are within the appendices).

Our comments on the options appraisal document highlighted some concerns that the proposals were not fully in line with National Planning Policy Framework (NPPF) with regards flood risk. The reduction in floodplain storage and the fact the proposals were not providing any flood risk betterment were our primary concerns. The site is located within flood zone 3b "functional floodplain". The National Planning Policy Guidance

(NPPG) is clear that development proposals in this zone should not result in a net loss in flood plain storage (Paragraph 067 Ref ID: 7-067-20140306) and should be aiming to reduce flood risk locally.

To align the proposals with the NPPF and NPPG, it was agreed that the Football Club could contribute financially to flood improvement works in the Hempstead/Rea area of Gloucester that we would be looking to deliver in a future 'Flood Risk Management Program'. The benefits of this are the majority of flood defences in this area benefit both the football club and the local community.

The Football Club have agreed to provide £75,000 in contributions to us, which will assist the delivery of flood improvement works in the Hempstead/Rea area. Accordingly, the proposals will provide flood risk betterment and demonstrate accordance with the guiding principles of the NPPF and NPPG.

### **Flood Risk to and from the site**

The majority of the site lies within flood zone 3a (high risk floodplain) and flood zone 3b (functional floodplain) of the River Severn and depths of flooding are considerable; at between 3-4 metres. The proposals will result in the adjustment of ground levels in the proposed car parking areas and the construction of a new football stadium above flood level; which will result in the raising of ground levels.

JBA consulting has confirmed that the modelling includes both the proposed changes to ground levels within the floodplain and the construction of a new football stadium. This has been assessed for a range of different flood events including taking account of climate change by a comparison to existing conditions.

The results of this modelling shows that there are changes in flood levels, with an increase of up to 40mm, but this increase is contained within land within the ownership of the Football Club and therefore not affecting third party property. There is an increase of up to 40mm during a 1 in 50 year flood event on third party land (along the drain that runs adjacent to the tip and land between applicants site and Sud Meadow Road) but this has shown not to cause an increase in flooding to properties and in all other events changes in flood levels are less than 30mm. We would expect those parties to have been consulted as part of the proposals, but otherwise the modelling has confirmed that no additional 3rd party properties or infrastructure is at risk as a result of the proposals.

### **Safe Development**

The proposed development is for 'less vulnerable' uses and the applicant has proposed the following measures to ensure that the development is safe. The stands and buildings will be raised above the 10.45 metre AOD flood level (1% annual probability flood level including allowance for climate change) and the football pitch will be raised to reduce the risk of flooding and drainage problems occurring.

The car parking areas of the Football Club would still be subjected to significant flooding, between 3-4 metres during the 1 in 100 year flood event (including allowances climate change). Access and egress to and from the football ground would also be cut off during periods of significant flooding and therefore to ensure all users remain safe and are not cut off during times of flooding a flood management plan is proposed. We recommend your Emergency Planner is consulted to this end.



### **Waste Permit/Exemptions**

As previously advised in earlier correspondence (and pre-application advice), the importation of soil, to raise levels, is likely to require a waste permit or exemption from us. The applicant is advised to telephone 03708 506 506 to discuss permit requirements in greater detail.

### **Summary**

Subject to the contributions as detailed above, we have no objection to the development as proposed. We are satisfied that an adequate FRA has been undertaken to inform the principle of development. This has identified the impact of the proposed development upon flood risk locally and proposes flood risk betterment. As such we are satisfied the proposals align with the NPPF and NPPG.

I trust that the above is clear and of use but should you wish to discuss in greater detail please do not hesitate to get in touch.

Yours sincerely

**Mr Carl Cording**  
**Senior Planning Advisor**

Direct dial 01684 864382

Direct e-mail [carl.cording@environment-agency.gov.uk](mailto:carl.cording@environment-agency.gov.uk)

Development

11 SEP 2014

Hemmingsdale Rd 1  
Hempsted  
Gloucester  
GL2 5HN

Dear Caroline

We have put our names down for you to phone us so we can talk to you, but to no avail.

So we are putting pen to paper. We strongly object to the football ground being raised 8 foot +. If the flood water cannot go in the field it will flow back and put Sudmeadow and Hemmingsdale Rd in more danger than before.

I stood by Phelps Scrapyard Gates the last time we expected a flood it came up Sudmeadow Rd and then over Phelps yard when it met, it then started to flow

in field, we and others we  
very grateful it went into the  
field, so if this was raised 8ft  
and plus it will then come up  
road to GIS Building and all  
the other units on the Business  
park.

The residents of both roads  
are mostly new & rent there  
homes, so were not here when  
we we flooded, in 2007.

The football ground is on flood  
plain, it holds millions of Gal of  
water so wheres all that water  
going to go if ground is raised 8 foot  
the existing drains cannot take it  
and its pumped back up, flooding  
Sudmeadow & Hemmingsdale Rd in  
2007 Its alright for supporters they  
dont live round here.

House Insurance has gone up  
because were on a flood plain

If they get it wrong they could flood 32 homes plus jobs in units.

The all blues Rugby club get it as well they just wait for water to go mark out pitch and start again, when flooded they play away games & home game when it's gone.

A Resident of  
Hemmingsdale Rd

Planning Ref,  
14/00685/out

21-6-14

PHILIP GOUGH

Development

25 JUN 2014

Control

Dear Caroline Townley,

With reference to the outline Planning application  
for a Proposed Football Stadium for Gloucester  
City Football Club at Sudmeadour road.

I am fully supportive of this being a loyal  
Supporter of the club for over 40 years.

After being away from the City for 7 years it's  
return to there home ground is long overdue in  
my opinion.

It would help a great deal in this new Complex  
we would be able to generate much needed income  
from social club revenue larger crowds by playing  
back in the City after playing at Forest Green Rovers  
and Cheltenham during this time.

I believe the club would kick on with a return  
after a loss of income being made playing at other  
grounds.

We have a ambitious Manager the makings of a good  
side also a hard working Supporters trust and  
Management board and I really think there is a big future  
for the club and of course a great hardcore of  
Supporters.

Page 53

yours sincerely

STRUCTURAL STEELWORKS  
STAIRCASES & BALUSTRADING  
WELDING & FABRICATION

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

OUR REF.                    AMB  
YOUR REF.  
DATE:                        4<sup>th</sup> July 2014.

Dear Sirs / Madam

**RE: Gloucester City Football Club , Sudmeadow Road , Gloucester GL2 5FD.**

I am very concerned about the re-development of the football club at raised levels .  
Can you tell me what flood defense has or is being put in place for the redirection of  
the flood water . Can you guarantee that we will not be flooded due to the land being  
raised for the football club . We have not been flooded in the last 25 years that we have  
been in our premises and do not wish to be flooded in the next 20 odd years.

For many years we have been promised that the football club would be accessed off  
Spinnaker Park where a new access road has been provided and many thousands of  
pounds spent making sure the road was put in . The traffic in Sudmeadow Road is  
horrendous at all times of the working day . No one can access the main road until the  
traffic is held up at the traffic lights along the road giving access for 1 lorry or two cars  
maximum to turn let or right at each light change .

The planning for the football club does not make any sense at all if the gate numbers  
were to remain as poor as they have been for the last 10 years as the private Company  
who own the club cannot afford to pay Cheltenham Town rent to play on their  
grounds The Gloucester Council has to make a contribution which seems strange when  
they don't run the football club. Is it for a new Stadium that wont pay or is the  
planning just a ruse to tip the land to a higher level thus earning a huge revenue from  
the tipping rights .

Your Faithfully

Mrs A Barnes  
Company Director & Company Secretary.

Caroline Townley  
Panning Case Officer  
Gloucester City Council  
Herbert Warehouse  
The Docks GL1 2EQ

Mr E J Williams



Dear Mrs Townley,

9<sup>th</sup> July, 2014/OUT

Reference: 14/00685/OUT

Re: Gloucester City Football Club, Sudmeadow Road, Gloucester ect.

Since delivering the letter in response to the above planning application for G.C.F.C., it has been found that the documents enclosed: APPENDIXES 9/10 - which are extremely pertinent to the above planning application - had been omitted.

APPENDIX 9 a plan of the diversified ownership of the small pieces land between Spinnaker Road and the extant flood-ruined football stadium. Which at the time of the public enquiry into the proposed route of Alternative Access "The Accessway" intended to divert the football traffic away from Sudmeadow Road when matches were played, were stumbling blocks due to the number of small land owners, whose agreement of passage was needed before a clearway was created through which "The Accessway" would be routed.

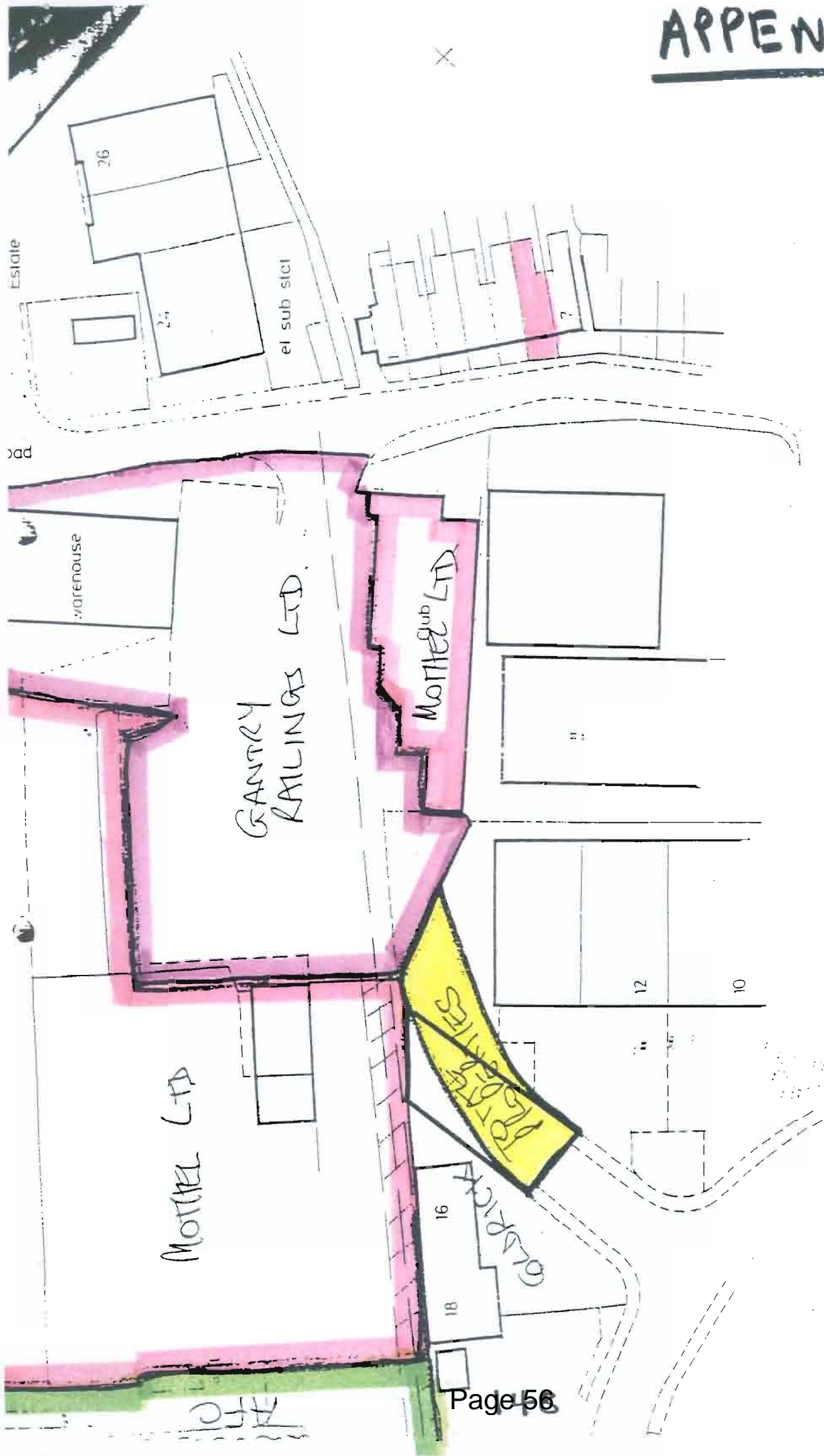
APPENDIX 10 is a copy of the Compulsory Purchase Order whereby land adjoining the site of the intended Alternative Access was to be purchased to allow "The Accessway" to be built without hinderance of any kind. As these are important documents relating the my letter of 6<sup>th</sup> July, 2014, I wish to ask you that they are added to the documentation then forwarded at that time please.

Thank in closing.

Yours sincerely,



E J Williams.





## THE COUNCIL OF THE CITY OF GLOUCESTER (SPINNAKER ROAD) COMPULSORY PURCHASE ORDER 2002

The Town and Country Planning Act 1990  
and the Acquisition of Land Act 1981

The Council of the City of Gloucester (in this order called "the acquiring authority") hereby make the following order:-

1. Subject to the provisions of this order, the acquiring authority are, under Section 226(1)(b) of the Town and Country Planning Act 1990, hereby authorised to purchase compulsorily for a purpose which is necessary to achieve in the interests of the proper planning of the are the land necessary to allow an accessway to be constructed between Spinnaker Park and the Gloucester City AFC car park, being the land described in the Schedule hereto and which land is delineated and shown edged red on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in the Council of the City of Gloucester (Spinnaker Road) Compulsory Purchase Order 2002". One duplicate of the map is deposited in the offices of the acquiring authority and the other is deposited in the offices of the State of Transport, Local Government and the Regions

### THE SCHEDULE

#### LAND TO BE PURCHASED

NUMBER ON MA (1)	EXTENT, DESCRIPTION AND SITUATION OF THE LAND ON MAP (2)	OWNERS OR REPUTED OWNERS (3)	LESSEES OR REPUTED LESSEES (4)	OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR LESS) (5)
1.	Land lying adjacent the boundary of the Gloucester City AFC car park shown edged red and coloured blue on the map herein referred to and containing an area of 240 square metres or thereabouts.	Total Properties Ltd of 229 Nether Street, London. N3 1NT		
2.	Land adjoining Unit 16 Spinnaker Park, Spinnaker Road, Gloucester shown edged red and coloured green on the map herein referred to and containing an area of 49.1 square metres or thereabouts.	Mr Coldrick and Mrs Coldrick of		



Elizabeth, our long-reigned Queen,  
Upon the British throne longest has been,  
Exceeding sixty-three years, now can be told,  
Although aging, never really growing old,  
No monarch so long did occupy this throne,  
There to reign as our beloved Queen alone.

Though time and task, at times were extreme,  
Elizabeth, did always reign supreme,  
With a faithful Consort, by Her side,  
Advice and judgement, Her to guide,  
Whilst counsel from Gentlemen of the Court,  
Perpetually was there, as a final resort.

But it is the resilience, of Body and Mind,  
That does Her dominant spirit bind,  
Strength of both, readily to combine,  
Creating a character that does define,  
A monarch who is strong and true,  
Whose strength of character saw us through.

Looking back, down these long, long years,  
Remembering happiness, mixed with tears,  
Many the happy times, just a few sad,  
Feeling saddened, at other times glad,  
As well the sunshine, also a little rain,  
A pattern of life reflected, time and again.

With health and strength, She will carry on.  
Her lengthy reign, becomes increasingly long,  
A reign that withstood the rigours of time,  
While Elizabeth feels able to combine,  
A strong physical and mental tenor in Her reign,  
Love and support of Her people to maintain.



[EJW][6<sup>th</sup> May, 2014][A Bystander Poet]

[Revised: Sunday, 29<sup>th</sup> June, 2014]

e-mail :  
Tel. No.

5 July 2014

Dear Mrs Townley

**Re Planning Application**

**Your ref. 14/00685/OUT**

I write to commend to you and to the Planning Committee the application of Gloucester City Football Club to re-develop the site at Sudmeadow Road to provide for a facility that may be made more secure from the risk of flooding than when the club last played there.

I was Chair of the Supporters' Trust at the time of the 2007 flooding. Faced with the consequences of the third flood since Gloucester City moved to Hempsted I concurred with the decision that the club become tenants at Forest Green FC, a very hasty arrangement forced upon the club just weeks before the start of the 2007-2008 season.

No one at the club bleated about its predicament at this time, for that would have been inappropriate given the devastation that so many Hempsted neighbours suffered. When circumstances determined a subsequent move to Cirencester Town, the club again got on with it, accepting philosophically that we were inevitably going to be itinerants for a while. Success on the pitch meant a promotion to the Conference Football League, for which facilities in Cirencester were insufficient. The club moved to a ground-share arrangement with Cheltenham Town which has obtained ever since. By now, supporters were feeling like vagabonds and longed for the time when they might return home.

My role involved me in writing to every councillor in October / November of 2008 asking a range of nine questions to establish if they understood the difficulty that the club was in. Every councillor replied. Some were up to speed with the situation. Others were less informed. In replying to my question about the club coming home to Gloucester, every councillor wrote helpfully and the great majority most supportively. I daresay that this would be the response if my questionnaire were sent to the present council members. The club's success in winning promotion was marked by a splendid reception in the Docks, hosted by the Mayor.

After collating the results of my questionnaire I spoke at a Council meeting and was delighted that the outcome was the formation of the Football Task and Finish Group, whose Chair was Jeremy Hilton. I became a club representative on that group, attending every meeting, and can confirm that there was all-party support to help the club progress. I attended parliament when Parmjit Dhanda raised the matter in an adjournment debate and I know that his successor, Richard Graham, has given the club's return to the city significant support. The Leader of the Council has been particularly instrumental in trying to effect a solution to the club's dilemma. From a supporter's point of view, mind you, any resolution has been a long time coming.

Of course, everyone conditions their support, predicating it upon the soundness of the technical aspects of the plan, particularly of the feature of raising the level of the replacement stadium to avoid past difficulties. My knowledge and understanding is such that I truly believe that the club's proposals should satisfy the Planning Committee. They should take into account, particularly, the work that has been done by consultants in modelling the consequences of raising the football ground and the opinion of the Environment Agency which has been involved in discussions and monitoring ever since 2008-2009 - which seems a very long time ago. Their opinion has been appreciated and respected, as has the advice received from planning officers.

The concern for the consequences of flooding is one that everyone will share. I believe, though, that the club's proposals are modest. The displacement of water brought about by raising the level of the stadium - just that which encompasses and surrounds the pitch - will lead in the worst of situations to a dispersal that is within tolerance.

Some correspondence you have received rightly draws attention to traffic issues. These need to be addressed and if there is sufficient will then they can be. I would assert that the football club, as a Hempsted resident, should have access to its own front door. Whatever has to be done for that to happen should be done so that the club can take its former place in the community.

