



Gloucester City Council

Planning Committee

Meeting: Tuesday, 4th November 2014 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

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

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 5 - 12) To approve as a correct record the minutes of the meeting held on 7 October 2014.
4.	15, RIVERSLEY ROAD - 14/00722/FUL (Pages 13 - 62) Person to Contact: Development Control Manager Tel: (01452) 396783
5.	84, FALKNER STREET - 14/01161/FUL (Pages 63 - 68) Person to Contact: Development Control Manager Tel: (01452) 396783
6.	PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (JULY - SEPTEMBER 2014) (Pages 69 - 76) Person to Contact: Senior Planning Compliance Officer Tel: (01452) 396774

NOTES

Disclosable Pecuniary Interests

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

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

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

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

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

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

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

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

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- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.



PLANNING COMMITTEE

MEETING : Tuesday, 7th October 2014

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

Officers in Attendance

Anthony Wilson, Head of Planning
Gavin Jones, Development Control Manager
Michael Jones, Locum Solicitor
Joann Meneaud, Principal Planning Officer
Caroline Townley, Principal Planning Officer
Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs. Hilton and Ravenhill

32. DECLARATIONS OF INTEREST

Councillor Dee declared a personal non-prejudicial interest in Agenda item 4, Gloucester Football Club, as he had been working with other Councillors and Club Directors on an entirely separate matter.

Councillor Toleman declared a personal interest in Agenda item 4.

33. MINUTES

The minutes of the meeting held on 2 September 2014 were confirmed and signed by the Chair as a correct record.

34. GLOUCESTER CITY FOOTBALL CLUB - 14/00685/OUT

The Principal Planning Officer presented the report which detailed an 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) at Gloucester City Football Club.

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She referred Members to the late material which included an advisory letter from the Gloucestershire Constabulary, an additional letter from General Service Fabrications Ltd re-iterating concerns about flooding and highways issues and a representation from Cory Environmental expressing concerns regarding the potential of flooding to the culvert and access road to the Household Recycling Centre (HRC). She advised Members that the applicants' hydrological consultant, (JBA) had confirmed that the Cory access road and the culvert were both located some considerable distance from the zone impacted by the proposal. The extent of modelling and results show that there is no impact on the access road or culvert under the Cory access road as they are well away from the impacted zone. She also drew attention to the agent's comments set out in the late material in relation to paragraphs 1.3 and 6.15 in the report.

She advised that the Environment Agency had raised no objection subject to a £75,000 contribution to local flood alleviation measures and she confirmed that the Council's Drainage Engineer and the Local Highway Authority raised no objection to the application.

She drew Members' attention to the recommended revision to Condition 12 and the revised recommendation of the Development Control Manager in the late material.

Mike Dunston, Chairman of Gloucester City Football Club addressed the Committee in support of the application.

Mr Dunston advised that he had been a City supporter for over 30 years and had been volunteering at the Club for over 20 years. He believed that the application represented a major milestone for both the Club and the City.

The Club had been away for seven years and in that time had suffered loss of revenue and the lack of a solid operating base together with an erosion of the fan base.

He advised that much time had been spent in the preparation of reports since the application submitted in September 2012 and the current application represented an additional two years' work.

He noted that neither the Environment Agency nor the County Highways section had raised objection and that the Club had been consistently advised that should that be the case then planning permission would be forthcoming.

He took pride in the fact that the Club remained afloat for seven years without a home ground and believed that the application represented opportunities for all including the children of the City.

He stated that approval would bring certainty for the future of the Club, who had done what had been asked of them in 2012, and he asked Members to approve the application.

Jeremy Chamberlayne, Co-ordinator of Vale of Gloucester Flood Alleviation Group addressed the Committee regarding the application.

Mr Chamberlayne displayed a map illustrating the flood plain of the River Severn.

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He advised Members that he was not in outright opposition to the application but he believed that there were certain aspects which should be taken into account.

He noted that in previous times a defence bank had extended from Llanthony Weir, around Lower Parting to the Rea. The Hempsted meadows were the evacuation route for major flooding from Alney Island and the Gloucester area.

In 1947, when extreme weather led to the flooding of the Lower Westgate area of the City, there had been a largely free evacuation route across the Hempsted Meadows.

The same weather event today would produce much higher flood levels in Gloucester because the meadows have been filled with the landfill site and raised defence banks. The City then allowed levels in Spinnaker Park to be raised and the last possible relief channel was prevented by the development of the Pressweld factory.

This application in itself would not make matters much worse but there were measures that could be taken and he believed that any planning permission should require a significant contribution to such measures.

He noted that significant development upstream of Gloucester would compound with the Sudmeadow development to increase further the risk of flooding.

The Chair was pleased that officers had reached agreement with the Environment Agency but he expressed concerns regarding the properties on Sudmeadow Road. He called for assurance that the money allocated to relieve this should be spent before the land was raised.

Councillor Hobbs welcomed the application as a significant improvement on the previous one considered by the Committee. He called for the alleviation works to be completed as soon as possible.

Councillor Smith concurred and believed that it was important that the alleviation works should be completed before the land-filling as Members had a responsibility to ensure that there were no adverse effects upon the City.