Remarkably, given all the circumstances, the football club's progress in establishing itself in the community has been enhanced in the time that it has been away from home. Players have been involved in coaching sessions with local schools and have been prominent in backing other local initiatives. The club has established a futsal team, playing successfully at GL1. Above all, the numbers of young footballers has not diminished. Despite there being no hub for their activities the club runs teams for players across a wide range of age groups. These are all managed by well-qualified and inspirational coaches. All of these, together with the club's supporters, long for the time when there is a football stadium once more. In general terms it cannot be denied that there has been damage to a generation of young football followers caused by their not having the availability of all that a football club encompasses within their city. A city the size of Gloucester is almost unique, (arguably there is one other), in not having a club in the Football League. Not to have one in the city at all gives us an unwelcome notoriety.

There is an economic case to be made for the club's return to the city, and I am aware that others have made it. It seems likely to me that business in that increasingly vibrant part of the city can be further developed if the remaining eyesore that is the derelict football stadium can be transformed. It would be the wish of everyone connected to the club to strengthen its community links and to enrich the lives of those around and about the city. One can imagine the pride in a modern, attractive recreational facility if this application can be progressed. I know it is the wish of the club's owners to integrate into the local community so that all may share the same feeling. The community interest is very important to the club, and rightly so.

Gloucester City is not less than 125 years old. I hope that it can be understood how much that means to those of us who follow its fortunes and are involved in it to a lesser or greater degree. One older supporter used to ask me if he would live long enough to see the club play in Gloucester again. Sadly that has not been the case. His family now ask me when they may accede to his wish to have his ashes interred at Meadow Park. For myself I have an aspiration that my grandchildren, rising five and rising seven, may one day accompany to me to football in Gloucester. These are emotional arguments for which, as a follower who first attended Gloucester City games when they played in Longlevens, I hope I need not apologise.

The Planning Committee may or may not be interested in emotion. If it is stripped out of this letter that will make it shorter and it is perhaps the remainder that must be judged : the reasonableness and the viability of the proposition being put. I believe it to have been thoroughly researched and subject to much scrutiny. It is a sound proposal which I urge should be accepted.

Yours sincerely

Philip Warren

Caroline Townley  
Planning Case Officer  
Gloucester City Council  
Herbert Warehouse  
The Docks GL1 2EQ



Dear Mrs Townley,

6<sup>th</sup> July, 2014

Reference: 14/00685/OUT

Location: Gloucester City Football Club, Sudmeadow Road, Gloucester.

Proposal: Outline application for the redevelopment of Gloucester City Football Club, comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking. Means of access and siting not reserved.

As the above is an application for outline planning permission, at this stage the given details are not written in stone, and may yet be added to or deleted.

Therefore one issue I wish to address at this time is the **Alternative Access**, via Spinnaker Road/Park, for the diversion of traffic from Sudmeadow Road via Spinnaker Park, to the football stadium, for the relief of local residents. Permission for which **Alternative Access** was granted by Mr R I Muers, the Inspector appointed by the then Secretary of State for the Environment, Transport and the Regions, in his judgement dated 22 June 2000. Regarding the said **Alternative Access** may I refer you to Para. 1.6–Page3 of G.C.F.C.'S Supporting Traffic Report/Statement of May 2014 GCFC/STS/0041/2014: where it reads: "1.6 G.C.F.C. wish to make it clear that in relation to Gloucester City Council's formal Resolution on the 4<sup>th</sup> September 2012, **that part of the Resolution which required GCFC to make every attempt to secure land to provide an alternative access is not considered to be relevant to the current planning application which seeks a like for like replacement facility.**" This statement is made by Paul Duncliffe, Agent for G.C.F.C. and the McGurk family, who are now the sole owners of the entire application site. What gives Mr Duncliffe either the authority or the right to make such a sweeping statement. Especially when he apparently is quoting some source other than G.C.F.C. itself. Is this how a decision on planning application control is now being made?

Then there was your own comment made when I rang to enquire if a paper copy of the above application would be available. Asked if the Accessway

Caroline Townley  
Planning Case Officer  
14/0685/OUT

6<sup>th</sup> July, 2014

would to be implemented in this second application for a new football stadium, you feigned not to know anything about the mooted **Accessway** and replied "What **Accessway**?" Implying you had no knowledge of it and had never known anything about it! Yet, in the earlier G.C.F.C planning application dated 25/03/2011 in Section 5. Pre-application Advice you are one of three named officers dealing with that planning application. The other two being Phil Staddon and Neil Troughton.

In my comprehensive letter of objection to that application, addressed to you personally, the first subject, fully laid out, was the proposed **Accessway** intended to be via Spinnaker Park. Included also was a copy of the Appeal Decision given by R L Muers, the Inspector appointed by the then Secretary of State for the Environment, Transport and the Regions, and dated 22 Jun 2000. This dismissed an appeal by Messer's A E Bishop and A J K Broady, against their requirement to provide the **Alternative Access** via Spinnaker Park to then existing football stadium. The point about reiterating these proceedings being that as one of the planning officers dealing with the 25/03/2011 planning application you were fully cognizant with the proposal for the mooted **Alternative Access**, then and now. A copy of R I Muers Appeal Decision is here included. The pertinent points have been highlighted for clarification.

With the **Alternative Access** added to this second application for a new replacement football stadium, it would go a long way to improving the relationship between G.C.F.C. and Sudmeadow Road residents. Resulting in a more harmonious community spirit on both sides of the road. Which has not existed previously. Especially as it is now said the mooted industrial estate has been dropped from the planning proposal which will leave a larger area within the development site capable of accommodating the **Alternative Access**. Bearing in mind that this new access was initially intended to divert football related traffic away from Sudmeadow Road only at times when matches were played. Be that week nights or weekends.

Also enclosed are two graphs showing the feasibility of including the **Alternative Access** in the larger layout of this application. Both indicate an approach to the football stadium via Spinnaker Road/Park. This would alleviate the major problem experienced that would be brought back to Sudmeadow Road after seven years 2007-2014, during which time there has been total peace and quiet in the road and in the larger surrounding area. Naturally, therefore, local residents do not want to see the return of the problems arising from G.C.F.C., that existed here prior to the 2007 floods. Implementation of the **Alternative Access** would prevent that happening.

6<sup>th</sup> July, 2014

Caroline Townley  
Planning Case Officer  
14/0685/OUT

The new replacement football stadium is said to be on a smaller scale than in the 25/03/2011 application and the existing ruined stadium. This is doubtful as in the G.C.F.C. document SUPPORT PLANNING STATEMENT - MAY 2014 G.C.F.C./SPS/004/2014 under DESIGN AND ACCESS STATEMENT 4.1 Layout it reads: In broad terms, the proposed replacement football stadium will occupy a similar footprint to the existing stadium which it is to replace?

Looking at the intended built stadium - which is said to accommodate a total spectator capacity of 4,153 - when the G.C.F.C. supporters number around 200 to 400 maximum - it was thought if the end number (3) were taken away a 415 capacity would be more realistic. Unless it is theorised that away team supporters attending matches here would number around 3,700 per home game. Which seems most unlikely. The flood-ruined stadium was said to have had a crowd capacity of 2220. How often full capacity was reached is not said. But even if that figure was realistic it was only half of the anticipated spectators for the new stadium. Which implies that a 50% over-capacity will be realised with the built stadium, as it is now visualised.

Then there is the new grandiose grandstand itself, constructed on two levels. Most internal areas on both levels appear to be out of proportion to the present requirements of a lower league football club. But which could serve the requirements for managing an adjacent industrial estate. Which, at the moment, is now said not to be entailed to the construction of the replacement stadium itself. As it was with the 25/03/2011 planning application. But the Greeks did not realise that with the wooden horse! Could a later application for industrial development be forthcoming once the dust has settled on the present application site?

Another point is visual interference and disparity. One alternative site was rejected because the stadium and floodlighting would be seen from nearby residential homes. In Sudmeadow Road the application site can not only be seen, but is within spitting distance. And on this point you are referred firstly to the 25/03/2011 application where, in Section 30. Site Visit where it reads: "Can the site be seen from a public road, public footpath, bridleway of other public land?" Paul Dunncliffe ticked Yes! In the same section in 30/05/2014 he ticked No! Seemingly, Mr Dunncliffe has conflicting opinions on the same subject. Which is not at all surprising! With regards to elevating the new stadium, that was my suggestion, made to Cllrs. Gordon Heath and Jeremy, Hilton when they came here on a sweltering hot day, after attending a council function at Shire Hall, suffering from a surfeit of food and drink. It seems it worked?

6<sup>th</sup> July, 2014

Caroline Townley  
Planning Case Officer  
14/0685/OUT

Elevating the stadium will prevent it becoming flooded in the event of extreme weather conditions. As in July, 2007. Albeit that the parking areas remain as a lower level. At the same time. The 13 long-existing residential properties (1902-03 to date) cannot be elevated and will always be vulnerable to later flooding events.

With reference the G.C.F.C. SUPPORTING TRAFFIC REPORT/STATEMENT this reads like a script for a television comedy show. In this document Paul Dunncliffe seeks to justify the development of the proposed replacement site, with continued access via Sudmeadow Road, based on the misnomers he originally quoted in his 25/03/2011 planning application.

Namely: that there are adequate public services capable of serving and carrying the 4153 spectators to the new stadium when games are played. The 202 Service, operated by Bennett's Coaches, is infrequent and operates as a Park & Ride service between Gloucester Centre and Waterwells Farm, Quedgely. It does not operate after 5.00/6.00 p.m. Services 12/12A only operates via Eastgate Street and Naas Lane, Quedgely, and runs through Gloucester Park and the Bristol Road. Services 14/15 run to Hardwick and Stroud on a 20 minute frequency, greatly reduced after 6.0p.m. Thereby, Sudmeadow Road, is not as well served by public transport as Mr Dunncliffe seeks to infer. The so-said cycle-paths are not as extensive as stated. And the most important point of all is missed out, perhaps intentionally. Which is no matter what means of approach is referred to, when it comes to arriving and leaving the stadium itself, Sudmeadow Road is narrow and unaligned. Which has always been a problem in itself. And people who own a car are loath to leave them at home, because they have the car in the first place to give them direct door-to-door transport. In particular, away spectators, who choose not to be shunted about in a coach, when they can get in their car and go straight home. How many supporters ever come by bicycle? Few, if any? have ever be seen! Mr Dunncliffe needs to wake up and face the realities!

Then there is the demolition of the existing ruined stadium. This will take place during the working day and week. It will also impact on the everyday traffic flow. Again, on a narrow and unaligned road. 8-10 weeks duration of noise and waste materials, which the residents are expected to tolerate. Followed by 42 weeks of plant machinery which will create further noise disturbance. And a 52-weeks construction phase with more



6<sup>th</sup> July, 2014

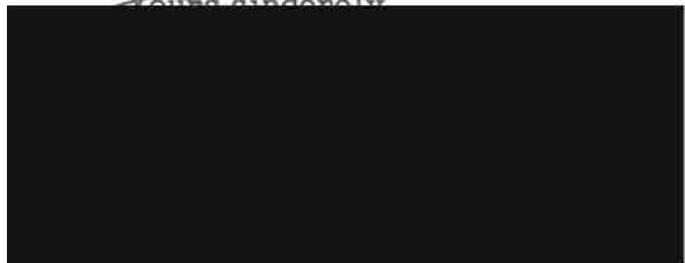
Caroline Townley  
 Planning Case Officer  
 14/0685/OUT

heavy plant machinery, with resultant noise and mess. Probably with mud and muck trailed all down the road! Were the **Alternative Access** to be incorporated into this application that would be some compensation for Sudmeadow residents to look forward to with the completion of the rebuilt football stadium. Other than this, all they will have to look forward to is a return to the disturbance and noise experienced here, before July 2007, when home games are played. As well as other events!

There is one other point needing clarification. On Gloucester City AFC - Proposed Stadium Sudmeadow Road Gloucester Site Layout Drawing No. 1650/03/A - where Fielding and Platt's Social Club previously stood, just inside the site entrance, on the left from Sudmeadow Road, where earlier off-road parking for the 13 homes was intended to be, it reads: **Extant planning permission for office building**. Extant meaning still existing or remaining in force. This is a mis-statement as permission for the office building(s) is not extant but expired! Granted planning permissions are valid for 5 years. If they are not implemented within that 5 year period they expire and become invalid. Permission for this office building was granted prior to the 2007 flood. Which means the earlier granted planning permission expired, seven or more years ago. This cannot be resurrected at the whim of the former applicant. Nor at the instigation of a member of the Gloucester Planning Department! No matter who!

One final point. With the removal of the boarded fence, across the Spur Road off Spinnaker Road, vehicular access to the application site, directly into the proposed parking area(s), would be possible. Which would achieve the **Alternative Access**. Alternatively, vehicular access could also be achieved via the marked **Vehicle Access**. Which gives access to both car parks and would meet all requirements. Trusting that the foregoing will be given your complete consideration in this matter.

~~Home signatory~~



L. S. WILLIAMS,

A 46 years Sudmeadow Resident.

**Paul D. Halford**

Tel. Mob. e-mail:

Mrs C Townley  
Planning Department  
Gloucester City Council  
4th Floor, Herbert Warehouse  
The Docks  
Gloucester  
GL2 5FD

(By email to [development.control@gloucester.gov.uk](mailto:development.control@gloucester.gov.uk) )

4 July 2014

Dear Mrs Townley

**Re. Planning Application Reference Number: 14/00685/OUT**

I am writing to express my support for the planning application to build a new football stadium on the site of Meadow Park in Hempsted, Gloucester.

This is a wonderful opportunity to return an important asset to the city of Gloucester by providing local people with a high standard football stadium. This will provide an important focal point for many community and sporting activities, as well as of course providing a home to Gloucester City AFC.

The plans provide the prospect of reinvigorating a site that currently lies derelict and injecting life into an important part of the city. Since the old Meadow Park site was rendered unusable by flooding the area has changed considerably. A new stadium on the site will provide new commercial opportunities for nearby businesses. The additional people passing through the docks area from the city centre should particularly help retail and entertainment outlets there, while there are potential knock-on tourism benefits to the city from supporters of visiting clubs who often plan whole weekend breaks around away matches.

As this proposed redevelopment is on a site that has already been used as a football stadium for many years it presents no new access concerns or change of usage. The improved road network in the area, especially the new south-western city bypass, actually means stadium traffic will be even less of an issue than in the past.

It is a matter of regret that inconsistent and misleading information from the Environment Agency regarding the previous application has further delayed this project by more than an additional two years. That a more ambitious opportunity to also improve the flood defences for this part of the city has

been missed is disappointing, but at least this revised application answers any concerns about protecting this community asset from further probable flood damage without harming neighbours.

Gloucester City AFC has amazingly not only managed to keep going but has actually improved its status in the years whilst the club has had to play matches outside the city. There has also been a noticeable increase in direct community involvement and number of teams reaching different groups and age ranges. This is a remarkable testament to the determination of those involved in running the club, but is not a situation that can be sustained indefinitely. For the club that proudly bears the city's name to flourish it badly needs to return to playing within the community it represents. This will enable the club to reach its full potential in serving the local people, deepening the ties that already exist between the club and local youth teams, schools and clubs. At its best sport can play a central role in enhancing community cohesion, civic pride and providing a positive inspiration for some of those most readily marginalised by society. The new stadium will provide a great focal point for everything that those involved in the club hope to achieve in the future.

The city's football club also provides an important role for many people who, like me, find themselves now living away from Gloucester. The club provides a way of maintaining contact with home, and expressing continued identification with our city. Of course this is primarily an emotional attachment, but it would make me happier if I knew my visits to games not only supported the football team, but any associated spending and time spent in the area also supported local businesses and the city as a whole. I very much look forward to hearing good news about this planning application for the new stadium, and the football club returning home to Gloucester in the near future.

Yours sincerely



29<sup>th</sup> June 2014

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

Dear Sirs re:- planning application Gloucester city Football Club  
Your ref 14/00685/OUT

I am writing to you in support of the above application.

This club has played away from the city for 7 long years, as a result of the flooding in 2007, they would probably not have had and problems if planning approval for raising the levels of ground surrounding this site had not been given, however this was given and as a result the football club had to leave the site. This meant loyal supporters of the club have had to travel considerable distances in order to support the team.

I believe the application should be approved as the new site does not cause any new impact upon any potential flooding in the future.

The current planning for the site is for sports usage, and the only way this can be achieved is by raising the current pitch level.

The application doe not affect surrounding buildings in any visual aspect.

The traffic situation will be no worse than current usage allows, and in fact the proposed car parking will make it much better for supporters and residents alike.

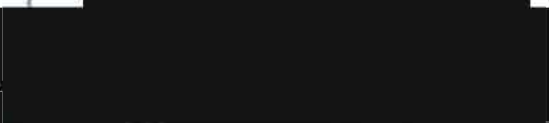
Should access also be permitted from Spinnaker Park (as previously approved when that road was granted permission) then all traffic considerations can be met to a much higher level.

This club needs to return home where it will enjoy a much greater level of support and financial benefit ( current arrangements prevent the club benefiting from advertising around the ground and also from catering and bar benefits.) I support this application and wish to see it approved with all speed.

Yours sincerely



Reg Gurr



Dear Sir/Madam,

**RE: Planning Application Reference Number: 14/00685/OUT**

I am writing to you in support of this planning application to return Gloucester City AFC back to the city of Gloucester.

I have been a proud supporter of Gloucester City AFC for nearly 20 years now having started watching the club with friends from school when aged 15.

I believe that the following benefits, for the community as a whole, which would materialise as a result of this planning application being approved, should not be underestimated.

- A new stadium located at Meadow Park would only further enhance this area of the city that has already impressed with the new south west bypass, the docks re-development scheme and the quays shopping centre. In addition to the new stadium, the plans include provision of land for employment – something which in these challenging economic times should be actively encouraged. There is an expectation that the club itself will also provide employment when you consider on matchdays staff will be required in the bar, club-shop etc amongst other areas within the stadium.
- The economy in Gloucester would be boosted on matchdays with the docks, quays shopping centre, city centre shops, pubs and restaurants all enjoying increased trade from supporters and indeed potentially the families of supporters. I find it quite feasible for example that a family would go into Gloucester on a Saturday afternoon with the husband/wife attending the football match whilst the wife/husband and children go around the shops with the family reconvening once the match has finished – a scenario that surely already exists when the rugby club are playing at home.
- There should be no concerns about access to the new stadium considering there is already one there which the club used for 21 years, from 1986 to 2007 inclusive. The club has previously experienced on a few occasions crowds of around three or four thousand people, without any traffic issues occurring. It is important to note that in recent years access has improved thanks to the south-west bypass on Secunda Way and Castle Meads Way and also the St Ann Way Bridge by the Peel Centre.
- Since July 2007 the club have played their “home” matches at grounds in three different parts of the county namely Nailsworth, Cirencester and at present Cheltenham. Over this seven year duration the carbon footprint generated by the club’s loyal supporters, who have travelled to see their side in this nomadic existence, is somewhat significant. Therefore, providing the club succeed in their objective to return to Gloucester, there will be a material decrease in the level of carbon emissions due to less travelling distance for supporters combined with some supporters choosing to walk or take public transport to the new stadium instead of driving.

All those connected with the club will agree that the return of the club to a new stadium in the city of Gloucester has been overdue for a significant amount of time now.

I appreciate the time that you have taken to read my letter in support of the club’s planning application and look forward to the final decision, but I do so with a degree of anxiety!

Yours Sincerely,

Andrew Payne

Gloucester City Council  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester



28.6.14

Re Planning Application Ref: 14/00685/OUT

Dear Sirs,

In commenting on the above application following access to your electronic copy at Herbert Warehouse, we would first point out that not everyone is computer literate. With the help of your staff however we trust we have correctly grasped the salient points.

It would seem that Gloucester City Football Club have now submitted 3 options. We were unable to find details but we did find an appraisal of the flood risk, our prime concern, attendant on Option 'A' apparently their preferred alternative. We would like to make the following comments.

- 1) 'A' is quoted as the preferred option of the Environment Agency. "Preferred" is not however synonymous with "recommended" and should not be taken as such.
- 2) "A" is said to "minimise loss in flood-plain capacity and to not increase flood risks to third-party land". Throughout the consultation process G.C.F.C. seem to have taken into consideration only the effect on their immediate vicinity. Do they now take into account the effect on communities upstream?:

Alney Island

Over

Maisemore

Ashleworth

Tirley

Chaceley

Forthampton

Tewkesbury.

And also traffic disruption not only on rural roads but also major highways:

A 40

A 38

A 417

- 3) There is reference to 120mm as the maximum elevation of buildings above surrounding land and no mention of flood-banks. Does this mean Option 'A' contains no plan to raise the level of the football ground and car-park or for a protective bund? If so the effect on flood-risk is certainly much reduced but our comments under 2) still apply in principle.
- 4) Also in principle any further development which reduces the flood-plain should be resisted. Too much has been lost already and this is the effective thrust of the N.P.P.F. It is inconceivable that G.C.F.C. cannot find an alternative site. Is a venue just outside the city boundary so detrimental?
- 5) As a general query why and when has the 1 in 100 year flood assessment been taken as 9.11 m. A.O.D. and yet it is acknowledged that the 2007 level was 10.92 m A.O.D.? The 1 in 100 year concept in any case requires revalidation. 1947 was previously regarded locally as the datum yet only 60 years later the flood level upstream of Gloucester, if not in Gloucester itself, was some 20cm higher (See flood-level markers at Wainlodes). We again saw severe and prolonged flooding this year!

It is time a less parochial approach to flood issues was taken in the Vale of Severn!

Yours faithfully

Mr M.Prince

Mrs P.Prince

It is very much the view of the group that Sudmeadow, including the Stadium, the Landfill Site and Spinnaker Park form a serious obstruction to the evacuation of flood flows from the Vale of Gloucester, thereby enhancing flood risk to the City and all areas upstream.

In the locality, a bypass channel could be formed to run from the Sudmeadow arm to Hempsted meadows, by pulling back the tip, behind the Pressweld factory, (where there is a small ditch) and the bank at Lower Parting could be moved back to the tip.

It is important that any such alleviation measures should at least be planned before consent is considered.

Jeremy Chamberlayne

Sent from my iPad

> -----Original Message-----

> From: Jeremy Chamberlayne [

> Sent: 28 June 2014 11:44

> To: Philip Awford; Mark Williams; Colin Downey; Chris Witts; Jim

> Porter

> Cc: Richard GRAHAM; Caroline Townley

> Subject: JBA Consulting

>

> VALE OF GLOUCESTER FLOOD ALLEVIATION GROUP

>

> should we be concerned about this one? I think I agree that loss of  
> flood storage area is not a big deal

>

> BUT, it really emphasises the wider issue. Ideally the Pressweld  
> factory, which City planners madly consented in 1993, with the  
> connivance of EA, should be removed, to reinstate the flood plain and  
> a flood relief channel engineered from Sudmeadow to Rea. Clearly, such  
> a channel would involve the stadium land.

>

> I feel this application should only be consented with the condition  
> that a significant plan is in place for the relief of flood flows  
> through the Gloucester constriction.

>

> I am still hoping to meet with Richard Graham, but he has postponed  
> the meeting we had planned to an unset date. What are your thoughts  
> and should we meet to discuss this - and update on our work so far.

>

> Regards to all,

>

> Jeremy

>

PLANNING APPLICATION REFERENCE NUMBER: 14/00685/OUT

I am writing in support of the above application.

My view has not altered greatly since the last application went in in 2011. However, I am three years older and hope, as I approach 70, that the old ticker can last the pace.

There is no doubt in my mind had this been Gloucester Rugby Club in the same predicament a swifter return to the City would have been accommodated. However, I am not writing to rugby-bash, as I also enjoy that sport, but to point out that Gloucester has a top class Premier rugby club which is fantastic for the City so therefore let us not be short-sighted. Encourage the football club also. Imagine the boost to Gloucester if there were two high profile sporting clubs representing this City. So let this project be a positive start to this scenario. Given that there is a Premier rugby club in the city, association football is as popular in Gloucester as it is all over the country.

Given the circumstances some football clubs may have gone under (no pun intended) after the events of 2007 but Gloucester City AFC not only carried on stoically but also managed to get themselves promoted out of the Southern League after 70 years. This was due in no small way to the spirit that was engendered out of adversity throughout the whole club by many individuals who give freely of their time. However, patience can run thin and can test the resolve of many and you hope that this saga does not end in tears. Since 2007 Gloucester City AFC has led a frustrating nomadic existence. It is therefore an irony that the good folk of Gloucester, who maybe would like to support us, are being denied the chance of watching a better standard of football. A generation has missed out. Do not prolong the agony.

Since Gloucester City AFC vacated their ground at Meadow Park in 2007 after 21 seasons, the area has now become sexy with the surrounding new developments changing it beyond recognition. Indeed there is now a bridge in St Ann Way which was not there in 2007 to add the extra and easy accessibility to the new Meadow Park. The football club can and should be part of this development and their far-reaching plans have persuaded many sceptics that it will further enhance the area. The new stadium would be a boon to the community.

Gloucester City AFC has existed in varying forms since 1883. That's 131 years. Over 2,000 players have donned the city shirt during that period. We know that 24 players have lost their lives serving their country in conflicts during this period. This club has a history. I like to think it is the sleepest of all sleeping giants just waiting for the opportunity and, who knows, this could be it. It would be a hard pill to swallow if the club should go under (no pun intended) around a planning table.

Timothy RD Clark  
Gloucester City AFC  
Club Statistician



To whom it may concern,

I am writing this email in support of the new stadium application for Gloucester City Football Club at Meadow Park.

I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire would be able to support Gloucester City Football Club back in our City would be tremendous news and a huge boost for everyone.

I can only see positives from a move back to the city for GCAFC and the city of Gloucester.

Regards,

Tom Staten  
Elite Sport Graduate Intern & Senior Football Coach

---

*To whom it may concern,*

*I am writing this email in support of the new stadium application for Gloucester City Football Club at Meadow Park.*

*I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire would be able to support Gloucester City Football Club back in our City would be tremendous news and a huge boost for everyone.*

*I can only see positives from a move back to the city for GCAFC and the city of Gloucester.'*

Mike Tambling

FE Lecturer in Specialist Sport - Football

I am writing to express my support for the application regarding the homecoming of Gloucester City Football club to Meadow Park. It's been far too long to be honest, but better late than never!

Sincerely,

Glenis Clune

---

I write to wholeheartedly support the planning application 14/00685 OUT.

The application is vital not only for the future of the football club but for the City of Gloucester too.

Having a viable football club playing in the city of Gloucester has a positive impact on the city in a number of ways.

It has a positive effect on the economy of the city as both home and visiting supporters spend their money within the city.

It increases tourism within the city and county as visiting supporters are likely to return once they see what the city has to offer.

It increases the sporting profile of the city.

It gives the youth of Gloucester a football team that they can go and support and which they can take pride in.

It gives the city a top grade sporting facility for use by a wider community.

The application does not just impact upon the short term but managed well will benefit the City of Gloucester for years to come and generations to come.

Theses are just some of the reasons why this application should be approved.

Paul Caiden

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To whom it may concern,

I am writing this email in support of the new stadium application for Gloucester City Football Club at Meadow Park.

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I can only see positives from a move back to the city for GCAFC and the city of Gloucester.'

Thanks & Regards

Lyndon Tomkins  
Purchasing Manager

---

To whom it may concern,

I am writing this email in support of the new ground proposal for Gloucester City Football Club at Meadow Park.

I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire will be able to support Gloucester City Football Club back in our City soon is tremendous news and a huge boost for everyone.

I can only see positives from a move back to the city for GCAFC and the city of Gloucester.

Kind regards,

Jamie Moore

---

Having three daughters who are gloucester city supporters six grandchildren I am looking forward to buying season tickets and having family days out watching gloucester city playing in our city.i really believe this city will benefit when GCFC are home!!

Mr Stephen Burge

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To whom it may concern,

I am writing this email in support of the new stadium application for Gloucester City Football Club at Meadow Park.

I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire would be able to support Gloucester City Football Club back in our City would be tremendous news and a huge boost for everyone.

I can only see positives from a move back to the city for GCAFC and the city of Gloucester.

Regards,

**Paul Tassell**  
Junior Football Manager  
Hartpury College

---

To whom it may concern,

I am writing this email in support of the new stadium application for Gloucester City Football Club at Meadow Park.

I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire would be able to support Gloucester City Football Club back in our City would be tremendous news and a huge boost for everyone.

I can only see positives from a move back to the city for GCAFC and the city of Gloucester.'

Cheers,

Richard King PGA  
Golf Academy Manager

---

*To whom it may concern,*

*I am writing this email in support of the new stadium application for Gloucester City Football Club at Meadow Park.*

*I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club*

*and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire would be able to support Gloucester City Football Club back in our City would be tremendous news and a huge boost for everyone.*

*I can only see positives from a move back to the city for GCAFC and the city of Gloucester.*

Shaun Gluyas

Lecturer in Football Studies  
L3EDSF Tutor  
Lead Practitioner – Quality Improvement  
Junior Football Development Coordinator

Hartpury College

---

Dear whoever this may concern,

Please use this e-mail to support Gloucester City Football Club's new ground proposal and application.

The club need to return to Meadow Park and provide a focal point for football in the city. The club has always been a sleeping giant and would then have a foundation to push for the football league and drive community developments. It would support all of the other strong sporting connections in the city, for example, Gloucester Rugby, Gloucester Rowing Club and Gloucester City Winget Cricket Club. This is a major sport that is missing and is needed back where it belongs.

We, as an elite sporting academic institution, have close links with the club and this would further strengthen these ties and benefit the city and county as a whole from a sporting and academic viewpoint. In turn would provide further opportunities for our local community network.

We are excited to hear the plans and support the application fully.

Regards,  
Tom

Tom Radcliffe  
Deputy Director of Elite Sport

To whom it may concern,

I am writing this email in support of the new stadium application for Gloucester City Football Club at Meadow Park.

I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire would be able to support Gloucester City Football Club back in our City would be tremendous news and a huge boost for everyone.

I can only see positives from a move back to the city for GCAFC and the city of Gloucester.

Drew Dobson MSc (Dist), BSc (Hons), PGCHE, FHEA  
Lecturer in Exercise Physiology and Sports Nutrition  
University of the West of England (Hartpury College)

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To whom it may concern,

I am writing this email in support of the new ground proposal for Gloucester City Football Club at Meadow Park.

I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire will be able to support Gloucester City Football Club back in our City soon is tremendous news and a huge boost for everyone.

I can only see positives from a move back to the city for GCAFC and the city of Gloucester.

Kind regards,

Daniel Holloway

Sent from my iPhone

---

Dear Sirs

It is imperative that the council approve the plans for the football club as they bring so much to the city. Tourism, money, publicity, The league that the club now play in is not a small league you have some large clubs in that will bring people to the city. They play in the highest level of semi-professional and in the same league is many league clubs to which the city should be proud of.

Basically the city has been dead without the football, yes we have a successful rugby side and congratulations to them, but the City is a sporting city and being the largest City in the UK without a league club is wrong and while they play away from the city we will never have one!

*Graham*

**Graham Ellis**

---

Dear Sir/Madam

I am writing to you in support of the redevelopment of Meadow Park, Gloucester City FC. As a long time supporter of the club, travelling many miles to urge the lads on, I can only see positives for the move back home.

A base for all of the city's football needs.

A great focal point in the Quays which I am sure would bring more people into the city.

A stadium the city could be proud of, now and in the future.

My daughter plays for Gloucester city girls u14 and they are already excited about being linked to the new stadium, with the ground in place I am positive more and more young people will take to the sports field and get involved and want to represent their city.

This application is not just about the football club coming home, it's about our city's commitment to our kids future's. We don't want to lose another generation to Forest Green Rovers, or Cheltenham Town. They deserve their own club in their own city!

Great things could happen to this great city if only we bring people together and support our own teams and communities.

The positive vibe just from looking at the plans and spreading the word about coming home is infectious and is starting to have an affect, please do not destroy this upbeat mood, let it spread across the city and we will all benefit greatly from it.

Regards

Mr Andrew Pitcher

Sent from my iPod

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Ref 14/00685/out

To Caroline Townley

Thank you for your email on the above development. After a careful look at the plans which I feel they are more realistic than the previous application

and would serve the community of football in Gloucester across all ages.

Also with the support of the Environment agency I hope the City Planners give their

acceptance as well.

I am fully in support of the plans after such a long wait to see the return my club return to the city.

Yours sincerely

W.H.Bulled

---

To whom it may concern,

I am writing this email in support of the new ground proposal for Gloucester City Football Club at Meadow Park.

I believe that it is vitally important for the club to return to Gloucester as soon as possible and this stadium will provide the club and indeed the city with a fabulous facility for sport. By having a facility of their own will allow Gloucester City F.C to build the club and make it successful at every level. The fact people from our own community and all the youngsters from Gloucestershire will be able to support Gloucester City Football Club back in our City soon is tremendous news and a huge boost for everyone.

I can only see positives from a move back to the city for GCAFC and the city of Gloucester.

Kind regards,

Marc Richards  
Senior Football Manager  
Hartpury College

---



I am writing to support the application for a new football ground to be built to replace the old one at Meadow Park.

I have been involved with the club for over 40 years, first going to games with my Father who was the Physio at the Club before taking on a similar role 27 years ago. Something I am very proud of.

There are many reasons for the new ground to be built and below are a few points that I hope will encourage you to grant Planning permission.

- The Club has always been a Family orientated club from the people within the Club to me seeing Parents bringing their children to games for years but unfortunately, this has slowed since we have been playing away from The City. It is just not so easy to come to games now as people do not like to travel across to Cheltenham. It is interesting that I have received this type of comment from the City's rugby fans who would like to watch the team when "Glawster" are away.
- The people running the Club have been magnificent since 2007. How many clubs can go through what we have been through in losing our home and having to play what feels like away games every week but still get promoted in that time and consolidate their League position?
- During this period, it has expanded its Youth, Ladies and Girls Teams. The problem is that all these teams do not have a base that they can call their home. I also think they would also love the opportunity to play in a decent stadium.
- It is very sad to start hearing people say that they didn't realise the City had a Football Club which I have put them right about and suggested that they should come and watch sometime. However, it's the thought of the travelling that puts them off.
- Prior to the flooding, the ground was used for various Finals Days. It would be great to see other teams young and old having the opportunity to play at a new stadium.
- The new plans are sensible for a Club the size of Gloucester City. It is not too big or grand for a club of its status.
- The Quays area has been really well developed. Having a "shiny" new Football Ground would fit in with the area.

The City of Gloucester needs to have its football club back home. Please make this happen.

Regards,

Ade Tandy

---

Hi there,

My name is Jim Hart - I'm the community officer for Gloucester City.

I would just like to add to all the letters of support for Gloucester City's proposed stadium build.

I believe that a new stadium is vital for the club and for the citizens of Gloucester. There is nothing more galvanising for any community to have a football club to support.

People can share a common identity, socialise together on the terraces and feel part of larger family that crosses over race and religion. People get behind and support 'their' team and in turn the team represents them and the city.

I believe the stadium is also a vital part of our young peoples lives. Currently our community programme works with over 200 children per week in schools and in the community. These same young people's education and development as citizens of Gloucester could be fundamentally improved by working with the club in their city, visiting the stadium on Saturdays for the matches, becoming part of the match day team, and during the week as part of their education.

A multitude of alternative curriculum projects could be run from the stadium enhancing the experience for young people and also giving those that need extra help a little push in the right direction.

The stadium can also be a focus for the wider community - offering venues for meeting places and social events on a side of the city where new communities are developing.

In conclusion I would like to state - Gloucester needs this stadium, the people need it and so do the club. 131 years of history needs to be brought back,cherished and held close to our hearts for the future generations to enjoy.

Kind regards  
Jim Hart.

Sent from my iPhone

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Sent from Windows Mail  
To Whom it may concern

Please look favourably upon the planning application for the bringing of our football club home to the City . We have a top class rugby team and with a successful application would help to bring a first class football team and make the City really proud

Many thanks

Dave Hammonds

( City supporter since 1967- and follower of all sports representing our City)

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**For the attention of Mrs. C Townley,**

I am writing this letter to declare my wholehearted support for this application for the proposed Gloucester City A.F.C. stadium and associated works at Meadow Park.

Gloucester City Association Football Club has been an entity in this fine city for almost 130 years and for them not to have a home in Gloucester is a shame. This is a football club whose spirit, ethic and attitude should be lauded by the whole of Gloucester.

I have supported the club for my entire life; an honour passed down through three generations of my family and no doubt will continue far into the future through my children and their children. This has been more than a football club to me, I affectively grew up into a man on the terraces of Meadow Park and have affirmed old friends and met new ones all through this football club. To a wide-eyed six-year-old, Meadow Park encapsulated everything that was good about the city of Gloucester. It was passionate, it was exciting, it was loud and it made me proud to come from Gloucester. A feeling that is still as present today as it's ever been.

As I grew up I knew something was particularly special about the club and I still can't put my finger on it, but, it has an aura that still brings out that six-year-old child in me every time I watch them play.

Therefore I think it is a shame that there is currently a generation, a lost generation, of football fans in Gloucester who are being denied what I cherished so much as a child, the chance to watch a football team bearing the name of Gloucester compete in their own city. You only have to look around the city centre on a weekend to see the appetite this city has for the sport and to deny these people the opportunity to support their city would be a dishonour to those who desperately want it back.

Regarding the plans, there has been a football stadium at Meadow Park for almost 25 years, so I do not envisage any large scale traffic issues considering how much better the roads around the stadium are than they used to be (i.e. The South-West bypass). Also the fact that public transport is readily available and is only a short walk from Gloucester's main commercial centre means a lot of fans will take this option to games alleviating the potential traffic build up.