Councillor Lewis noted that the Club had spent money on modelling work to prove that the development would not adversely affect the people of the City to whom the Council had a duty of care. He believed that Members had to take note of the expert advice and that it was about time that the Club returned to its home as the heart of football in the City.

Councillor McLellan asked if there was any evidence that an alternative access had been sought. He was advised that Spinnaker Road would have provided a more preferable access but that to date it had not been possible to secure this and the current application proposed access from Sudmeadow Road. The application is supported by a traffic report/statement and subject to conditions the local Highway Authority had raised no objection to the application.

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The Principal Planning Officer advised that the contribution of £75,000 to the Environment Agency was required for betterment and that the environment Agency had indicated that payment of the contribution in six annual instalments of £12,500 would be acceptable. She advised that the results of the modelling conclude that the impact of any increased flood depths would be contained entirely within the application site with the exception of the ditch running alongside Cory Environmental's land and within the strip of land between the application site and Gantry Railings building within the 590-year flood event. The modelling also indicated there would be no increase in flood depths across Sudmeadow Road. A plan showing the modelling results for the 50-year flood was displayed. It was further reported that the Environment Agency had stated that it was satisfied that the modelling showed that the development would not cause an increase in flooding to third party properties or infrastructure.

Councillor Toleman referred the flooding in 1947 and 2007. He noted that such events would result in only a small amount of water on the pitch if the works were carried out.

Councillor Wilson indicated that he had voted to refuse the previous application with a heavy heart and supported the current application.

Councillor Smith questioned whether staged payments would delay the implementation of alleviation works.

The Principal Planning Officer read the following response received from the Environment Agency on 3 October 2014 with regards to the £75,000 contribution:

"It was agreed between us that the £75,000 would secure flood improvement works and the preferred option will be dependent on which solution is the most viable based on design, cost and environmental impacts. It was agreed that it is important to ensure a guarantee and flexibility that the money can be used on the best option. For example, it would not be prudent to spend the monies on personal level protection (PLP) if an Environmental Agency scheme was subsequently delivered in the area. We have proceeded on this basis.

"We note your desire to secure delivery works and single payment contributions. We have discussed a phased payment of the £75,000 to assist GCFC as you will be aware. Whether paid in one payment or six, this will not impact on our timescales for feasibility work or implementation of flood improvement works locally, including PLP or not. The final improvement works are dependent on further feasibility work. If you are not content with phased payment we leave this with you to discuss with the applicant.

"We have reviewed the FRA and modelling and have been satisfied with the conclusions that the proposals will not materially increase flood risk to third parties. The flood improvement works which may be secured via the UU do not offset impacts but would provide enhancement to the local area."

Councillor Noakes indicated her support for the application.

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RESOLVED that authority be granted to the Development Control Manager to grant outline planning permission, subject to the satisfactory completion of a Unilateral Undertaking to secure a financial contribution of £75,000 towards local flood improvement works subject to the conditions in the report with Condition 12 amended to read as follows:-

1. No development shall commence (including the raising of ground levels) on site until:
2.
 - (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.
 - (v) A copy of the contract for the erection of the replacement stadium entered into between the applicant and a construction company has been duly submitted to, and approved in writing by, the Local Planning Authority.
3. 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.
4. 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

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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 the scheme may be implemented in accordance with the permission, 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).

35. 26,HEMPSTED LANE - 13/01216/FUL

The Development Control Manager presented the report which detailed an application for the demolition of existing buildings and construction of new facility for commercial vehicle repair and sales centre at 26, Hempsted Lane.

He advised that there had been no objections from the statutory consultees or members of the public.

The Chair supported the application which would result in smarter buildings on the site and would present the Council with an opportunity to impose appropriate conditions.

Councillor Lewis believed that the applicant had been concerned about some of the requirements of the conditions proposed but he believed that implementing these could be to the applicant's advantage when the surrounding area was developed for housing.

Councillor McLellan believed that the proposal would bring improvement to the area but asked if the drainage issues identified at paragraph 6.18 of the report had been addressed by a suitable condition. He was advised that Condition 5 required a Sustainable Urban Drainage Scheme which sought 20% betterment.

Councillor Hobbs was advised that vehicles would be prevented from exiting using the eastern access point (Condition 11).

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

36. UNIT G, THE AQUARIUS CENTRE , EDISON CLOSE - 14/00288/FUL

The Principal Planning Officer presented the report which detailed an application for the erection of one industrial unit containing up to three individual units (Class B1/B8) with associated servicing area, car parking and landscaping. (Revised

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layout of Unit G previously granted planning permission under ref. 08/00169/FUL) at Unit G, The Aquarius Centre, Edison Close.

She referred to the late material which corrected paragraph 1.5 of the report to state that the building would be located to the east of the previously approved Unit G.

Councillor Hobbs called for a condition to require that the rolling doors should remain closed at all times when not being used for the protection of residents' amenity. He was advised that the doors were not located on the elevation facing Naas Lane and that an acoustic fence would be provided. The application was for Use Class B1 (light industrial) and Class B8 (storage and distribution). B1 use was light industrial and any use creating noise, smoke, dust or smell would fall outside that use class.