The club has been nomadic for five long years now. During this period City supporters as well as visiting fans have helped the economy of Nailsworth and Stroud, Cirencester and currently Cheltenham, depriving Gloucester of what must be a substantial amount of money spent on food and drink, and during this current era of economic recession the city should be encouraging as many people as they can to spend money in Gloucester's establishments.

A huge positive to the plans again related to the city's economy is that the plans provide employment land for businesses which during the recession should be commended and thrive new life into the local economy by offering new jobs and helping to kick-start small businesses.

The design of the stadium will look brilliant if built. This will only add to the areas vibrancy and become a fine home of football that this city craves.

We have a fantastic sporting tradition in Gloucester through numerous numbers of teams and institutes that we should rightfully be proud of, but the feel-good factor that

would encompass the city for its football club returning home would inspire even more youngsters to participate in sport therefore I fully support these plans.

Yours Sincerely

Simon Clark, Gloucester City Press Officer.

**Simon Clark**

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*Dear Miss Townley, I am writing in support of the recent planning application by Gloucester City Football Club to return home to Meadow Park, Gloucester after an 7 year absence due to the Floods of 2007. It would be really difficult to put into words the emotions attached to being a City fan over the last 30 plus years. It has been tough to say the least! But by far the worst moment for all City fans was losing our home and fantastic Meadow Park stadium to the 2007 flood. In my opinion it has taken far too long to bring us home. The potential for this City to support a successful football team is immense. We have lost a lot of supporters due to our nomadic existence, but the fact that we still do exist and play at the level that we do is a huge testament to the dedication and hard work of so many local people. A return home to Meadow Park is the very least they and the Football supporters of Gloucester and beyond deserve. On the ground itself, the area in its current state has become a sad eyesore, particularly considering the wonderful regeneration that is happening in this area of the City in general. The new building looks superb and can only enhance the run-down area. GCAFC deserve the opportunity to build a proper home which can give them the foundations to push on in the future and strive for football league status. In my opinion, this City is crying out for a community development for its football players, teams and supporters of all levels and this appears to be the perfect beginning. One we all deserve. Kind regards Kevin Clune 67 Merevale Rd Longlevens Gloucester*

Mr Kevin Clune

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Dear Sir / Madam,

I am writing to support the planning application for a new stadium for Gloucester City AFC in Sudmeadow Road.

I am both a City fan and a Hempsted resident. I currently drive more than twenty miles to watch City home games, if this plan is approved I can walk to games.

As it stands the site is an eyesore and a disgrace, once rebuilt the stadium will be a real asset to the City of Gloucester.

Regards

Neil Phelps

To the Planning Officer and Chairman and Members of the Planning Committee

I write to express my full support for Gloucester City AFC's planning application.

Newport AFC, now Newport County AFC, had to endure two periods of enforced exile and without the support of Gloucester City AFC and the Club's hospitality at Meadow Park we would not have survived. However, playing in exile is hard on the supporters and the Club's finances. Once we returned to play in Newport we gradually grew in strength and, as you may know, we have now returned League Football to Newport.

You will appreciate that having a successful football team is a great boost to both the business and pride of a city and I hope you will look favourably on Gloucester City AFC's ambition to return home.

Yours faithfully  
David Hando

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Hi there to you all, I would just like to add my support for our fantastic football club Gloucester City FC to get it back where it belongs..so many doing so much behind the scenes to make this happen..a great club with great fans..this club is about to take off!! and we all know where we want to be!...in truly great support for Gloucester City FC....many thanks..

Steve Merrett.

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Dear Caroline

Many thanks for your letter in June regarding the above planning application, I assume I am on a mail list as a result of offering my support for this application when it was submitted previously, and thank you for doing so.

I would obviously like to reiterate my support again this time. I truly see benefits for the local economy of a successful move home, not just for the club itself, and the facilities proposed will really add to the fantastic work done in recent years to develop the locality.

These are really exciting times for the club, I see it becoming more professional, more progressive and more inclusive, but I am concerned that this could all be undone if there is no certainty in the short term about returning home.

I take my children along to support the team, but this age group is sparsely represented and it saddens

me when I hear the sorts of comments their friends at school make because they know nothing about the club, because it has not been in the city since they started their school life. We need to get the club back home and create more opportunity to engage this generation.

It is clear that a few people have invested significant time and money to make this happen. They have engaged all the right people during the process to get it right this time. The club is engaging the community and investing in its youth set up. I am therefore looking to the Council to recognise the efforts of the club and its staff and its supporters by passing this application and helping Gloucester City AFC return home at the earliest possible opportunity.

Yours Sincerely  
Adam Whitmore

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Hi

I am writing to support the application by Gloucester City Football Club (14/00685/OUT) for the Meadow Park Stadium.

As a resident and a local councillor I see just how much of a positive effect having this football stadium will have for residents, both to support a local team as well as have a facility to develop football as a sport for our younger generations.

I hope approval can be given for this much needed amenity to return to Gloucester,

Kind regards,

Barry

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Barry Kirby  
Gloucestershire County Councillor

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*As I've lived in Hempsted a long time, and I can remember the lies that both parties said, that there would be a new road put in off the tip road, which never materialise. And has anybody from the council looked at the congestion that occurs in this part of the city, and trying to get out of Hemmingsdale road is accident waiting to happen. I think we as residents put up with quite a lot and adding more congestion and noise plus the anti social behaviour that it will bring. Many thanks*

Mr Phil Clayton

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Friday 27th June 2014

To whom it may concern,

I wish to comment on planning application 14/00685/OUT - Redevelopment of Meadow Park for Gloucester City AFC.

I am in full support of the new stadium if;

The Environment Agency are fully satisfied that raising some of the ground levels will not result in a greater risk of flooding for Sudmeadow Road residents (which I understand to be the case).

As a resident of Sudmeadow, that whole area has become an eye sore and at times a place for anti-social behaviour. I would like to see the site developed and used again to help change the above issues.

I believe it's hugely important to see Gloucester City AFC return to Gloucester to play their home fixtures. Not only will it help the local economy but also the community as a whole when you consider the youth programmes the club run etc.

In closing, I grew up in Sudmeadow Road and my Father still lives in the same house. As a boy, myself and my brothers spent many afternoons watching Gloucester play and now as a parent I hope to be able to share the same experience with my son at Meadow Park.

Kind Regards,

Scott Denning

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RE 14/00685/OUT

Dear Sir or Madam,

Please accept this email as my support of the plans to return Gloucester City FC back into the heart of Gloucester. I have been a long term follower and dearly hope to see our team back 'at home' and where they belong.

I am involved with Hucclecote Youth Football program and feel very strongly that we as a City need to have a local team to support of our children in matters of both health and community spirit.

I do hope you are able to make this happen so we no longer have to tell our boys that their local team play in Cheltenham.

Best regards,

Tim Kort

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*while i am pleased about the football club returning to the city i have to remain concerned .As a local resident my priority must be flood prevention and any scheme being provided to protect me and my property. Having been invited to view the plans online this aspect is not clear and my concern is that this area will be overlooked if the plans are given the go ahead.I am also concerned about the increased volume of traffic that will be created in the area both when any development is taking place as well as when the site is in use.It is a daily battle to exit my road and i am reliant 99% of the time on the goodwill of other motorists stopping to allow me out of the road and into the traffic*

Mr Mark Sedgwick

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As a Passionate football fan. i would welcome the new home of Gloucester City Football Club who i have recently started supporting last year. As a fan of other clubs such as Swindon Town FC and Manchester United and Bristol City (Which bristol is currently redeveloping there home ground). i believe a new Stadium for Gloucester would benefit the supporters and the Gloucestershire area itself. and a better for the club itself.

Michael Foster

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re: 14/00685/OUT

Dear sir/madam

I would like to register my support for the new GCFC stadium. As a local training company with community football training provision, I can confirm that the learners attending our provision would love to have the stadium back in the city. So many of our younger participants are unable to attend the clubs matches because they are in Cheltenham and they are unable to get there.

Gloucester has a fantastic reputation for its rugby and we should be equally as proud of our cities football stadium. I sincerely hope that the views of the community are taken into account and that our stadium will be returned to the city.

Kind regards

Louise



*I 100% support this application for the re-development of Gloucester City Football club. Not only will it benefit the numerous teams connected to the club, First, Glos Futsal Revolution, Youth, Ladies and Girls, it will also bring together the whole of the City and supporters alike. The local economy will also gain from having the Tigers playing back in Gloucester. The club has achieved a small miracle playing away for 7 years yet maintaining it highest league position since the reshuffle a few years ago and deserves to come home to the new Meadow Park and push on to even greater things. Without the new ground fans, players etc will suffer again and we have had enough suffering over these last 7 years. Please would you look favourably at this application and support the Tigers. Thank you*

Mr Dominic Squires

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Hello

Comments have been submitted regarding proposal [Outline application for the re-development of Gloucester City Football Club comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking. Means of access and siting not reserved. at Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD.](#) The following supporting comment was made today by Mr Chris Warrior.

*I wish to fully support this application to return Gloucester City FC to Meadow Park in a new stadium. The club's return would be massively beneficial to the City of Gloucester. The economy within Gloucester City centre has missed out on potential revenue for the past seven years since the club have been homeless. They have twice played Football League opposition in the FA Cup since exile, featuring on National Television (ITV) during this but the only place visiting support and viewers would have seen is Cheltenham. This is embarrassing. The first team features Gloucester born and bred players who have repeated miracles by not only achieving promotion to the Football Conference but staying there despite being homeless for so long. The club is not just the first team however, it supports children from all ages from around the City, women's teams and also works with the community via the Gloucester Revolution programme. The club may not have a "home" in Gloucester but they continue to represent the City fantastically. After the disappointment of the previous ground bid, it's fair to say the scope of the original application was too big and should have instead focused on the key delivery of returning the football club home into a fit for purpose football stadium. This application does that, the club has made mistakes however I believe this time round they have it absolutely right. The Environment Agency now being appeased is testament to the lengthy and costly flood alleviation reports that have been produced by the Club's owners to ensure this time is THE time we finally start coming home. I ask Gloucester City Councillors that they also do the right thing and approve the plans, allowing the club to return home and for many more generations of players and supporters to enjoy their local side in their own City as it should be.*

**From:** Ashley Tocknell  
**Sent:** 19 June 2014 14:02  
**To:** Env - Planning Development Control  
**Subject:** 14/00685/OUT Gloucester city AFC

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To whom it may concern,  
I wish to give my support to the plans for a new stadium submitted by Gloucester City AFC. The football club is an important part of our city with a long history and the redevelopment will help the area greatly. Particularly in extension to the quays projects.

Regards,

A.Tocknell

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**From:** Matt Phillips  
**Sent:** 19 June 2014 16:33  
**To:** Env - Planning Development Control  
**Subject:** 14/00685/OUT

I am writing to express my support for application Ref. 14/00685/OUT.

The proposed stadium would allow GCAFC to return to playing in Gloucester without fear of flooding. The site itself is ideally suited to the proposal as there has been a football stadium on there for almost 30 years which has staged many high profile games. The site lends itself to the proposed usage given the nearby Quays development and leisure quarter which will compliment this perfectly. There are no other sites in Gloucester more suitable than Meadow Park in terms of accessibility, benefit to local community and economy, and minimising the impact on local residents.

Since leaving Gloucester in 2007 the club has progressed significantly and has been competing at the same level as well-supported and established clubs such as Stockport County as well as televised FA Cup games against Football League opposition. Fixtures such as these would bring significant economic benefits and positive international exposure to the City of Gloucester, but due to the club's current inability to return to Meadow Park without the risk of flooding it has been the neighbouring town of Cheltenham which has benefited. Put simply, Football Clubs put cities on the map in ways which other sports don't even come close - it's time Gloucester was put on the map. The club has also progressed off the pitch since 2007 and has enabled Gloucester City Supporters Trust to run community sports and educational programmes which have given opportunities to people in Gloucester. A football club based back in Gloucester at

this site would not just enable these activities to continue, but to grow and reach out to more people.

Please don't be fooled by the local media's obsession with rugby and the false mantra that 'Gloucester people don't like football' – scratch beneath the surface and you will see that Gloucester already has a thriving football community, hundreds of teams, thousands of participants and spectators every week whether it's youth teams, Sunday League, 5-a-side or people watching in the pub. The new stadium will be a focal point for all these people and many more, it will inspire the young people of Gloucester to become involved with sport and be proud of their City for generations to come.

Supporters of the club generally acknowledge that the Planning Officers and Councillors who have worked hard on this application and previous applications have acted only in the best interests of the local residents when making their decisions, but should the Environment Agency give their approval of the flood defence work then the planning committee have no reason not to approve it this time around.

Matt Phillips

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**From:** Jeremy Oakhill  
**Sent:** 20 June 2014 13:31  
**To:** Env - Planning Development Control  
**Subject:** 14/00685/OUT

Please support this move back to Meadow Park. The potential young City supporters do not have the chance to become City supporters, for life, (**we'll support you ever more**) until they can watch their team locally. Cheltenham Town's ground is superb but if you are young you are probably not be going to watch City until they play locally.

Returned City supporter having spent 45 years abroad or elsewhere in England.

Jeremy Oakhill



1. Home games bring economic benefit to the City because home and away supporters will spend thousands of pounds each season in local businesses eg takeaway food establishments /restaurants and public houses/ petrol stations / sports shops if they sell replica shirts and other kit etc
2. As Vice Chairman and Welfare Officer for the Gloucester Youth League (GYAFL) I desperately want to see a new headquarters for our league (because our existing venue is closing down) where we can host meetings, representative matches and Cup Finals... Meadow Park would be ideal.
3. As a Senior County Referee and member of the Referees Association, a redeveloped Meadow Park would be ideal for hosting referees training events instead of our current nomadic existence! I had great pleasure in refereeing Cup Finals at Meadow Park before 2007 and would love our young referees (male and female) to have the same opportunities.
4. Local businesses could use the facilities for business events as well as sponsoring matches - bringing along customers and other guests to matches.
5. We have an excellent University in Gloucester which includes many sporting (including football) related courses - again strong links could be built between Gloucester City FC and the University if we/when the football team is back playing in Gloucester. In addition the University hosts courses in Sports Journalism, Physiotherapy and Sports Science - all courses that would benefit from another professional sporting organisation like GCAFC back in the City!
6. As has been said on many occasions, Gloucester is the largest City population wise never to have had a Football League team - let's aim to rectify that in years to come!

Yours in sport

Adrian Smith

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From: Bill Lane  
Sent: 20 June 2014 12:15  
To: Env - Planning Development Control  
Subject: Gloucester City Football Cl;ub

For 7 long years it has been hard and frustrating to support the football club on a ground sharing basis. I have not missed many home games in all those years and on three different grounds. I am the only driver out of a party of four regular supporters. I would love the chance to hop on a

number 10 bus and leave the car at home. A lot of supporters, now pensioners, are wondering if they will ever see City play at home again.

Please consider the plans positively. The message is simple - PLEASE BRING CITY HOME.

Bill Lane  
Trust Member

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Hello

Comments have been submitted regarding proposal [Outline application for the re-development of Gloucester City Football Club comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking. Means of access and siting not reserved. at Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD.](#) The following supporting comment was made today by Mr Robert Gardiner.

*As a supporter of the City Football Club for over 50 years I would wholeheartedly support the Club's return to the City as it has been in 'exile' now for far too long. The Club has performed admirably over the last 7 years but desperately needs a home back in the City for its long term survival, and a return to Meadow Park as outlined in the Application meets my approval. As a former City Councillor, Sheriff & Deputy Mayor I hope that the Planning Committee will look favourably on the Application so at long last progress can be made for a return home for 'The Tigers'*

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Hello

Comments have been submitted regarding proposal [Outline application for the re-development of Gloucester City Football Club comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking. Means of access and siting not reserved. at Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD.](#) The following supporting comment was made today by Mrs Beverley Aldridge.

*I wish to add my support for the above planning application to build a football stadium the city can be proud of. About time the team came home.*

It's all the Club has ever needed, I have seen the Plans and if they suit the flooding test, the Highways Agency test then I recommend you approve the application and bring a desolate landscape back into good use .

John Hammonds

Dear Sirs

I right in support of the application for Gloucester City AFC planning application to rebuild it's existing stadium in a flood-proof manor

Gloucester is a rapidly growing city and needs a vibrant and successful football team to serve its community.

It is the largest city in Britain never to have successful league status club in its boundaries, and with a population rapidly approaching 140,000 can support a football club at league level as well as a successful Rugby team

Its community will benefit from its presence back in Gloucester

With the detailed flood prevention work this will ensure it is a help rather than hinderance to local flooding unlike many schemes in the county.....

Please support Gloucester City in its long battle to get back home and to be an asset to this great City of ours.

Regards  
Barry and Alex Curtis

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Subject: Gloucester City AFC Planning Application  
From: m patel  
Date: Wed, 18 Jun 2014 12:00:27 +0100  
CC:  
To: planningdc

Dear Planning Officers,

**RE: Gloucester City AFC, Stadium Plans 14/00685**

I am writing to you on behalf of MY:UK, a local youth organisation in Barton and Tredworth.

MY:UK has been working in the community with young people for over ten years, dedicating its resources for the betterment and provision for young people in the ward to aspire and succeed.

MY:UK have a close relationship with Gloucester City AFC and their dedicated community trust team which strives to readdress sporting inequalities in Gloucester.

As partners to MY:UK, Gloucester City AFC provide and continue to offer professional coaching, organise local football teams, host Futsal festivals and FA coaching for members of our community.

We have over 300 young people ranging from ages 5 to 19 participating in footballing activities on a weekly basis hosted by our Gloucester City Supporters Trust community lead, Jim Hart.

We have always found the club passionate to reach out to grassroots in Gloucester and in particular deprived communities who have little or no exposure to sport.

It has always been the joint vision to make access to sport for all regardless of gender, ethnicity or ability. MY:UK and it's members strongly welcome the planning proposal for the club to return to Gloucester.

MY:UK believes that the return of the stadium to the city can prove to be a great hub for sport and a beacon for uniting communities behind the club and city.

Regards,

Mohammed Patel  
MY:UK Sporting Director

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Hello

Comments have been submitted regarding proposal [Outline application for the re-development of Gloucester City Football Club comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking. Means of access and siting not reserved. at Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD.](#) The following supporting comment was made today by Mr Ken Green.

*At present Meadow Park is a disgrace and an embarrassment to the city. The quicker it is demolished and a new stadium built the better. Gloucester needs more sporting facilities for the future generation*



**From:** Abbie McCarthy  
**Sent:** 17 June 2014 21:08  
**To:** Env - Planning Development Control  
**Subject:**

I would like to declare my support of the proposed plans by Gloucester City Football Club for a new stadium. While not a resident of Gloucester I am aware of the great need of a stadium to ensure the return of the ever popular football club to its rightful home. I feel the stadium is an excellent compromise for all

Yours Sincerely

Abbie McCarthy

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Hello

Comments have been submitted regarding proposal [Outline application for the re-development of Gloucester City Football Club comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking. Means of access and siting not reserved. at Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD.](#) The following supporting comment was made today by Mr Gearard McGurk.

*I believe that bringing Gloucester City Football Club back to the hub of the city will entice more fans to the club and encourage young people to get involved in football and other sports around the county. Not only will it be a great facility for the club but for the city as well offering a place for people to come and visit and also a facility for schools and clubs bringing more people into the city. I agree that GCFC is not a big club but why not make it a big club why should we limit its progress by not giving it a home and somewhere to build a fanbase*

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Hello

Comments have been submitted regarding proposal [Outline application for the re-development of Gloucester City Football Club comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking. Means of access and siting not reserved. at Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD.](#) The following supporting comment was made today by Mr Mark Mason.

*I am strongly in favour of this redevelopment as it will mean the return of Gloucester City AFC to Gloucester where they belong. This proposal will also return a derelict site affected by the 2007 floods to ongoing profitable use which can only benefit the City as a whole.*

**From:** Dor Murphy  
**Sent:** 17 June 2014 20:33  
**To:** Env - Planning Development Control  
**Subject:** 14/00685/OUT

Hello,

I would really like to add my full support to the application to bring Gloucester City home.. the clue is in the name.. Gloucester and City go together... we are not the town of Gloucester... Cheltenham is the town and they have their club.. Cheltenham Town... see it works.... City need to be home. In the City...we are proud of our club and proud of our City... the City of Gloucester.. for years we have been in the City and have been nomads way too long. Please bring us home...

Thanks  
Dorian  
CITY LOYAL

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**From:** Marc  
**Sent:** 18 June 2014 13:54  
**To:** Env - Planning Development Control  
**Subject:** 14/00685/OUT Gloucester City Football stadium

Dear Planning

I would like to share with the committee that I am very keen for the Gloucester City stadium at Meadow park to be re built as soon as possible. It has been too long (7 years) for this to have taken and has caused city fans a great deal of expense and time with travelling to firstly Forest Greens ground and then recently the Cheltenham ground.

I used to visit Meadow Park from the ag of 4 up to 2007 when the ground flooded so I have many memories that I would like my two young lads to experience.

I struggle to get to games because of the 40 minute bus journey and then the 30 minute walk and this also to much of a walk for my two younger sons.

When the ground is rebuilt at Meadow Park I will be purchasing in a season ticket for myself and my two boys and we will be utilising the local pubs and restaurants so this will bring more money to the City businesses.

I am a season ticket holder at Kingsholm and speaking to many other season ticket or occasional rugby visitors they are also keen to be able to start supporting the local football team so i would imagine the attendance at a football match doubling at least and this surely can only mean more money being spent in the city centre before and after matches.

Thanks

Marc Rees

**From:** hurcumaj  
**Sent:** 18 June 2014 12:59  
**To:** Env - Planning Development Control  
**Subject:** 14/00685/OUT

Dear Sir/Madam

I would like to add my support for the new stadium for Gloucester City Football club.

Whilst I am not a big football fan, I have an 11 year old son who is. We regularly attend the football matches currently held over in Cheltenham.

The football club has a great strategy with children being able to get in for free, and it is a great family time cheering on our home team. We usually have some form of food whilst there which generates income into City and often go with friends.

I would benefit from having matches closer to home, this would reduce my traveling time, petrol costs, co2 omissions and congestion into Cheltenham. I live in Abbeymead and can even cycle to the ground using the various cycle networks we have in our city.

Having the stadium running in Gloucester would add a further attraction to our great city and would attract visitors and other city residents to spend money in Gloucester.

Regards

Andrew Hurcum

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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>7<sup>TH</sup> OCTOBER 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>26 HEMPSTED LANE GLOUCESTER</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>13/01216/FUL WESTGATE</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>20<sup>TH</sup> MARCH 2014</b>
<b>APPLICANT</b>	<b>:</b>	<b>WATTS OF LYDNEY GROUP LIMITED</b>
<b>PROPOSAL</b>	<b>:</b>	<b>DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF NEW FACILITY FOR COMMERCIAL VEHICLE REPAIR AND SALES CENTRE.</b>
<b>REPORT BY</b>	<b>:</b>	<b>BOB RISTIC</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE LOCATION PLAN</b>

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

- 1.1 The application site is located on the southern side of the Hempsted 'tip road', a no-through road which serves the application site and the nearby waste site.
- 1.2 The application site is set approximately 50 metres to the west of Hempsted Lane, measures approximately 1.09 hectares in area and comprises, a cluster of three commercial buildings to the eastern side of the site, with the remaining land to the west being laid out as hard standing.
- 1.3 The surrounding area comprises a variety of land uses, including the Hempsted waste tip and commercial development to the north and east. The land to the south is the former MOD site which is subject to a separate planning application for housing and public open space. Beyond the former MOD site are existing dwellings at Honeythorn Close.
- 1.4 The middle part of the site is classified as Flood Zone 2 whereas the northern southern and western parts are in Flood Zone 3.
- 1.5 The site was formerly occupied by Joseph Rice Trucks but has been vacant for a number of years.

- 1.6 This application seeks planning permission for the demolition of all the various buildings and structures at the site and its redevelopment with a single building for use as a commercial vehicle service repair and sales centre.
- 1.7 The proposed building would have a foot print of approximately 1,360 square metres and would provide a total of 1,830 square metres in floor area, including a proposed first floor office and storage area.
- 1.8 The applicant has advised that the proposed building is intended to be occupied by Imperial Commercials, who are intending to re-locate from their existing site at Mercia Road.
- 1.9 This application has been brought before the planning committee as the proposal 'entails more than 1,000 square metres of gross floor space' and (notwithstanding the absence of any objections) can not be determined under officers delegated powers.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 The application site has been subject to numerous planning applications, the most recent of which are summarised below:

12/00995/FUL - Reconfiguration and extension to existing commercial vehicle repair and sale centre - Withdrawn

07/01400/FUL - Extension to bay of vehicle repair workshop - Grant

02/00722/FUL - Erection of replacement storage building - Grant

## **3.0 PLANNING POLICIES**

- 3.1 The following planning guidance and policies are relevant to the consideration of this application:

Central Government Guidance - National Planning Policy Framework

- 3.2 The NPPF is a material consideration in determining this application.

### *Decision-making*

The NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF is underpinned by a presumption in favour of sustainable development. It advises that authorities should approve development proposals that accord with statutory plans without delay, and also grant permission where the plan is absent, silent, indeterminate or out of date. This should be the case unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework as a whole, or specific policies in the NPPF indicate development should be restricted.

Authorities should seek to approve applications where possible, looking for solutions rather than problems.

- 3.3 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.

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:

- 3.4.1 BE.1 – Scale Massing & Height  
BE.7 – Architectural design  
BE. 21 – Safeguarding of amenity  
TR.31 – Road safety  
FRP.1a – Development and Flood Risk

- 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 CONSULTATIONS**

4.1 Gloucestershire County Highways – No objections subject to condition.

4.2 City Council Archaeologist – No objections subject to condition.

4.3 Environment Agency – No objections subject to condition.

4.4 Environmental Health Protection – No objections subject to conditions.

4.5 Environmental Health Contamination - No objections subject to condition

4.6 Fisher German – no objections

#### **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 The occupiers of eight neighbouring properties were notified of the application by letter. The application was also advertised by site notice and press notice.

5.2 There have been no representations.

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 proposal seeks to redevelop the site to meet the operational requirements of Imperial Commercials, who are seeking alternative premises to their Mercia Road facility within the city.

6.2 The proposal would provide a part single and part 2 storey building within the middle-eastern part of the site, broadly in the same location as the existing cluster of buildings.

6.3 The proposal would lead to an approximate increase in floor area from the current 1,160 square metres to a building with a footprint of 1,360 square metres and a total floor area of 1,830 square metres when accounting for the additional office and storage area at first floor level. The proposed building would have an overall height of 9.6 metres which would be approximately 1.7 metres lower than the highest building presently at the site.



- 6.4 While the building would be of a 'commercial character', the proposal would have windows and principal pedestrian access upon its eastern elevation facing towards the Junction with Hempsted Lane and the site access. This would serve to create visual interest to this key elevation and would result in a significant improvement to the appearance of this site.
- 6.5 The northern and western elevations would include shutter doors to allow vehicle access to the building. The southern elevation facing towards residential properties at Honeythorn Close and the former MOD site would be blank with the exception of a personnel door to the VOSA testing bay.
- 6.6 The applicant has agreed to provide a timber fence to the southern elevation of the site which would provide screening of the development and parked vehicles when viewed from residential properties at Honeythorn Close and the adjoining land at the former MOD site.
- 6.7 The western end of the site would be used for the parking of commercial and staff vehicles and would retain its existing 'open' character.
- 6.8 It is considered that the proposed redevelopment would result in the positive redevelopment of this vacant site and would result in a significant improvement in the appearance of the area.

#### TRAFFIC AND TRANSPORTATION

- 6.9 The proposed development would have an in/out access arrangement, with vehicles entering the site from its eastern end, exiting to at a point to the middle part of the northern boundary of the site.
- 6.10 The submitted details have demonstrated that there is adequate visibility from the site exit onto the 'tip road' to serve the proposed development.
- 6.11 The Framework requires development to be located and designed, where practical, to give priority to pedestrian and cycle movements and have access to high quality public transport facilities. It is considered that the site is in a sustainable location for this purpose.
- 6.12 As the site has been used for a significant time for employment purposes and the fact that the access road is private and under the control of a third party, it would not be practical to require the provision of a new footway.
- 6.13 The applicant has advised that during the normal working day, between 30 and 35 employees will be on site. 34 staff parking bays are proposed, with 11 additional visitor bays. This level of parking proposed will be sufficient to accommodate demand associated with the development and there would be no displaced parking demand on to the surrounding streets.
- 6.14 A condition requiring the provision of cycle parking will also serve to promote alternative methods of transport to the car.

## FLOOD RISK

- 6.15 The application has been accompanied by a flood risk assessment and Environment Agency has advised that the site currently lies within Flood Zones 3a and 2. The proposed use would be defined as 'less vulnerable' as set out in table 2 of the national Planning Policy Framework (NPPF) and is the same category of risk as the current use of the site.
- 6.16 The submitted Flood Risk Assessment shows that the new building will be located partially within the 1 in 100 year floodplain, including an allowance for climate change. As the finished floor levels would be set above the model flood level the building would not technically flood
- 6.17 The overall proposal would result in a potential loss in floodplain storage of approximately 45cubic metres which would partially be offset by the removal of the two small existing buildings to the north of the site and the reduction of their associated ground levels to the surrounding ground levels. It is estimated that this would compensate for 24 cubic metres of floodplain storage leaving an outstanding volume of 21cubic metres. The Environment Agency has advised that this resulting loss of storage is not significant enough to result in any adverse impact on flood risk and no objections have been raised.
- 6.18 The surface water drainage from the site can be controlled by condition which would require the existing discharge rate for all events up to and including the 1 in 100 year return period, (including an allowance for climate change), to be reduced by 20% through the use of sustainable drainage techniques wherever possible.

## CONTROL OF POLLUTION

- 6.19 The application has been accompanied by a noise assessment and supplementary details. It is considered that subject to compliance with conditions the new development would have no greater impact in terms of noise than that associated with the previous occupier/use of the site.

## **6.0 CONCLUSION/REASON FOR APPROVAL**

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

and it is concluded that subject to compliance with conditions, there would be no demonstrable harm to the visual amenities of the area, highway safety or residential amenities. Furthermore, the proposal would not exacerbate the risk of flooding. For these reasons the proposal is considered to be in accordance with Policies FRP.1a, BE.1, BE.7, BE.21, BE.23 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.

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

7.1 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 approved amended) drawing nos.ARC.1071 PL200 01A, 02A and 03C received by the Local Planning Authority on 23<sup>rd</sup> June 2014, the submitted application form, submitted supporting information 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).

### **PRIOR TO COMMENCEMENT**

#### **Condition 3**

Development shall not take place until details or samples of materials to be used externally (including details of cladding, profile, windows/doors and their colour and reveals) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason**

To ensure a satisfactory appearance to the development in accordance with policies BE.7 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 4**

Development shall not take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, height, materials and type of boundary treatment to be erected (including precise details of a close boarded timber fence to the southern boundary of the site as proposed in email received by the local Planning Authority on 11th September 2014). The boundary treatment shall be completed in accordance with the approved details before the building hereby approved is first occupied and the boundary treatments shall be similarly maintained thereafter.

**Reason**

In the interests of visual amenity and to provide adequate screening and reasonable noise attenuation to the development in accordance with policies FRP.10, BE.4 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 5**

The development hereby permitted shall not commence until details for the disposal of foul and surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and shall be implemented prior to the first use or occupation of the development and maintained thereafter for the life of the development.

**Reason**

To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 6**

Details of any floodlighting or external lighting proposed to illuminate the site shall be submitted to and approved in writing by the local planning authority before the building is first occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

**Reason**

To safeguard local amenities in accordance with policies FRP.9 and SR.3 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 7**

The development hereby permitted shall not be occupied until a drainage plan of the site, including details of pollution traps, have been submitted to and agreed in writing by the Local Authority. The scheme as agreed shall be completed in accordance with the approved details and shall be similarly maintained thereafter.

**Reason**

To protect against pollution and in accordance with policy FRP.11 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 8**

The development hereby permitted shall not be occupied until secure and covered cycle storage facilities for a minimum of 6 bicycles has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason**

To ensure that adequate cycle parking is provided and to promote cycle use in accordance TR.12 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 9**

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. specify measures to control the emission of dust and dirt during construction

**Reason**

To reduce the potential impact on the public highway and in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 10**

Development shall not commence on site until a scheme has been submitted for the provision of fire hydrants for the benefit of the commercial development in a location agreed with the Local Planning Authority and should meet the requirements of Building Regulations Approved Document B Volume 2 Sections 15 & 16 (Fire Hydrants/Water Supplies and Vehicle Access). The commercial development buildings shall not be occupied until the hydrants have been provided to the satisfaction of the Local Planning Authority.

**Reason**

To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in the interest of community safety and in accordance with Policy BE.5 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 11**

No development shall commence until details of measures to prevent vehicles exiting the site using the eastern access point have been submitted and approved by the Local Planning Authority and the building hereby permitted shall not be occupied until those facilities have been provided and they shall be maintained available for those purposes for the duration of the development hereby permitted.

**Reason**

To reduce potential highway impact by ensuring that safe and suitable egress is provided from the site in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 12**

Prior to the commencement of the development hereby permitted, the two existing buildings adjacent to the northern site boundary (shown as having a respective FFL of 10.60m and 10.79m AOD on Drawing No. RSLHT-MG-1870-P/1030 Rev 02) shall be demolished and the resulting ground levels shall be no higher than adjoining ground levels.

**Reason**

To compensate for the loss of floodplain storage resulting from the development and in accordance with Policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 13**

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts i to iv have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part iv has been complied with in relation to that contamination.

**i. Site Characterisation**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is

subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - ground waters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (c) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### ii. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must accord with the provisions of the EPA 1990 in relation to the intended use of the land after remediation.

#### iii. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### iv. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part i, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part ii, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part iii.

**v. Long Term Monitoring and Maintenance**

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

**DURING CONSTRUCTION**

**Condition 14**

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

**Reason**

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 15**

No materials or substances shall be burnt within the application site during the construction phase.

**Reason**

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 16**

Finished floor levels shall be set at least 10.95 metres above Ordnance Datum.



**Reason**

To minimise the risk of flooding to the development in accordance with Policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 17**

There shall be no storage or raising of ground levels within that part of the site shown liable to flood (as shown highlighted on drawing No. RSLHT-MG-1870-P/1050 Rev 02), other than that associated with the new building the subject of this permission.

**Reason**

To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity in accordance with Policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

**PRIOR TO OCCUPATION****Condition 18**

The building hereby permitted shall not be occupied until the vehicular access and egress has been laid out and constructed in accordance with the submitted plan no.ARC.1071 PL200 03 rev C and shall be maintained for the duration of the development.

**Reason**

To reduce potential highway impact by ensuring the access is suitably laid out and constructed in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 19**

The building hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan drawing no.ARC.1071 PL200 03 rev C and those facilities shall be maintained available for those purposes for the duration of the development.

**Reason**

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

**DURING OCCUPATION****Condition 20**

There shall be no horn testing, pressure washing or use of heavy grinding equipment or heavy impact tools (such as metal stamping, panel beating or metal cutting machines) outside of the hours of 08:00 to 20:00 Mondays to Fridays, 08:00 to 18:00 Saturdays and 10:00 to 16:00 Sundays and Bank Holidays

**Reason**

To define the terms of this permission and to ensure that the development does not result in harm to the amenities of the occupiers of nearby residential properties, in accordance with policies BE.21 and FRP.10 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 21**

All extract fans when running together shall not exceed a noise level of 30LAeq, 5min at night and 40LAeq, 1hr in the daytime at any dwelling or proposed dwelling and there shall be no tonal elements.

**Reason**

To define the terms of this permission and to ensure that the development does not result in harm to the amenities of the occupiers of nearby residential properties, in accordance with policies BE.21 and FRP.10 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 22**

The workshop doors shall be closed between the hours of 20:00 hrs and 08:00hrs other than to allow vehicular access/egress into the building.

**Reason**

To define the terms of this permission and to ensure that the development does not result in harm to the amenities of the occupiers of nearby residential properties, in accordance with policies BE.21 and FRP.10 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 23**

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

**Reason**

To prevent pollution of the water environment in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

**Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucester City Council Building Control Team on 01452 396771 for further information.

**Note 2**

Notwithstanding the submitted drawings, this permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary

**Note 3**

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet.

**Note 4**

You are advised to contact Fisher German Chartered Surveyors (01799 564101 - OPA Central Services, Saffron Walden Essex, CB10 2NF Ref No.GPSSLS-140116-GG-408-UEG /AFF/AJB/MC) prior to undertaking any development works at the site as there may be Government Pipelines and Storage Systems infrastructure within the application site.

Decision: .....

Notes: .....

.....