The Solicitor suggested that such a condition could be imposed to ensure that the door remained closed unless ingress or egress should be required. He advised that such a condition would be difficult to enforce.

Councillor Chatterton noted the condition prohibiting alarm boxes on the elevation facing Naas Lane and called for this to be extended to include air conditioning or other equipment likely to generate noise.

He also questioned the length of the acoustic fence shown on the plan and was advised that, notwithstanding the details submitted, Condition 3 required the submission, approval and implementation of a scheme for boundary treatments including the acoustic fence.

RESOLVED that permission be granted subject to an additional condition to require that doors should remain closed except when ingress or egress was required and the amendment of condition 19 to include air conditioning equipment.

37. UNIT 3/4 EASTERN AVENUE - 14/00316/FUL

The Principal Planning Officer presented the report which detailed a hybrid planning application for the variation of conditions 7 and 9 of planning permission 53102/01/OUT to enable the reconfiguration of Unit 3 (1279 sqm) and Unit 4 (459 sqm), 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 516 sqm) at Units 3 and 4, Eastern Avenue.

She advised Members that Iceland had been identified as potential occupiers of Unit 4 but no potential occupier had been identified for Unit 3. She referred Members to the late material which contained an additional representation from the agent.

Councillor McLellan was advised that the reference to 'Barnwood Road at Hucclecote' in paragraph 5.10 should refer to Silverdale Parade.

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Councillor Smith noted that Iceland sold items such as nappies and cleaning materials. She was advised that a small number of ancillary products was normally acceptable.

The Chair believed that the proposal was to be preferred to the existing unrestricted Class A1 use and that granting permission would be a better position to protect the city centre.

Councillor Noakes supported the application as she believed that there had been too many empty units in Barnwood for far too long.

Councillor Hobbs asked for the provision of an appropriate number of suitably located mother and child and disabled parking spaces. He was advised that the car park did not form part of the current application but Officers would pass on the request to the applicants.

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

38. DELEGATED DECISIONS

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

RESOLVED that the schedule be noted.

39. DATE OF NEXT MEETING

Tuesday, 4 November 2014 at 18.00hrs.

Time of commencement: 18:00 hours

Time of conclusion: 19:35 hours

Chair

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	4TH NOVEMBER 2014
ADDRESS/LOCATION	:	15 RIVERSLEY ROAD, GLOUCESTER
APPLICATION NO. & WARD	:	14/00722/FUL
EXPIRY DATE	:	6TH OCTOBER 2014
APPLICANT		CHRIS WITTS
PROPOSAL	:	RETROSPECTIVE APPLICATION FOR A WEATHER MONITORING STATION COMPRISING A WIND VANE, AND ANEMOMETER MOUNTED ON A 7.4 METRE HIGH POLE WITHIN THE REAR GARDEN.
REPORT BY		JOANN MENEAUD
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN 2. FOUR LETTERS OF REPRESENTATION 3.TWO LETTERS FROM APPLICANT

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This retrospective application relates to the erection a 7.4 metre high pole that accommodates a wind vane and anemometer that together comprise a weather monitoring station. At the current time there is also a halyard and three lights on the pole but the applicant has confirmed that these are to be removed.
- 1.2 The pole is located within the rear garden of 15 Riversley Road close to the boundary fence at the bottom of the garden.
- 1.3 Supporting information has been submitted by the applicant and the letters are attached to this report and are summarised below.
- The mast is sited at the bottom of the garden as this is the only place where it can receive sunlight all day. It was designed, constructed and installed professionally and will move during high winds.
 - The anemometer and wind vane are located at the top of the mast and readings from this travel through a cable down the mast to the weather recording instruments located on the wooden mast support. There is also a solar sensor for reading UV levels and the amount of sunshine

per day. A small aerial transmits the readings to the mast console located in my office and these readings are fed into the applicants computer.

- There is no noise from the mast and there is no webcam or CCTV
- The weather station is an official weather recording station and part of a world wide network that has a large following of people and organisations.

1.4 In accordance with the Councils' constitution and agreed scheme of delegation, the application needs to be determined by Planning Committee as the application is submitted by a Ward Councillor.

2.0 RELEVANT PLANNING HISTORY

2.1 No planning history within the last 10 years

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 policy BE21 is of particular relevance (albeit it relates to buildings and uses)

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

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; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 PUBLICITY AND REPRESENTATIONS

4.1 The application has been advertised with individual letters sent to 24 neighbouring properties in Riversley and Merevale Road. Four letters have been received, three raising objections and one letter raising some concerns but stating support for the proposal and all are attached to this report. In summary the objections relate to:

- The quality of the submission is poor, submitted plans and details are inaccurate/out of date, information is lacking/wrong and the incorrect certificate has been completed.
- The previous weather station located on the back of his garage was not an intrusion to neighbours
- The colours of black and red are not acceptable – it should be powder grey
- It is unclear whether there is a web cam
- Concern about the safety and stability of the pole particularly in windy weather and in the long term.
- The siting does not comply with Government guidance
- The justification for the siting in relation to the trees does not make sense.
- The mast is visible from the public highway
- It is an imposing feature overlooking my garden that visually towers above the houses behind it.
- You can not help looking at it from the house and garden.
- Query the need for the lights which further emphasis its presence at night.