Person to contact: Bob Ristic (Tel: 01452 396822)

**13/01216/FUL**

**26 Hempsted Lane  
Gloucester  
GL2 5JF  
Planning Committee 07.10.2014**



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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>7<sup>TH</sup> OCTOBER 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>UNIT G, THE AQUARIUS CENTRE, EDISON CLOSE.</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>14/00288/FUL QUEDGELEY FIELDCOURT</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>10<sup>TH</sup> JUNE 2014 (TIME EXTENSION TO 10<sup>TH</sup> OCTOBER 2014)</b>
<b>APPLICANT</b>	<b>:</b>	<b>MR GRAHAM HOWELL</b>
<b>PROPOSAL</b>	<b>:</b>	<b>ERECTION OF 1 NO. INDUSTRIAL UNIT CONTAINING UPTO 3 INDIVIDUAL UNITS (CLASS B1/B8) WITH ASSOCIATED SERVICING AREA, CAR PARKING AND LANDSCAPING. (REVISED LAYOUT OF UNIT G PREVIOUSLY GRANTED PLANNING PERMISSION UNDER REF. 08/00169/FUL.)</b>
<b>REPORT BY</b>	<b>:</b>	<b>CAROLINE TOWNLEY</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>1. SITE LOCATION PLAN 2. FIVE LETTERS OF REPRESENTATION</b>

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

- 1.1 The application site is located at the end of Edison Close within the Waterwells Business Park. The site is bounded to the north by Naas Lane with existing residential properties on the opposite side. To the south, east and west is employment land / buildings within the business park.
- 1.2 The application seeks full planning permission for the erection of an industrial building containing up to three individual units within the B1 (business) / B8 (storage and distribution) Use Class. The proposal also includes an associated servicing area and car parking (20 spaces) to the front of the building, together with landscaping along the northern site boundary adjacent to Naas Lane.
- 1.3 The application relates to the revised layout/siting for part of a previously approved scheme on this site, (ref. 08/00169/FUL), granted planning permission on 5<sup>th</sup> March 2009. This previous permission was for the erection of seven industrial units arranged in three blocks. Units A-F were proposed in

two blocks that would back onto the Naas Lane boundary. Unit G was proposed as a single storey building with its side elevation to Naas Lane and a yard area located to its rear. The height of the previously approved buildings was approximately 6.2 metres to eaves, with 7.6 metres to the ridge for the two blocks containing units A-F and 8.1 metres for Block G with a curved roof detail.

- 1.4 Units A-C have now been constructed and are occupied. Units D-F and Unit G have not been constructed. The current application is for the revised siting and design of Unit G.
- 1.5 The proposed unit would have an overall gross internal floorspace of 1,160 square metres with a height of approximately 6.7 metres to eaves and 8.5 metres to the ridge with a roof pitch of 6 degrees. The building would be located to the north of the previously approved 'Unit G' with its servicing area and car parking to the front.
- 1.6 The previous application included raising levels across the site with a maximum increase in height from existing ground to finished floor level of the buildings being 1.5 metres. The current application involves changes in the existing ground levels with an increase of up to 1 metre along the western boundary.
- 1.7 The proposed materials comprise of a blue brick band course with grey cladding to the walls and roof. The submitted plans also show blue eaves, verge and rainwater goods.
- 1.8 While it is understood that the application is speculative at this stage the application forms propose unrestricted working hours to allow for 24 hour a day working.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 Waterwells Business Park was allocated for business use in the Interim Adoption Copy of the Additional Area Post 1991 Boundary Extension Local Plan (Policy E.1 (a)). This allocation was made following a recommendation by the Local Plan Inspector. The site is shown as an employment commitment in the First and Second Stage Deposit Local Plans (June 2001 and August 2002).
- 2.2 An outline planning application (95/00126/OUT) for the comprehensive development of land for Class B1, B2 and B8 employment with ancillary A1, A2 and A3 uses, open space, park and ride car park, landscaping, associated drainage and highway works was submitted on 22<sup>nd</sup> February 1995. All matters were reserved for future consideration. Part of the outline application area fell within the area administered by Stroud District Council.
- 2.3 The application was subsequently amended to delete reference to Class B2 (general industrial) because of the range of uses allowed within the class and the desire that the development should be of a high visual quality. It was

agreed at that time if a specific B2 use was proposed it would need to be justified and would be judged on its individual merits.

- 2.4 An outline planning application (01/00776/OUT) for the development of the former RMC site immediately south of Naas Lane for Class B1 business use (light industry and offices) and storage and distribution (B8) and a new distributor road was granted on 17<sup>th</sup> February 2004. It is on this part of the site that the current application relates to.
- 2.5 There have subsequently been various detailed applications and permissions for individual sites within the original business park and former RMC site, with many of the buildings now completed.
- 2.6 An application for the erection of 2 blocks of 3 industrial units and one detached unit (Class B1 and B8) including yard, hardstanding, parking and landscaped area together with estate road (ref. 08/00169/FUL) was granted on 5<sup>th</sup> March 2009. The current application relates to a revised layout/siting of one of the units approved under this application.

### **3.0 PLANNING POLICIES**

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policies are relevant:
  - Policy FRP.9 (Light Pollution)
  - Policy FRP.10 (Noise)
  - Policy FRP.15 (Contaminated Land)
  - Policy BE.1 (Scale Massing and Height)
  - Policy BE.6 (Access for All)
  - Policy BE.21 (Safeguarding of Amenity)
  - Policy TR.1 (Travel Plans and Planning Applications)
  - Policy TR.9 (Parking Standards)
  - Policy TR.12 (Cycle Standards)

## Policy E.4 (Protecting Employment Land)

- 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 **CONSULTATIONS**

- 4.1 **Gloucestershire County Council (Highways)** – Recommend that no highway objection is raised subject to a condition requiring the provision and retention of the parking, turning, loading/unloading facilities in accordance with the submitted details.
- 4.2 **The Environment Agency** – The Agency raised no objection to the previous application on this site (08/00169/FUL) subject to a condition to address the contamination risks associated with the former landfill. The Agency has confirmed it has no additional comments to make in respect of this application and raise no objection to the proposal subject to the inclusion of a condition.
- 4.3 **Severn Trent Water** - Raises no objection subject to the inclusion of a condition requiring the submission, approval and implementation of drainage plans for the disposal of surface water and foul sewage.
- 4.4 **Quedgeley Parish Council** – The Parish Council make the following comments:



- Operating times should be restricted to Monday – Friday 6am – 7pm, Saturdays 7am -1pm and closed on Sundays and Public Holidays.
- Ensure the boundary of the building is a minimum of 6 metres from Naas Lane to protect existing properties in Naas Lane.
- Ensure the eaves are no higher than 6 metres to protect the existing properties from an overbearing and intrusive form of development that would be detrimental to the amenities currently enjoyed by the residents opposite the development in Naas Lane.
- Incorporate an acoustic fence.

4.5 **Contaminated Land Officer** – Recommend standard contaminated land condition as per the original permission as the site is part of the former gassing Waterwells landfill.

4.6 **Landscape Officer** – Satisfied that the proposed landscaping scheme is acceptable.

## 5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 The application has been publicised by way of a press notice in the Citizen and through the display of a site notice. In addition 56 properties have been notified of the application in writing and were re-notified on the receipt of additional information.

5.2 As a result of this publicity 4 letters of representation have been received. The main issues raised can be summarised as:

- Submitted plans do not show the properties in Naas Lane. Cannot accept 24 hour operation including Sunday and Bank Holidays is fair on neighbouring residents. The site is too close to properties especially as the master bedrooms are located to the front.
- Concerned about effects on lives of neighbouring residents through noise, pollution and impact on health.
- Working hours together with loading/unloading of vehicles should be restricted.
- Any outside lighting should be controlled so as not to cause a nuisance to residents.
- There should be no air conditioning units, alarms, gas monitoring systems or other pieces of equipment fitted to the rear or side of buildings adjacent to Naas Lane.
- Acoustic fencing should be extended. This is very important because the site level is so high in relation to the properties along Naas Lane.
- Colour scheme for external cladding facing Naas Lane should be chosen to blend in with existing buildings. Should not use bright colours that stand out. Suggest developer should discuss with residents.
- The building will be overbearing and unattractive. Question whether it would be possible to lower the roofline and soften the visual impact.
- Concerned about vehicle movements.

- As the existing bund does not adequately screen the proposed building extra landscaping should be added, including substantial trees to help hide the buildings.
- Have concerns about piling on the site and possible damage to properties.
- Concerned about devaluation of houses as a result of influx of industrial units. When purchased property it was almost surrounded by open fields or light use and now we will look out from all aspects onto large unsightly tin buildings.

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

## **6.0 OFFICER OPINION**

6.1 The main issues for consideration with the application relate to the siting and design of the building, impact on residential amenity and landscaping.

### Siting and Design of the Building

6.2 The proposed scale and design of the buildings is comparable to that previously approved on this and the adjacent sites. As with the previous application a mounded 10 metre landscaping buffer is proposed with additional planting included to help reduce the impact of the buildings when viewed from Naas Lane.

6.3 The proposed siting of the building is located to the east of the previously approved unit adjacent to the eastern boundary of the site. While the building is larger in both footprint and overall height it is set back approximately 400mm further from Naas Lane.

### Residential Amenity

6.4 The side elevation of the building would be located 27.915 metres from the frontage of the closest bungalow on Naas Lane and 20.336 metres from the front garden boundary.

6.5 The existing levels of the site are already higher than those of the residential properties on the opposite side of the road. As with the original application it has been indicated that there is a requirement to further raise existing levels across the site. From the cross sections provided this would result in the finish floor levels of the proposed unit being approximately 1.9 metres above that of the closest bungalow.

6.6 The submitted plans indicate the line of a 2 metre high acoustic fence along part of the northern boundary adjacent to the proposed loading/parking area. However, a full specification has not been provided and will require further consideration.

6.7 No windows or door openings are shown located in the side elevation of the building. The application seeks planning permission for unrestricted working hours on the basis that restricted hours of operation makes letting of the units very difficult. However, given the proximity of the site to residential properties

and the speculative nature of the proposal this is not considered to be acceptable to Officers. On this basis a number of conditions are recommended to reduce the impact of the development on the amenity of the occupiers of adjacent properties. These conditions are the same as those imposed on the original planning permission and include restrictions on working hours, deliveries, no outside storage, positioning of alarm boxes, lighting, hours of construction, the position and details of any extraction fans associated with gas remediation measures and the requirement for an acoustic fence.

- 6.8 It is recommended that if a future tenant of the units requires more flexibility in terms of the proposed working hours and delivery/servicing times this could be considered further taking into account the nature and operational requirements of the business. Once the intended occupier is known the likely impact on the neighbouring residents could be further assessed and if appropriate an application could be submitted to vary the condition.
- 6.9 The previously proposed landfill gas management scheme includes the provision of fans for venting landfill gas. The Agent previously indicated that the intention was to mount the fans at the rear of the buildings. The Environmental Health Officer indicated that this was unacceptable due to concerns regarding noise and these units were required to be fixed to the front of buildings. As with the previous application a condition is also recommended to control the noise levels associated with the fans to ensure that there will be no disturbance to neighbouring residential properties should the same system be required.

#### Trees and Soft Landscaping

- 6.10 The Landscape Officer has confirmed that the amended plans proposing increased planting within the Naas Lane landscape strip and the gradient of the mounding is acceptable. The revised landscaping scheme aims to fill the gaps and reinforce the existing landscaping area adjacent to Naas Lane with the inclusion of new heavy standard trees and under storey planting to help provide screening of the development.
- 6.11 Given the importance of the landscaping it is recommended that the landscaping within the buffer zone be undertaken concurrently with the development and completed in the first available planting season following the commencement of the development.

#### Parking and Highway Issues

- 6.12 The proposed development site is located within the existing business park with the main point of access from the existing estate road. The proposal includes the provision for 20 car parking spaces, of which 2 are designated for the use of disabled drivers, together with an area for cycle parking. Pedestrian footways are proposed within the site.
- 6.13 The County Council as Local Highway Authority raises no objection to the application subject to conditions.

### Human Rights

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

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

- 7.1 The principle of Use Class B1 and B8 employment units on this site has already been established by both the original outline and previous full planning permission on this site. The current application relates to the re-siting and minor re-design of a previously approved unit on the site.
- 7.2 As with the previous application on this site, the main areas of concerns relate to the design and siting of the building and the resultant impact on the amenities of the occupiers of the residential properties along Naas Lane. The overall design, scale and use of materials of the unit is comparable to that previously approved and those constructed on the adjacent sites. Given the concerns expressed by neighbours with regards to materials it is recommended that this be conditioned to allow for the submission and approval of samples of the external materials.
- 7.3 The building will be positioned 12.653 metres from the back edge of the carriageway with an intervening 10 metre wide mounded landscape buffer zone.
- 7.4 It is recommended that the conditions imposed on the previous planning permission to reduce any impact on the residential amenity of the occupiers of neighbouring residential properties are repeated. Given the speculative nature of the proposal at this stage and the uncertainty on the precise nature of any future occupier it is not considered acceptable to grant permission for unrestricted working hours.
- 7.5 On balance and taking into account the planning history of this and adjacent sites it is recommended that planning permission be granted subject to conditions.

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

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

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

#### Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 7410/PL01, 7410/PL02 and 7410/PL04 received by the Local Planning Authority on 10<sup>th</sup> March 2014, 7410/PL03c, 7410/PL05 and 7410/PL06 received by the Local Planning Authority on 11<sup>th</sup> August 2014 and any other conditions attached to this permission.

#### Reason

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

### **Prior to Commencement**

#### Condition 3

Notwithstanding the details submitted no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The details submitted shall include details of an acoustic fence along the northern boundary of the site. The boundary treatment shall be completed in accordance with a timetable to be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details and timescale.

#### Reason

In the interests of visual amenity and to protect the residential amenity of occupiers of properties in Naas Lane in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 4

Development shall not take place until details or samples of materials to be used externally have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

#### Reason

To ensure that the materials harmonise with the surroundings in accordance with policy BE.20 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 5

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and

approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

#### Reason

To ensure that the development is provided with a satisfactory means of drainage to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 6

No development, or phasing as agreed below, shall take place until the following components of a scheme to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
  - All previous uses
  - Potential contaminants associated with those uses
  - A conceptual model of the site indicating sources, pathways and receptors
  - Potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy, if necessary, of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This should include any proposed phasing of demolition or commencement of other works.
- 5) Prior to occupation of any part of the development (unless in accordance with agreed phasing under part 4 above) a verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (3 and 4). The report shall include results of any sampling and monitoring. It shall also include any plan (a "longterm monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

#### Reason

To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991). To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to

ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002) and the NPPF.”

#### Condition 7

The landscaping scheme as shown on the approved plan (drawing no. 7410/PL06) shall be carried out in concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development with the exception of the landscaping along the northern boundary which shall be completed in the first available planting season following the commencement of development. The landscaping shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

#### Reason

To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment in accordance with policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 8

No siteworks shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing with the Local Planning Authority and that area shall be retained available for that purpose for the duration of building operations.

#### Reason

To ensure that the access roads in the vicinity of the site are kept free from construction traffic in the interests of highway safety in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 9

Details of any floodlighting/external lighting proposed to illuminate the development shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the building(s) is/are occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

#### Reason

To safeguard local amenities in accordance with policies FRP.9 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 10

Notwithstanding the details submitted prior to the commencement of development full details of the design and location of any fixed plant relating to the proposed landfill gas monitoring system shall be submitted to and approved in writing by the Local Planning Authority. The positioning of the plant on the rear / side of buildings adjacent to Naas Lane will not be acceptable. Development shall be carried out in accordance with the approved details.

#### Reason

To ensure a satisfactory appearance to the development and protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

### **During Construction**

#### Condition 11

There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters, whether direct or via soakaways during the construction of the development hereby permitted.

#### Reason

To prevent pollution of the water environment in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 12

No materials or substances shall be burnt within the application site during the construction phase.

#### Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 13

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.30 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

#### Reason

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

### **Prior to Occupation**

#### Condition 14

The development hereby permitted shall not be occupied until the vehicular parking, turning, loading and unloading facilities have been provided in accordance with the submitted plan 7410-PL03c, and those facilities shall be maintained available for those purposes for the duration of the development.



#### Reason

To reduce the potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 15

No part of the development shall be occupied until covered and secure cycle storage facilities have been laid out within the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority; and those facilities shall be maintained for the duration of the development.

#### Reason

To ensure that adequate cycle parking is provided to promote sustainable transport in accordance with paragraph 32 of the NPPF.

#### **General**

#### Condition 16

The hours during which working may take place shall be restricted to 07.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays. There shall be no such working on Sundays, Bank or Public Holidays.

#### Reason

In order to protect the amenity of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (200).

#### Condition 17

The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays nor at any time on Sundays, Bank or Public Holidays.

#### Reason

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

#### Condition 18

No outside storage shall take place within the curtilage of the site without the prior permission of the City Council

#### Reason

To protect the character amenities of the locality in accordance with policies BE.9 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 19

No alarm boxes shall be positioned on the walls facing residential premises.

Reason

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

Condition 20

There shall be no outside working without the prior permission of the City Council.

Reason

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

Condition 21

The rating level of noise emitted by any fixed plant relating to a landfill gas management system shall not exceed 5dB below the background noise level. The noise levels shall be determined at the nearest noise sensitive properties. The measurement assessment shall be made according to BS 4142:1997

Reason

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Reason for Approval

The proposed use is considered acceptable within the business park. The impact of the proposal in terms of its design, siting and mass has been carefully assessed and on balance it is concluded that subject to conditions the development will have no undue impact on the residential amenity of the occupiers of neighbouring properties. The proposal is therefore considered to be in accordance with Policies BE.1 and BE.21 of the Second Deposit City of Gloucester Local Plan.

Note

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.

The positioning of the plant associated with the proposed landfill gassing monitoring system is unlikely to be acceptable on the rear / side of buildings adjacent to Naas Lane.

Decision: .....

Notes: .....

.....

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

14/00288/FUL

Unit G  
The Aquarius Centre  
Edison Close  
Quedgeley  
Gloucester  
GL2 2FN

Planning Committee 07.10.2014



Hi Caroline,

I am writing to you on behalf of my elderly disabled parents, who live at 52 NAAS LANE.

I understand that you are the planning officer for the development in this area.

It is with some disbelief that we see you are building the industrial units almost directly opposite our property and have authorised a 24 hour agreement to these units.

It is bad enough that we residents can do nothing to stop our homes being invaded by industrial units, spoiling our view and blocking natural light and we are now informed that these maybe used 24 hours a day including weekends and bank holidays.

Have you considered the effects this may have on our lives through noise and extra pollution. My father already suffers from breathing difficulties as well as other severe illnesses.

What you are proposing will only add to his already poor health.

Did anyone think to ask the residents prior to this arrangement and I'm sure had this taken place opposite your own home there may have been a different outcome.

Have you considered the cost implications to the residents, such as reduced value on our properties due to the influx of industrial units. When we purchased this property it was almost surrounded by open fields or light use units and now we will look out from all aspects onto large unsightly tin buildings.

We would agree that if this continues the proposals that David has suggested should be put in place along with any other ideas that may help all of the residents of NAAS lane.

Items such as colour negative buildings , in keeping with those already ruining our view. No 24 hour use and definitely not at weekends or bank holidays.

The landscaping between us and the buildings will need to be considerably better, not just a few small trees or shrubs thrown in and the acoustic fencing will need to be put in place.

I would like to think that even in this day and age of industrial progression and an attempt to get the country back on tracks employment wise, we should not forget the people who have already done more than enough to make this country what it is. That is our elderly , who have served a lifetime and are now trying to enjoy their remaining years in peace and quiet.

Again I hope this does not happen to you at your own home, however I'm sure there will be a planning officer out there who cares less about you as you do about us.