- The reflective nature of the equipment causes flashing lights, strobing and resembles a camera flash.

In summary the letter raising some concerns but stating support states:

- I appreciate the importance of accurate weather forecasts
- The current height of the mast does make it a dominant feature which I understand needs to be high so that it is above the height of the adjacent tree, as this is in my ownership I would be willing to prune it.
- The lights do spoil my view and I am unclear what purpose they serve.

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 the visual impact of the pole and equipment and its impact upon residential amenity.

5.2 There are no policies specifically relating to a development of this type (ie the erection of a pole to accommodate a weather station) within the City of Gloucester Revised Deposit Local Plan 2002, the Joint Core Strategy or the National Planning Policy Framework. However, the following policies/statements set guiding principles for consideration.

5.3 Within the JCS:

Policy SD5 states that new development should avoid or mitigate against the potential disturbances including visual intrusion, noise, smell and pollution.

Policy SD15 states that new development should not cause unacceptable harm to local amenity or amenity of neighbouring occupants and not result in unacceptable levels of pollution (including light and noise).

5.4 Within the NPPF

Paragraph 17 states that a core planning principle it to seek high quality design and a good standard of amenity for all existing and future occupants of lands and buildings.

Whilst relating specifically to telecommunications development, paragraph 43 states that new equipment should be sympathetically designed and camouflaged where appropriate.

Paragraph 64 states that development of a poor design should be refused.

5.6 Within the Deposit Local Plan 2002

Policy BE21 states that permission will not be granted for proposals that would unreasonably affect the amenity of existing residents or adjoining occupiers.

Although Policy BE20 relates specifically to extensions, it requires an assessment of amenity of neighbouring properties in terms of height, scale, overshadowing, proximity, loss of privacy, a requirement that a proposal does not detract from the existing open area of the site, is sympathetic in scale and from to its surroundings and respects the character and appearance of the area.

Policy FRP16

This policy sets a number of criteria relating to telecommunications development including the requirement for mast and equipment sharing, that the siting and appearance of equipment has been designed to minimise the impact upon residential amenity and that within 25 metres of a dwelling that no alternative more acceptable site is available.

- 5.7 The pole is 7.49 metres high and sited almost centrally across the width of the rear garden of 16 Riversley Road. I note issues raised by the neighbour in relation to the position of the boundary fence. I do not intend to comment on this matter other than to say that on the basis of the fence position as currently exists, the pole is set 1.5 metres away from the fence. The pole is in two sections with the lower section black and the upper section red. At ground level the pole is supported by two wooden posts 2.3 metres high.
- 5.8 Since submission, the applicant has amended the application stating that the three solar powered lights are to be removed, the halyard previously used for the flag is to be removed and the pole is to be repainted in a light grey colour. These measures therefore overcome the concerns that neighbours raise in relation to the lights, the prominence of the pole during hours of darkness and the potential for "flags". I understand that there has been a flag on the pole in the past but this is clearly not in place now.
- 5.9 I have viewed the pole from the applicant's garden, from the garden of 16 Merevale Road and from both Riversley Road and Merevale Road. Photos from the neighbour's gardens and from the street have also been included within the objection letters that are attached to this report. It is clear that the pole is visible from both the houses and gardens of surrounding properties and from both Riversley and Merevale Road. Depending on where it is viewed from, the view of the pole is seen partly against houses or in the gap between the houses. From the rear garden of the houses in Merevale Road and from the pavement the mast appears well above the ridge line of the houses in Riversley Road.
- 5.10 I consider that the repainting of the mast a light grey colour, compared to its current two tone appearance with red for the upper section, is a positive action that will reduce the impact of the pole when seen against the sky, however the pole will still be visible.
- 5.11 Neighbours have raised concerns about the moving weather vane on the top of the pole, stating that it is highly reflective, directs flashing light and resembles a camera flash. This vane is to be painted a matt finish and this should help to reduce the potential for the reflection of light.

- 5.12 It is clear that the pole is visible from neighbouring houses, their gardens and from the public highway and I note the various concerns that have been raised by local residents. My assessment of the application is to determine whether the pole has an unreasonable affect upon the amenity of neighbouring properties. Whilst the pole is visible, this is not in itself, a justified reason to refuse the application. I consider that the steps proposed by the applicant to remove the lights and halyard and to repaint, are factors that will reduce the visual presence of the pole. There is no doubt that neighbours are aware of the presence of the pole, from both their houses and gardens, and it is evident that they consider that it does affect their amenity.
- 5.13 Taking into account the positioning and slim design of the pole I do not consider that the pole can be said to be overbearing or visually prominent to an extent that would warrant refusal of the application. Therefore I recommend that the application should be granted permission with conditions, firstly restricting the installation of any flags and further apparatus and secondly requiring the applicant to remove the lights and halyard and to undertake repainting by the end of November 2014.

Human Rights

- 5.14 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 and use land and buildings in accordance with planning permission and the rights under Article 8 of adjacent occupiers. The issues raised by neighbours have been carefully considered and together with the measures required by and restricted by the conditions to be attached to the permission, the decision to grant permission is considered to be an acceptable balance between the presumption in favour of development and restricting the visual presence of the pole upon surrounding properties.

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 pole shall at no time be used for the display of any flags, banners, bunting or similar such advertisements and no lights or additional apparatus or attachments shall be mounted onto the pole without the prior express permission of the Local Planning Authority.

Reason: In the interests of the visual amenity of the area in accordance with policy BE 21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 2

The pole and weather vane shall be re-painted in a matt finish light grey colour and the existing lights and halyard shall be removed from the pole on or before the 30th November 2014.

Reason: In the interests of the visual amenity of the area in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision:

Notes:

.....

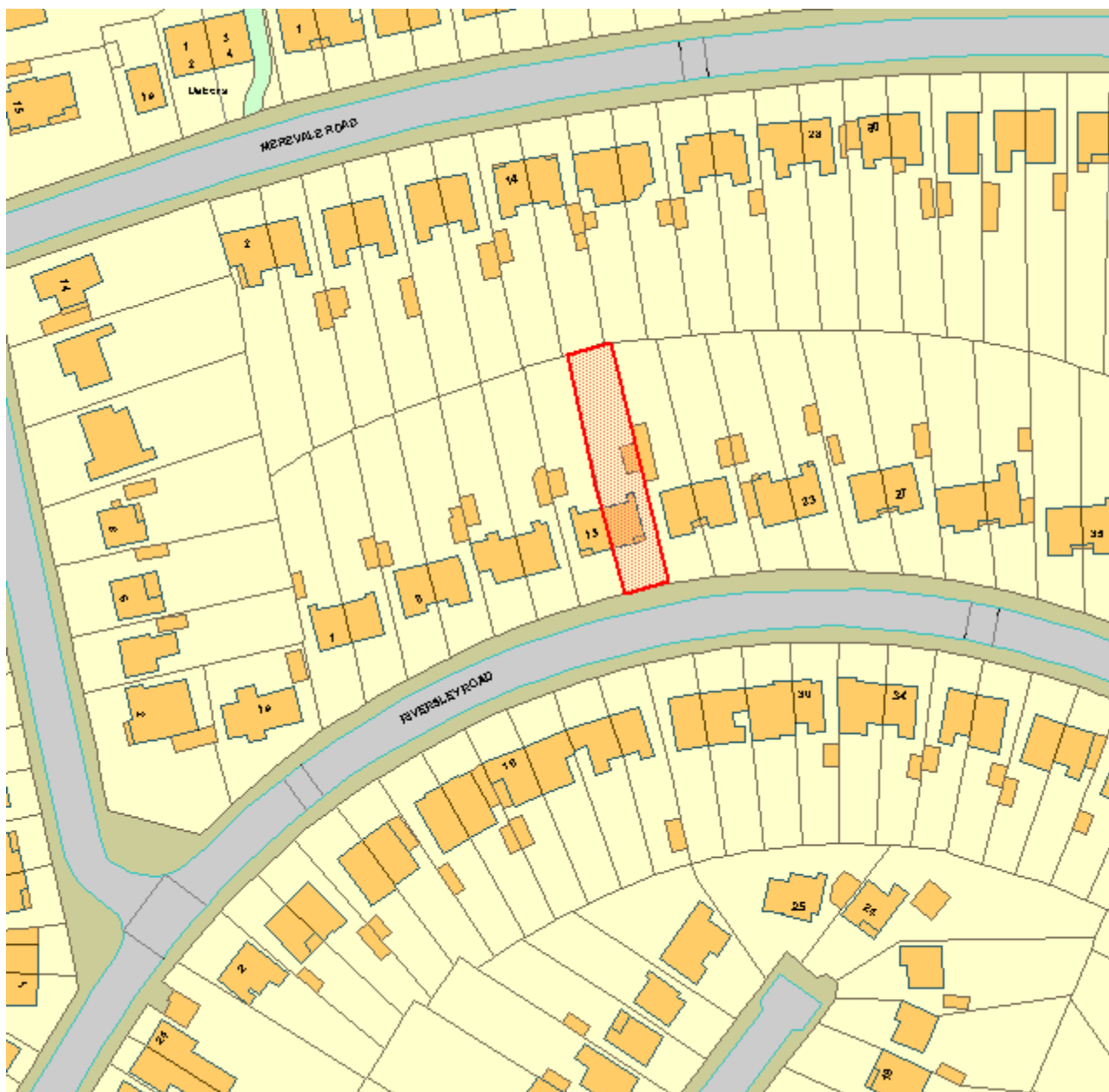
.....

Person to contact: Joann Meneaud
(Tel: 396787)

14/00722/FUL

15 Riversley Road
Gloucester
GL2 0QU

Planning Committee 04.11.2014



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6.9.14

Dear Sir/ Madam

Re: planning application location 15 Riversley Road, retrospective proposal for a weather monitoring station comprising a wind vane, anemometer and 3 lights mounted on a 7.4 metre high pole in rear garden. Reference [14/00722/FUL](#)

Under the terms of the Access to Information Act, 1985 as residents and property owners of 16 Merevale Road our views are being submitted to state our objection to the planning application made for the reasons outlined below.