I would like some form of reply , even if it is just to say you have received my e-mail.

Yours Sincerely

Nigel Fullerton ( on behalf of Mr & Mrs HA Fullerton)

Subject 14/00288/Ful

From

30/3/14



Dear Madam

I would like to raise objections to the application above.

- 1) Your plan does not show the properties in Naas Lane & the proposed building will be high in comparison, the colour is of concern & would need to be toned down which would be an eyesore.
- 2) The hours of work is a serious concern for us, no one should expect the residents of Naas Lane to have to endure 24hr working, we have already been kept awake at night by other working on site & our bungalows bedrooms are at the front. We feel hours should be restricted to 08.00 - 18.00 Monday to Friday, Sat 08.00 - 13.00 with no movement on Sundays or Bank Holidays.
- 3) Lighting, Air con units & alarms are of concern they should not be fitted to the rear or side of the buildings because of the residents of Naas Lane.
- 4) Piling is also a concern as the continuous hammering could have serious effect on our properties.
- 5) A higher bund & more landscaping with higher wet green trees would lessen the impact of such a development.

Yours sincerely

Dear Caroline

I need to add comments and more concerns regarding this Application.

The building will be overbearing and unattractive, would it not be possible to lower the roofline and soften the visual impact?

It has been noted that our properties are not shown on the plans, do we not matter?

I and other residents are very concerned about vehicle movements and we want tight restrictions to be applied to this Application.

Working hours must be restricted to 0700 to 1800 Mondays to Fridays and 0800 to 1300 Saturdays, there should be no working on Sundays Bank or Public Holidays.

Loading and unloading of service and delivery vehicles together with their arrival and departure from the site must be between 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. There should be no movements on Sundays and Bank or Public Holidays.

Any outside lighting should not cause a nuisance to Residents.

There should be no air conditioning units, alarms, gas monitoring systems or other pieces of equipment fitted to rear or side of buildings adjacent to Naas Lane.

I trust the acoustic fencing will be extended to the rest of this site. This is very important because the site level is so high in relation to the properties along Naas Lane.

As the existing bund does not adequately screen this proposed building, more substantial trees and plants should be considered necessary.

Finally we have concerns about piling on site and possible damage to our properties.

Yours Sincerely

David Brown

Development  
01 APR 2014  
Control

Mr. G. Watts.



YOUR REFERENCE. 14/00288/FUL

Dear Caroline.

I would like to make the following comments on the above planning application.

I understand working hours are to be 24 Hours every day including Sundays and Bank Holidays this is not acceptable in a residential area as Naas Lane. The noise and movement of vehicles would not be acceptable from working 24 Hours.

As the proposed building will be well above the height of residential properties extra planting of trees as a screen will be needed.

Yours Sincerely





Hello Caroline

This application is expected and there is little I can do about it ,how ever,there are several points I will raise.

I can not accept the hours of operation,24 hours every day including Sundays and Bank Holidays is not fair on the Residents that live opposite or near this development. The site is so close to these properties that operational noise and the movement of vehicles etc outside normal accepted working hours will have a bad effect on all of us that live opposite ,bearing in mind ,our master bedrooms are at the front of our properties!

I would ask that a colour scheme for the external cladding facing Naas Lane could be chosen to blend in with the existing buildings and not to use bright colours that stand out, perhaps the Developer could discuss this with nearby residents?.

Those of us who live directly opposite the site are going to have to live with a very imposing, unattractive structure as things stand.

I would ask that as much extra landscaping is added including substantial trees to help hide the buildings.

Yours Sincerely

David Brown

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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	:	<b>PLANNING</b>
<b>DATE</b>	:	<b>7<sup>TH</sup> OCTOBER 2014</b>
<b>ADDRESS/LOCATION</b>	:	<b>EASTERN AVENUE, GLOUCESTER</b>
<b>APPLICATION NO. &amp; WARD</b>	:	<b>14/00316/FUL BARNWOOD</b>
<b>APPLICANT</b>	:	<b>THREADNEEDLEPROPERTY INVESTMENTS</b>
<b>PROPOSAL</b>	:	<b>HYBRID PLANNING APPLICATION FOR THE VARIATION OF CONDITIONS 7 AND 8 OF PLANNING PERMISSION 53102/01/OUT TO ENABLE THE RECONFIGURATION OF UNIT 3 (1279SQM) AND UNIT 4 (459SQM), REMOVAL OF MEZZANINE WITHIN UNIT 4 AND TO EXTEND THE GOODS TO BE SOLD FROM THE RESULTANT UNITS, TOGETHER WITH THE PROVISION OF A NEW 57.6 SQM MEZZANINE FLOOR FOR NON TRADING PURPOSES WITHIN RECONFIGURED UNIT 4 (TOTAL OF 516SQM)</b>
<b>REPORT BY</b>		<b>JOANN MENEAUD</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	:	<b>1. SITE LOCATION PLAN</b>

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

- 1.1 This application relates to two units on the Eastern Avenue Retail Park – unit 3, currently vacant but formerly occupied by Allied Carpets and unit 4 currently occupied by Harveys. The units are set between Currys and Carpetright.
- 1.2 This block of units were originally granted permission in September 1994 following determination at appeal. The permission included restrictive conditions limiting the size of the units and restricting the range of goods that could be sold to “bulky goods”.
- 1.3 This application seeks to reconfigure and alter the internal floor areas of the two units, the provision of a replacement mezzanine floor within unit 4 and also to apply conditions relating to the range of goods that can be sold from the units.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 53102/01/OUT Outline permission for Class A.1 (non-food) retail development comprising 5713 square metres [61,500 sq,ft gross] with all matters reserved.  
Non determination appeal submitted and appeal allowed on 16.09.1994  
This permission was implemented.

94/05211/REM Approval of Reserved Matters for the erection of building comprising 4 no. Class A1 (non-food) retail units  
Granted 16.02.1995 (Permission was not implemented).

95/00016/REM Approval of Reserved Matters for Erection of building comprising of 5 no. Class A1 (non-food) retail units.  
Granted 16.02.1995

11/00774/FUL Amalgamation of Units 3 & 4 including external works and alteration to car parking. Permitted 28.7.2011.

11/01324/LAW Units 3 and 4 Certificate of lawfulness for unrestricted retail sale of goods within Class A1. Non determination appeal submitted but withdrawn

12/00672/LAW Use of units 3 and 4 for unrestricted retail sales. Lawful Development Certificate granted 27<sup>th</sup> July 2012

## **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. No comments have been received.
- 4.2 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 proposal would have an adverse impact upon the vitality and viability of the city centre.

- 5.2 The original permission for the retail units granted in 1994 included restrictive conditions limiting the size of the units and restricting the range of goods that could be sold to “bulky goods” as follows.

*Condition 7*

*No retail units shall be created or altered so as to provide individual units of occupation of less than 929sqm gross floor area, unless permitted in writing by the Local Planning Authority.*

*Condition 8*

*The retail units hereby permitted shall be used only for the sale of carpets, furniture, electrical goods and DIY maintenance and improvement products for the home, garden and car, and for no other purpose.*

- 5.3 However permission was granted for a lawful development certificate for unrestricted retail sales in July 2012. This certificate therefore allows all retail goods to be sold from the units and not just those set down within the original permission. The certificate was subject to the implementation of the previous permission for the amalgamation of the two units and external works granted in July 2011 under reference 11/00774/FUL. The applicant has now provided evidence to demonstrate that that permission has now been implemented.
- 5.4 In making decision on planning applications local planning authorities have to consider what the alternative for any site may be, including any permitted development rights or permissions that may be in place. This is referred to as the fall back position. In this case the lawful development certificate and the open A1 sales that it allows, amounts to the fall back position and therefore is a material consideration to be given weight in the consideration of the application.
- 5.5 The foot print of the two units are currently both the same size comprising 929sqm thereby providing a total floor space of 1,858 sqm at ground floor level. Additionally unit 4 has a mezzanine floor that accommodates Bensons for Beds.
- 5.6 It is proposed to reconfigure the units so that Unit 3 is increased from 929 to 1279 (a difference of 350sqm) and unit 4 is reduced from 929 to 579 at ground floor with 459 sqm used for retail floor sales area. The existing mezzanine in unit 4 will be removed and a new mezzanine of 57 square metres will be installed. The new mezzanine would not be used for trading purposes solely for storage and staff related purposes.
- 5.7 It is proposed that Unit 4 would be occupied by Iceland and the applicant has suggested that a condition based around the wording of the condition 8, with the addition of food sales, would be appropriate. The applicants are also seeking to widen the range of goods that can be sold under condition 8 from the enlarged unit 3.

Condition 8 allows the following range of goods:

- Carpets
- Furniture
- Electrical goods
- DIY maintenance and improvement for the home, garden and car.

The applicant is also seeking to include food sales within unit 4 and the following goods within unit 3:

- Household goods
- Home furnishings
- Health and beauty products
- Toys and games
- Baby products
- Seasonal products (including Christmas decorations)
- Ancillary ambient food and drink products (up to 30% of floor area)

- 5.8 It is proposed that Iceland would occupy a smaller and re-configured unit 4. Iceland has a requirement for a second store and have identified the eastern part of the city as a suitable location to complement their existing store in The Oxbode.
- 5.9 A sequential assessment has been undertaken but this does not include sites within the city centre, the Peel Centre or St Oswalds. The reason for this being that Iceland require sufficient distance (referred to as a 5-10 minute drive) from their existing store to any new proposed store. This is considered to be a reasonable approach and we accepted a similar position in relation to B&M with a store in Southgate Street, seeking a second store in Eastern Avenue.
- 5.10 Sites considered in the sequential assessment include the Abbeydale and Quedgeley District Centres, Barnwood Road at Hucclecote, Tuffley local centre, Cheltenham Road at Longlevens and Barton Street. The assessment concludes that there are limited vacancies within these shopping areas and none have available units of sufficient size to accommodate the floor space requirements of Iceland and are therefore not considered to be suitable. I concur with these conclusions however DPDS do comment that the applicant could have also looked at the Brockworth centre and other sites on the edge of Quedgeley District Centre.
- 5.11 In relation to unit 4 it is important to consider the long term vacancy of the units, the results of the sequential test and the lawful development certificate that would allow unrestricted retail sales. In fact if Iceland wanted to occupy the whole of unit 4, they could occupy the unit now, without any further recourse to the planning authority (excepting of course any external alterations to facilitate alterations to the entrance or any new signage) given the lawful development certificate. It is only the requirement for the re-configuration of the unit to reduce its size, that planning permission is required. The applicant

has also stated that he would accept a condition that re-instated the bulky goods condition but that also included food sales. This would obviously further control the range of goods that could be sold in the future. I have to give this considerable weight in the assessment of the proposal as occupation by a non bulky goods operator would potentially have a greater impact upon the vitality and viability of the city centre.

- 5.13 There is no definitive occupier for unit 3 at the moment, however it will be increased in size given the works to reduce the size of unit 4. The applicant is applying to extend the range of goods that can be sold over and above those allowed under the previously applied bulky goods condition. These include household goods and furnishings, health and beauty products, toys and games etc. as detailed at paragraph 5.7.
- 5.14 Across the city we have a number of differently worded bulky goods conditions with different categories of goods that are restricted. These differences are due to a number of factors including the time period at which the condition was applied, the nationally agreed format for conditions at that time and also to accommodate specific retailers in certain locations, where justified. However in all these cases the reasons for applying the conditions are the same, which is to restrict the items that would normally be sold from the city centre.
- 5.15 In looking at any proposals to vary conditions the Council has to ensure that the revised condition is still fit for purpose and that it does still operate within its intended purpose which is to protect the vitality and viability of the city centre. Members will be aware that we have received a number of applications to vary conditions across the retail parks in Gloucester with recent applications to accommodate new retailers including Home Bargains, The Range and B&M. In all these cases a sequential assessment had been undertaken to consider the unit and trading requirements of the particular retailer.
- 5.16 In this case the applicant has not undertaken a sequential assessment and in policy terms this is contrary to the National Planning Policy Framework which states:

*“Local Planning Authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date local plan. They should require applications for main town centre uses to be located in town centre, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered..”*

- 5.17 The NPPF is also clear in stating “where an application fails to satisfy the sequential test or where it is likely to have significant adverse impact on town centres it should be refused”. Policy S4a of the Second Stage Deposit Plan 2002 also sets criteria requiring the consideration of sites in or on the edge of designated shopping centres for retail proposals outside such areas.



- 5.18 The applicant states that there is not currently an intended occupier but that allowing additional goods to be sold should generate interest from additional retailers. They also state in terms of the sequential test, that as the owner of the site there will be no other sites more suitable than this site. I do not consider that this is a robust argument and note that the Planning Practice Guidance requires that robust justification is provided where locational specificity is claimed and that land ownership does not provide such a justification. In this respect the applicant has not complied with the requirements of the NPPF and policy S4a of the Second Stage Deposit Plan and this factor on its own would be a reason to refuse the application.
- 5.19 Notwithstanding this I also have to consider the lawful development certificate that allows unrestricted A1 use and the fact that a non bulky goods operator could occupy both units 3 and 4 now. As discussed in relation to unit 4 earlier in the report, this unrestricted retail could potentially have a greater impact upon the vitality and viability of the city centre, than if the originally applied bulky goods condition with the variation as now sought by the applicant, was in place.
- 5.20 The submission of the application gives the council the opportunity to assess the proposal and impose “*such conditions as they think fit*” as set down within S.70(1)(a) of the Town and Country Planning Act, subject to the normal tests.
- 5.21 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.
- 5.22 As the main consideration with this application is the protection of the vitality and viability of the city centre I have to consider whether this proposal for alterations to the floor areas of the units and proposed imposition of restrictive conditions, has less or more of an impact than the “fall back position” which is an unrestricted A1 use. The NPPF sets down the requirement to assess the impact of the proposal upon the vitality and viability of the centre and also upon existing and planned investment. I can only conclude that the applicants offer to re-instate the previously applied bulky goods condition with the widened range of goods for unit 3 and with specific reference to food sales for unit 4, as proposed, would be less harmful to the city centre than an unrestricted A1 use.

### Conclusions

- 5.23 In considering applications for retail proposals including the variation of bulky goods conditions there has to be a balance in promoting economic growth, encouraging new retailers, increasing the shopping offer of the city, finding uses for vacant units and protecting the vitality and viability of the city centre. The NPPF is clear in setting down the requirements for the assessment of

retail proposals outside of centres and in particular the application of a sequential test and consideration of impact upon the vitality and viability of the centre.

- 5.24 However in the circumstances of this particular case I have also given weight to the lawful development certificate for open and unrestricted A1 sales that applies to these units. This is a material consideration that has to be taken into account in the assessment of the application and which warrants a slightly different approach to other applications seeking to vary bulky goods conditions on other sites.
- 5.25 It is my view that the conclusions reached upon this application should not create a precedent in the assessment of any subsequent applications to vary bulky goods conditions across the city, given the particular circumstances and planning history of this site.

#### Human Rights

- 5.26 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.

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

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

#### Condition 1

The development hereby permitted shall be carried out strictly in accordance with the submitted details and drawings: drawing 8969 01 revision c site location plan and drawing 8969 06 Units 2/3 - proposed plan dated 11.11.13 and any other conditions attached to this permission.

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

#### Condition 2

The retail unit 3 as detailed on drawing 8969 06 Units 2/3 - proposed plan dated 11.11.13 shall be used only for the sale of

- Carpets
- Furniture
- Electrical goods
- DIY maintenance and improvement for the home, garden and car.
- Household goods
- Home furnishings
- Health and beauty products
- Toys and games
- Baby products
- Seasonal products (including Christmas decorations)
- Ancillary ambient food and drink products (up to 30% of floor area)

and any other goods ancillary to those permitted uses and for no other purpose without the prior permission of the City Council.

#### 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 the principles of Policy S4a of the City of Gloucester Second Deposit Local Plan 2002 and the principles of the National Planning Policy Framework.

#### Condition 3

The retail unit 4 as detailed on drawing 8969 06 Units 2/3 - proposed plan dated 11.11.13 shall be used only for the sale of

- Carpets
- Furniture
- Electrical goods
- DIY maintenance and improvement for the home, garden and car.
- Food for the consumption off the premises

and any other goods ancillary to those permitted uses and for no other purpose without the prior permission of the City Council.

#### 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 the principles of Policy S4a of the City of Gloucester Second Deposit Local Plan 2002 and the principles of the National Planning Policy Framework.

#### Condition 4

With the exception of the works hereby granted to unit 4 as detailed on the submitted plan drawing 8969 06 Units 2/3 - proposed plan dated 11.11.13 no works shall be undertaken to the units as detailed on the submitted plan (drawing 8969 01 revision c site location plan dated June 11) to provide

subdivision or create further 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 the principles Policy S4a of the City of Gloucester Second Deposit Local Plan 2002 and the principles of the National Planning Policy Framework.

Condition 5

The proposed mezzanine floor to be installed within unit 4 as detailed on drawing 8969 06 Units 2/3 - proposed plan dated 11.11.13 shall not be used for retail sales but shall be used solely for storage and ancillary accommodation.

Reason

To enable control over any future alterations and/or increased floor space to the units in order to protect the vitality and viability of the City Centre in accordance with the principles Policy S4a of the City of Gloucester Second Deposit Local Plan 2002 and the principles of the National Planning Policy Framework.

Condition 6

No mezzanine floors shall be created within the buildings as shown on drawing 8969 01 revision c site location plan dated June 11, other than the mezzanine floor as detailed on the submitted plan drawing 8969 06 Units 2/3 - proposed plan dated 11.11.13 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: .....