- The mast was erected on 23.4.14 but planning permission was not applied for until 14.6.14. This was after a concern was raised with Mr Andy Birchley by us and there was no evidence to suggest that planning was intended to be submitted until our concerns were raised.
- At the time of raising concerns with Mr Birchley a request was made from Mr Birchley for the 3 coloured lights to be removed and this has not actioned by the applicant.
- Item 7 on the application is incorrect there are trees on the adjoining property at 16 Merevale road which are within falling distance of the proposed development.
- Item 10 indicates that lighting is not applicable which is incorrect as 3 coloured lights are attached to the top part of the mast.
- Item 10 "Others" section states that this is a 2 inch diameter steel mast made of steel with a length of 24 feet. This information is incorrect as it has 3 component parts consisting of:
 - a wooden base approx. 2 metres
 - a metal pole approx. 2.4 metres with an attached 2nd metal pole approx. 2 metres which appear to be clamped together
 - a further 0.5 metre of thin? metal post with an anemometer situated on top.
- Item 16 is recorded as "the site cannot be not seen from a public road". This is incorrect it can be viewed from Riversley and Merevale road which is public.

In addition to the issues raised above we wish to site the following reasons for objecting to the planning permission submitted.

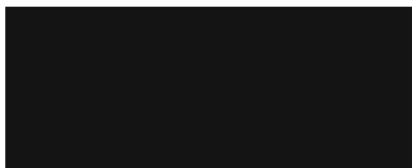
- Health and safety –we consider there is a risk of injury from the structure erected which moves during adverse weather conditions, such as, strong winds which could result in the structure falling onto people or property resulting in injury or damage. If it were to fall in our property it would do so by up to 6 metres. It has been noted that in light winds the structure moves considerably.
- The anemometer is distracting as it has a start stop mechanism and the wind vane reflects bright sunlight which then flashes into our lounge and bedroom. As a medical practitioner we are aware of the potential of damage to the retina of the eye and risk

of photosensitive epilepsy which is known to be triggered by the strobe like effect of flashing sunlight from the weather vane.

- The structure currently has a lanyard as it has previously been also used as a flagpole this information has not been declared and as flags have previously been flown we have concern that it will also be used as a flagpole.
- We are concerned that we would be held liable if damage occurs to the structure. This was highlighted to us by the applicant in a letter dated 17.7.14 (appendix1) when it was alleged a football was kicked into 15 Riversley Road belonging to our children. The letter clearly states that any damage will result in a claim against us. As the structure is situated so close to the boundary fence it is possible that a football may accidentally hit the structure when the children are playing in the garden.
- The lights are not relaxing as stated and only reflect the applicant's personal opinion. The lights are on from dusk to dawn and are of 3 colours, red, blue and green. These lights also alternate between colours every 3 seconds. This is distracting whilst sat in the lounge and bedroom and results in sleep disturbance. The colours are not in keeping with the surrounding environment and are 7 metres high in the skyline and constitutes light pollution.
- The red coloured mast structure is bright and dominates the skyline above roof level and is not in keeping with the general environment. The view is no longer pleasant or satisfactory and has spoilt our enjoyment of our garden which we consider to be an important amenity of our property. Guidance states meteorological masts should be painted powder grey and we can find no evidence that red is an acceptable colour.
- The information submitted in addition to the application is irrelevant and there is no evidence of the claims that have been made and this information should not be considered as part of the application. A photo of the structure from the applicant's house (enclosure 3 of the application) which has also been submitted is misleading as it does not clearly show how close the structure is to the boundary fence. A tree is in front of the structure and it appears it is situated in a different position. A photo sent to us with the letter 17.7.14 showing the picture of a football near the structure appears more accurate for reference (appendix 2).

We would like to be updated on the outcome of our objections and would like confirmation of the timescale when this can be expected.

Yours Faithfully,



Thomas Haswell (Mr)

Cheryl Haswell (Mrs)

MAT. garden 16, November Rd.



Most from 16 Nevada Rd
Garden



wooden base
of 3 part
MAST



April 10 2 M.



View taken from pavement outside 16
Merevito Rd.

CHRIS WITTS



River Sever
Britain's longest river

Mr & Mrs T. Haswell

DATE: Thursday 17th July 2014

MY REF: WP9-187

YOUR REF:

Dear Mr & Mrs Haswell,

Today I was concerned to find a heavy football in my garden in extremely close proximity to my weather station. This is not an isolated case as for many years now I have been subjected to numerous footballs kicked into my garden from your property.

It would be appreciated if your sons ceased kicking footballs into my garden. I feel I must bring to your attention the value of my weather recording equipment, which is currently £1,600.00. Any damage to this equipment caused by a football kicked into my garden will result in a claim being made against you.

On several occasions plants in my garden have been damaged and you are well aware that glass was broken in my greenhouse as a result of a football. This, at the time, you took full responsibility for. On a safety matter it does pose a risk to my wife and myself whilst we are either in the greenhouse or indeed sat at the bottom of our garden should a football be kicked over the fence.

Yours sincerely,

Chris Witts

Attached: photograph of football in garden 17-07-2014

Your reference 14/00722/FUL

Dear Joann,

Please find below my comments in relation to the above planning application.

I fully understand the importance of having accurate weather forecasts and how Chris' weather station contributes to these forecasts. It is also praiseworthy that Chris gives up his free time for this purpose.

On first seeing the mast, to be honest, I was disappointed that I had not been consulted before its installation.

The current height of the mast does make it a dominant feature. I gather the height is so that it is above the height of an adjacent tree. This tree is in my garden and to support Chris I would be willing to prune the tree to reduce its height, which should allow the height of the mast to be reduced.

An additional concern is the changing coloured lights. These each change quickly through a series of colours and spoil the view from the rear of my property in the evening. I am also unsure what purpose they serve.

Despite the concerns raise above, my overriding priority is to maintain good relations with Chris, who is a neighbour with whom I share a building.

I look forward to supporting both the Council and Chris in his planning application.

Regards

Neal Smith

From: T.H.Wilton and V.A. Wilton 7/9/14

Dear Sir/Madam,

Re: Planning application for a mast/antenna at 15 Riversley Road Gloucester.

This mast was illegally erected in early April since which time the occupants at [REDACTED] have had to live with this appalling thing.

As Mr Witts styles himself 'Councillor' on the application, I expect the application, in content and process, to be 'gold plated', and the objections be presented to the committee in their entirety, not 'may be presented'. I would also expect everything on this application to be 100% accurate.

I wish to object on the following grounds:

Firstly the design, appearance and materials. This structure is an amateur erection consisting of a black tube of approximately 4m height surmounted by a vivid scarlet tube that is clamped on to the black tube. The black tube was part of a previous support for the anemometer which is on top of the present structure. The structure sways significantly from side to side even in a moderate breeze. It is not a structure that any professional designer would be proud to acknowledge. The plan contains no design specifications whatsoever and so it is impossible for either objectors or the planning authority to declare it fit or safe. This alone should be sufficient for the application to fail.

As stated above the structure is black and vivid scarlet, an internet search of planning applications for meteorological masts shows that, without exception, they are required to be powder grey. The fact that most of these masts are much higher is irrelevant as

they are a significant distance from housing not at the end of a modest suburban garden. The almost constantly spinning anemometer, weather-vane and the utterly bizarre ever changing solar lamps situated at the top of the pole make an incongruous collection.

The materials of the mast are stated to be of steel, of what grade is unknown, so its resistance to metal fatigue that may be caused by the frequent bending of the mast in the wind is also unknown. The bottom metre or so is secured on barks of timber. The weather collecting part, although black, is highly reflective in all parts (see below). The description of the structure is also factually incorrect. It is not a 24ft mast; it is a mast of some 15ft [4.572m] (approx.) with a further length of piping clamped on to the top of it. It is not a single entity. Clearly the diameter of the top part must be greater than the lower or it would not fit on, so the 2inch [5.08cm] diameter is not constant either.

Secondly, visual amenity. 1. Definition **Visual amenity** (but not loss of private view) caused by the size, siting, design and materials ...

Amenity - the pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

This is not loss of a private view, this is the imposition of a hideous structure which we cannot avoid looking at every time we are in our lounge or rear kitchen or looking out of the back bedroom window. This top part of this structure is so bright, being vivid scarlet, and because of its proximity to the boundary it visually towers above the houses behind it. (See picture taken from the armchair in my lounge.) I am grateful to Mr Witts for the photograph of the mast taken from an upstairs room as it reinforces how the thing visually towers above the houses in Merevale Road. It certainly qualifies under the reasons for valid planning objection as overbearing. To

make matters even worse, one cannot escape from this monstrosity in the evenings or at night as Mr Witts has installed the three bizarre slow cycling lights 20 odd feet up in the air. Relatively low powered, but strong enough for their light to occlude the stars of the night sky. One, it is true, is now non-functioning. (I have a number of these lights but at less than 18 inches above the ground and if they weren't a present from the father-in-law, I wouldn't have them at all.) These lights of Mr Witts don't seem to have any purpose notwithstanding his strange claim that they are a 'unique identification'. However, as they are powered by solar collectors, I believe that pole mounted solar collectors are limited in height to below 2.5 metres approx. The legislation does not discriminate on size. I am also somewhat surprised that Gloucestershire Airport and the Air Ambulance service have not been notified and asked to comment within 21 days on coloured lights on a 7m+ mast, as we are inside the airport safeguarding zone and a very short distance to the helipad at Gloucester Royal Hospital. The dazzle from the wind vane may also be of interest to them. In any case, as Mr Witts calls the lights 'unique identification' he is breaking the covenant on the land which forbids advertisement especially by lights.

The siting of the structure is also mentioned below. It is a mere 1.5m from the fence (which is not technically the legal boundary, see below). Mr Witts declares this to be essential for reasons that weirdly include collecting rainfall data which are normally taken at ground level. The prime reason seems to be to site it away from trees. Even a brief scan of the site will show that it is now in line with a row of leylandi and a few feet from a lilac tree and a tall cherry tree. In the middle of Mr Witts' lawn it would be much further away from arboreal interference, but then, of course, Mr Witts would have to look at it all day (and night).