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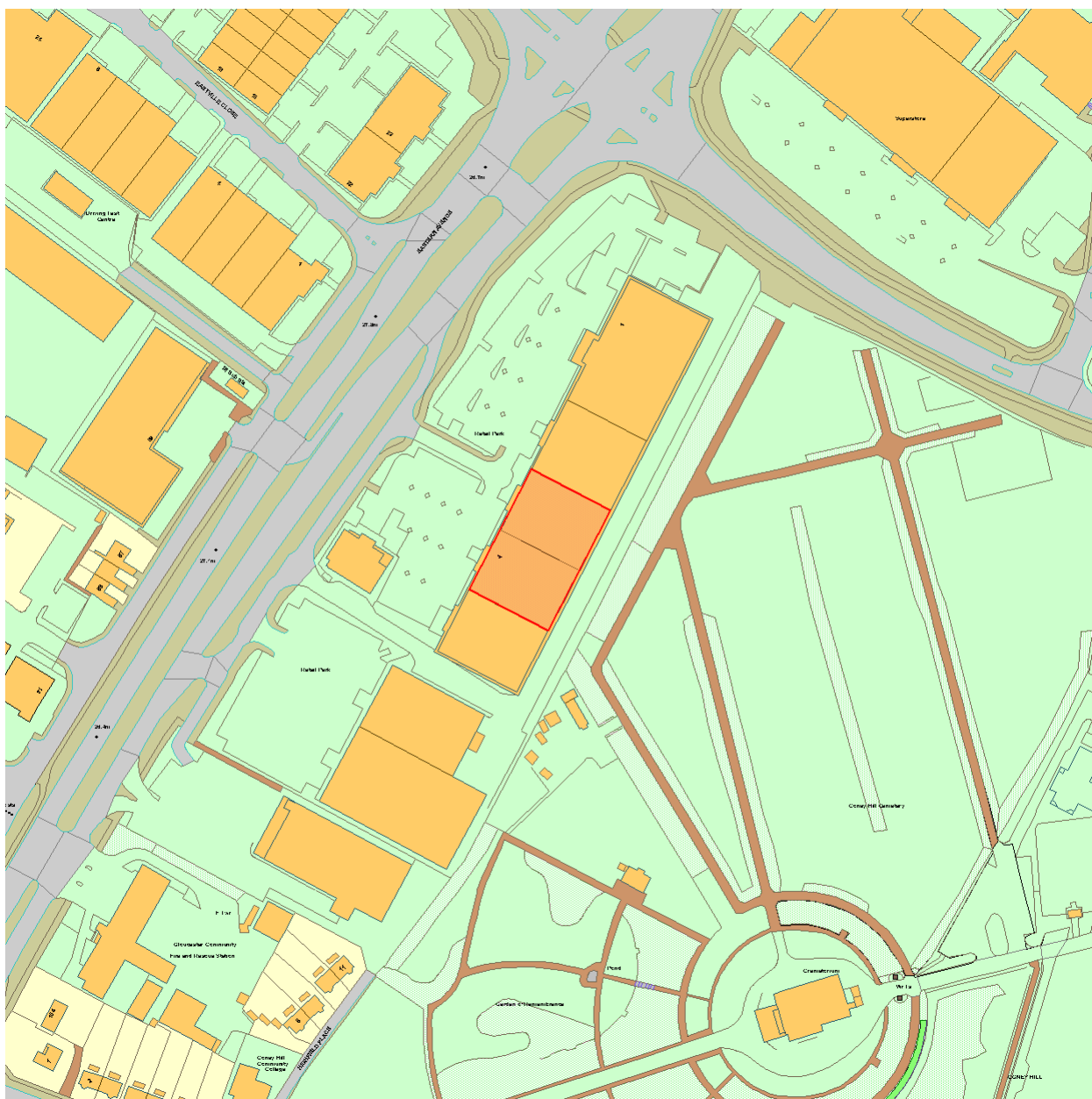
Person to contact: Joann Meneaud  
(Tel: 396787)



14/00316/FUL

Units 3 - 4  
Eastern Avenue Retail Park  
Eastern Avenue  
Gloucester  
GL4 3EA

Planning Committee 07.10.2014





# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**Tuesday, 7<sup>th</sup> October 2014**

**DELEGATED DECISIONS**

**1<sup>st</sup> – 31<sup>st</sup> July 2014**

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

## Abbey

14/00521/FUL

G3Y

EMMABL

04/07/2014

Erection of first floor side extension and single storey front extension  
42 Kingsmead Gloucester GL4 5DY

14/00396/FUL

G2Y

JOLM

07/07/2014

Continued stationing of a temporary steel building with link to the doctors surgery, to be used as a pharmacy.

Hadwen Medical Practice Glevum Way Gloucester GL4 4BL

14/00689/NMA

NOS96

BOBR

11/07/2014

Non-material amendment to planning permission 11/00637/FUL, comprising repositioning of patio door to north side elevation and addition of new windows to west facing wall.

60 Stewarts Mill Lane Gloucester GL4 5UL

14/00593/FUL

REFREA

CARLH

10/07/2014

Demolition of existing rear conservatory, erection of two storey and single storey rear extensions, erection of single storey front extension to comprise integral garage, installation of 3 no. windows on southern side elevation of original building, and provision of additional hardstanding (porous block paving) in place of part of existing grassed area towards the front of site (resubmission of scheme proposed under reference 14/00264/FUL)

5 Bluebell Close Gloucester GL4 4GP

14/00710/FUL

G3Y

CARLH

25/07/2014

Two storey side and rear extension, with single storey attached to proposed new rear elevation

25 The Wheatridge Gloucester GL4 4DQ

13/00340/FUL

G3Y

GAJO

11/07/2014

Single storey rear and side extension  
14 Meerstone Way Gloucester GL4 5EP



## Barnwood

14/00717/TPO

TPDECS

JJH

15/07/2014

Lime trees in rear gardens of no 20, no 21a \_ no 21b Colin Road. Prune branches overhanging no 37 \_ no 39 Colin Road back to the garden boundary line.

21B Colin Road Gloucester GL4 3JL

14/00665/FUL

G3Y

CARLH

31/07/2014

Proposed change of use of existing unused highways land in Old Painswick Road adjacent to No.139 Painswick Road from Sui generis to Residential use class (C3). Land subject to renewal of 1966 Highways Stopping-up Order.

139 Painswick Road Gloucester GL4 4PY

14/00661/FUL

G3Y

BOBR

29/07/2014

Addition of an externally accessible ATM, 2no. satellite dishes [for lottery use] and a set of bi-parting automatically operated glazed entrance doors to provide level access and use of the unit for retail purposes. Installation of 3no. external air conditioning units and 1no. refrigeration condenser pack within an existing acoustically treated plant enclosure. All works to be undertaken once construction of development granted under approved planning application ref: 12/00686/FUL has been completed.

Former 167 Barnwood Road Gloucester GL4 3HH

14/00684/FUL

G3Y

EMMABL

29/07/2014

Erection of conservatory on rear elevation

110 Barnwood Road Gloucester GL4 3JH

14/00476/FUL

REFREA

FEH

09/07/2014

Erection of 4no. one bedroom starter homes and new footpath repositioned window in side elevation of existing dwelling

5 Coney Hill Parade Gloucester

## Barton & Tredworth

14/00657/FUL

G3Y

BOBR

25/07/2014

3 bedroom attached dwelling.

40 Salisbury Road Gloucester GL1 4JQ

14/00435/FUL  
G3Y BOBR 03/07/2014  
Conversion of existing redundant building and single storey extension to provide an additional, living unit to the rear of the existing dwelling house  
31 Falkner Street Gloucester GL1 4SG

14/00759/PDE  
ENOBJ FEH 29/07/2014  
Erection of conservatory to rear of property  
30 Conduit Street Gloucester GL1 4XF

14/00513/FUL  
G3Y CARLH 01/07/2014  
Installation of 1no dormer window to the rear to accommodate loft conversion  
24 Stratton Road Gloucester GL1 4HB

## Elmbridge

14/00638/FUL  
G3Y EMMABL 29/07/2014  
Installation of external wall insulation with cream coloured render finish on front and side elevation of building and part of rear elevation.  
14 Lonsdale Road Gloucester GL2 0TA

14/00459/FUL  
G3Y BOBR 02/07/2014  
Two storey extension to side and conversion of loft.  
184 Elmbridge Road Gloucester GL2 0PH

14/00608/FUL  
G3Y ADAMS 11/07/2014  
Erection of single storey extensions to provide a new kitchen and dining room  
17 Barnwood Road Gloucester GL2 0RZ

14/00675/FUL  
G3Y BOBR 30/07/2014  
Two storey extension to rear.  
48 Barnwood Road Gloucester GL2 0SG

## Grange

14/00674/FUL  
G3Y CARLH 17/07/2014  
Single storey side extension  
75 Windsor Drive Gloucester GL4 0QT

14/00563/FUL  
G3Y BOBR 04/07/2014  
Single storey extension to rear.  
36 Randwick Road Gloucester GL4 0NJ

## Hucclecote

14/00683/FUL  
G3Y GAJO 28/07/2014  
Removal of existing roof to kitchen and garage, build a new single storey extension to the rear of the existing dwelling (attached to the kitchen and garage) and re roof single storey elements with new zinc pitched roofing.  
28 Green Lane Gloucester GL3 3QU

14/00511/FUL  
G3Y GAJO 03/07/2014  
Single storey extension to side and rear to provide lounge/dining and kitchen.  
52 Horsbere Road Gloucester GL3 3PT

14/00584/FUL  
G3Y CARLH 11/07/2014  
Removal of an existing glazed doors to the front elevation and replaced with a new roller shutter  
3 Hucclecote Road Gloucester GL3 3TH

14/00600/FUL  
REFREA FEH 15/07/2014  
Erection of a new 1.8m high close board fence next to pavement  
10 Gatton Way Gloucester GL3 3DG

14/00612/FUL  
G3Y BOBR 15/07/2014  
Pitched roof over existing rear flat roof & external alterations.  
22 Parkwood Crescent Gloucester GL3 3JG

14/00569/PDE

ENOBJ

CARLH

03/07/2014

Single storey rear extension, measuring 4400mm in maximum depth; 2400mm in height to the eaves; 3700mm in height to the ridge

21 Thomas Stock Gardens Gloucester GL4 5GH

## Kingsholm & Wotton

14/00590/LBC

G3L

GAJO

10/07/2014

Refurbishment of existing rear wing, minor extension to provide improved ground floor bathroom and provision of weather canopy

Garrick House 138 London Road Gloucester GL1 3PL

14/00502/FUL

G3Y

EMMABL

08/07/2014

Change of use of property from NHS patient accommodation (Use Class C2) to 2 no. semi-detached dwellinghouses (Use Class C3)

Laurel House 29 - 31 Alexandra Road Gloucester GL1 3DR

14/00662/FUL

G3Y

CARLH

17/07/2014

Two storey side extension

4 Coltman Close Gloucester GL1 3QJ

14/00501/FUL

G3Y

FEH

17/07/2014

Proposed first floor side extension and loft conversion with front and rear roof extensions and 2 velux windows in the rear roof slope and erection of balcony to side

69 Tewkesbury Road Gloucester GL2 9BE

14/00756/TPO

TPDECS

JJH

25/07/2014

Lime tree on front garden - remove lower branches to allow more light into ground floor and basement.

8 Wellington Parade Gloucester GL1 3NP

14/00602/FUL

G3Y

CARLH

15/07/2014

Erection of two storey side extension, conversion of garage and first floor created above

8 Coltman Close Gloucester GL1 3QJ

14/00586/LBC

G3L

EMMABL

10/07/2014

Internal alterations to building: to infill an existing opening between lounge and dining room, and to reopen the original doorway into lounge. External alterations to building: to replace existing plastic roof on existing single storey rear extension with a felt roof and to infill existing windows on existing single storey rear extension

52 Worcester Street Gloucester GL1 3AG

14/00793/TRECON

TCNOB

JJH

28/07/2014

Sycamore - remove all branches overhanging Picton House up to the boundary wall.

3 Oxford Terrace Gloucester GL1 3NT

## Longlevens

14/00626/FUL

REFREA

FEH

11/07/2014

Erect a single storey two bedroomed detached dwelling and garage on land to rear of 26 Innsworth Lane

26 Innsworth Lane Gloucester GL2 0DB

14/00643/FUL

G3Y

GAJO

15/07/2014

Proposed single storey extension at rear  
21 Chamwells Avenue Gloucester GL2 9JB

14/00398/FUL

G3Y

BOBR

29/07/2014

First floor extension to side and rear.  
15 Richmond Gardens Gloucester GL2 0DT

14/00633/NMA

NOS96

BOBR

11/07/2014

Non-material amendment to development approved under permission no.11/00288/FUL. (Omission of 2 storey rear extension and internal staircase to serve top flat).

1 Innsworth Lane Gloucester GL2 0DG

14/00750/FUL

RET

BOBR

31/07/2014

2 no. semi-detached dwellings.  
38 Beaumont Road Gloucester GL2 0EP

14/00647/FUL		
G3Y	EMMABL	28/07/2014
Erection of conservatory on rear elevation 58 Paygrove Lane Gloucester GL2 0BE		
14/00575/PDE		
RPA	CARLH	03/07/2014
Single storey rear extension measuring 7000mm in depth; 2400mm in height to the eaves; 3200mm in height to the ridge 23 Sandstar Close Gloucester GL2 0NR		
14/00567/ADV		
GFY	FEH	02/07/2014
Rebranding of Tesco Express retail unit: 2 No. fascia, 2 projecting sign, 3 other signs Tesco Express 2 - 4 Old Cheltenham Road Gloucester GL2 0AW		
14/00628/FUL		
G3Y	CARLH	15/07/2014
Single storey rear extension 14 Grisedale Close Gloucester GL2 0EG		
14/00636/FUL		
G3Y	CARLH	15/07/2014
Extension to roof (First Revision of previously refused application) 1 Milford Close Gloucester GL2 9HH		
14/00578/FUL		
G3Y	GAJO	08/07/2014
Single storey extension 15 College Fields Gloucester GL2 0AG		
14/00565/FUL		
G3Y	EMMABL	03/07/2014
Variation of conditions 2, 5, 6, 7 and 9 of approved application reference 12/01014/FUL, for the layout of the front garden and driveway areas of both dwellings to be altered 43 Kendal Road Gloucester GL2 0ND		
14/00564/FUL		
G3Y	GAJO	30/07/2014
Single storey side extension 107 Gambier Parry Gardens Gloucester GL2 9RE		

13/00317/FUL  
G3Y BOBR 04/07/2014  
Single storey extension to side and conversion of garage to form an annexe.  
(Amended description and plans).  
108 Oxstalls Lane Gloucester GL2 9HY

## **Matson & Robinswood**

14/00640/FUL  
G3Y BOBR 17/07/2014  
Replacement single bay garage.  
40 Saintbridge Close Gloucester GL4 4AN

## **Moreland**

14/00791/LAW  
LAW CARLH 25/07/2014  
Loft conversion and erection of dormer window to rear elevation  
181 Seymour Road Gloucester GL1 5HR

14/00625/LAW  
LAW EMMABL 24/07/2014  
Erection of single storey side extension and first floor rear extension  
75 Tuffley Avenue Gloucester GL1 5NA

14/00589/FUL  
G3Y EMMABL 10/07/2014  
Erection of conservatory on rear elevation  
147 Tuffley Avenue Gloucester GL1 5NP

14/00579/FUL  
REF EMMABL 15/07/2014  
Erection of detached chalet style bungalow to rear with associated off-street  
parking (revised proposal following permission ref: 11/01245/FUL)  
15 Balfour Road Gloucester GL1 5QG

## **Podsmead**

14/00603/FUL  
G3Y FEH 21/07/2014  
Demolition of Conservatory. Erection of single storey rear and side extension to  
form additional living accommodation, Internal alterations  
24 Podsmead Road Gloucester GL1 5PA

14/00676/FUL  
G3Y FEH 28/07/2014  
Two storey and single storey rear extensions  
70 Tuffley Crescent Gloucester GL1 5NE

## Quedgeley Fieldcourt

14/00601/ADV

GFY

FEH

09/07/2014

2 No Internally illuminated fascia signs, 1 No Non illuminated set of letters, 2 No Internally illuminated post signs

Harvester Bristol Road Quedgeley Gloucester GL2 4NF

14/00678/FUL

G3Y

CJR

23/07/2014

Erection of 2.4 metre high weldmesh fence and gates.

Former S A Europe House Davy Way Quedgeley Gloucester GL2 2AD

14/00656/FUL

REFREA

GAJO

23/07/2014

To erect a fence 6 feet 6 inches high around part of the outside boundary.

91 School Lane Quedgeley Gloucester GL2 4UH

14/00668/NMA

NOS96

JOLM

03/07/2014

Non material amendment to approval 13/00479/REM (for the erection of 11 retail units) proposing the use of units 8 and 9 as one unit and amended design to the shop front and rear elevation.

Kingsway Local Centre Thatcham Avenue Kingsway Quedgeley Gloucester

## Quedgeley Severn Vale

14/00634/LAW

LAW

CARLH

11/07/2014

Single storey rear extension

18 Hillcot Close Quedgeley Gloucester GL2 4FU

14/00670/FUL

G3Y

CARLH

17/07/2014

Erection of detached garage in front garden

33 Sims Lane Quedgeley Gloucester GL2 3NJ

14/00559/COU

G3Y

CJR

15/07/2014

Change of use from Use Class B1 to B2 (general industrial).

Serco Home Affairs Pavillion 1 Olympus Park Quedgeley Gloucester GL2 4NF

14/00648/FUL

G3Y

FEH

11/07/2014

Site catering van at Olympus Park, and to sell cooked foods

Pavilion 2 Olympus Park Quedgeley Gloucester GL2 4NF



## Tuffley

14/00587/FUL

G3Y

BOBR

18/07/2014

Two storey extension to side, single and two storey extension to rear and single storey extension to front.

49 Robert Raikes Avenue Gloucester GL4 0HL

14/00467/FUL

G3Y

EMMABL

17/07/2014

Erection of two storey side extension

27 Fox Elms Road Gloucester GL4 0BG

## Westgate

14/00592/LBC

G3L

ADAMS

01/07/2014

Internal and external alterations to Grade 2 listed building

Pillar And Lucy House Merchants Road Gloucester GL2 5RG

14/00426/LBC

G3L

FEH

04/07/2014

Internal and external renovations to existing building and rear single storey extension. Change of use of upper floors to residential use from shop storage.

57 Southgate Street Gloucester GL1 1TX

14/00552/COU

G3Y

FEH

25/07/2014

Change of use from A1 to A3 (restaurant and cafe) and A5 (hot food takeaway)

20 Eastgate Street Gloucester GL1 1PA

14/00462/FUL

G3Y

FEH

04/07/2014

Single storey extension at rear of property and Change of use of first and second floors from retail storage to residential

57 Southgate Street Gloucester GL1 1TX

14/00527/FUL

G3Y

ADAMS

01/07/2014

Internal and external alterations to the listed building, including; alterations to doors and windows, alterations to walls, erection of partition walls, new staircase, roof plant, works to lightwells and external stair and new external canopy and lighting

Pillar And Lucy House Merchants Road Gloucester GL2 5RG

14/00653/FUL

G3Y

GAJO

24/07/2014

Construction of new wall and covered area to side aspect of property

8 Harness Close Gloucester GL2 5GF

14/00606/FUL

G3Y

CARLH

15/07/2014

Alterations to the shopfront to provide separate access to the street, and  
Change of Use to 1) part of ground floor to provide new access hall from street  
2) part of first floor to form one self contained bedsit 3) conversion of second  
and third floors to form a one 2-bedroom duplex

27 Westgate Street Gloucester GL1 2NW

14/00554/ADV

GFY

EMMABL

08/07/2014

Advertisements for Click and Collect facility and associated directional signage  
within an existing Tesco Store car park

Tesco Supermarket St Oswalds Road Gloucester GL1 2SR

14/00614/ADV

GFY

ADAMS

15/07/2014

2 no. internally illuminated 'Flex Face' signs and 1 no. sign of halo-illuminated  
individual lettering/logo

Gloucester Quays Designer Outlet St Ann Way Gloucester GL1 5SH

## 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

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