The constant movement of the rotating parts is irritating enough but as even the small parts twinkle in the light of the sun like a stroboscope, one's eyes are drawn to it. However, the worst part of this apparatus is the vane and the tube on which it is mounted. This vane is so reflective that as it catches the sun it flashes into my lounge and kitchen. It resembles a dazzling camera-flash going off often many times a minute. (Several videos of this are available with it flashing over 30 times in 40 seconds.) As both of us have several friends who suffer from epilepsy, it would be outrageous if we were expected to tell them not to sit in that armchair or the settee because of this flashing light. Even for those without epilepsy it is extremely irritating and, in very bright conditions, painful to the eyes, more so when one is having a migraine attack, indeed, I have a suspicion that this flashing is precipitating them. Still photographs of this are appended to show how bright this is. One can even observe the flash with one's back to the vane as it lights up a patch on the wall of the room. If this were a BBC news report viewers would be warned of the flashing. Although it is usually noiseless, except when the flagpole accoutrements slap the pole, it certainly fulfils the valid planning objection criterion as causing disturbance. I shall, in due course, be requesting the council to take action on this as a statutory nuisance.

Thirdly, as this structure has multiple functions it needs to be considered from multiple points of view. As it relays a signal it is therefore an antenna. I draw your attention to the Government Planning Portal on the installation of pole mounted antenna: <http://www.planningportal.gov.uk/permission/commonprojects/antenna/guidance#Guidanceonsitingofantenna>. This quite clearly shows that pole mounted installations should be 'inconspicuous, not be visible to neighbours...blending in with the chosen background', the

positioning of this pole is *exactly* where the guidance states it should not be. The quantity of furniture on this pole and its flashing by day and night makes it more unsightly than a Sky dish.

Fourthly, I wish to object on safety grounds. As referred to above, this is an amateur construction and, as there is no proper design statement, one has no idea, or information as to its safety or stability. On the Government Planning Portal for wind turbines (which this is, albeit small), it is very firm about the siting of these pole mounted structures. In order to safeguard neighbours and their property these must be *at least* their own height plus 10% inside the curtilage of the property within which they are erected. This amateur structure, should it fall, could seriously injure or kill a person several metres within their own property. It would be interesting to hear what public liability insurance Mr Witts has.

Fifthly, to deal with Mr Witts' application. There are several aspects that are missing. Mr Witts does tick the box that he is an elected representative, however, he fails to mention that Mrs Witts also is an elected representative. Although, in the text Mr Witts mentions the word 'flagpole', this is not part of the application. The mast is fitted with a pulley and lanyard (which add to the furniture of the pole) and did have flags attached, at first a small flag, but then a much larger one (photo attached). The flag was removed sometime after the planning dept. told Mr Witts he did need planning permission. It is a reasonable assumption that Mr Witts found out that a flagpole may not have additional attachments so he changed the designation to a mast.

Even a brief look at my original email to the planning dept will show that the date of erection of this pole is incorrect. My email, with attached picture, is dated 15.04.14.

On the section about which materials are to be used I notice Mr Witts has ticked lighting as not applicable. As his application specifically mentions 3 solar powered lights I find this lapse extraordinary.

Most importantly, Mr Witts states on the certificate of ownership that he is the sole owner of 15 Riversley Road (..nobody except myself/the applicant was the owner of any part of the land or building to which the application relates..). Mrs Witts, prior to marrying Mr Witts lived there as [REDACTED] so it is entirely possible that not only is Mr Witts NOT the sole owner, but he may not even be technically the householder, depending on the arrangements made on marriage to [REDACTED]. In fact a search of the Land Registry reveals that Mrs Witts is co-owner and actual comes first on the register of ownership ([REDACTED]). As Mr Witts seems to have 'perjured' himself by committing what we shall kindly call an 'untruth' on this certificate then the application must fall.

Contrary to Mr Witts' declaration, there are both hedges and trees within falling distance of this pole. There is a hedge at 16 Merevale road 5ft from the pole (see 'after' photograph), a lilac tree in the same garden within falling distance and a tall tree at 13 Riversley Road also within falling distance.

Mr Witts is also very partial in the disclosure of advice from the local authority. The initial contact followed complaints from the residents in Merevale road and Mr Andy Birchley contacted Mr Witts to tell him that he did need planning permission. Mrs Ravenhill, number 18 Merevale, was assured by Mr Birchley that he told Mr Witts that the bizarre lights should be removed. Needless to say he did not comply. The residents in Merevale Road 14, 16, 18 have contacted the planning dept numerous times in the six months that it has taken for

this planning permission to be sought. My initial complaint was made via email on 15th April. I believe Mrs Ravenhill's predated this. Quite when the contact with Joann Meneaud took place is not stated but I have an email from Mr Andy Birchley saying that he made a night time visit to 15 Riversley Road. It is strange that Mr Witts does not mention this.

The hand drawn map inaccurately shows 15 Riversley Road overlapping 14 Merevale Road. It doesn't.

The ancient ordnance survey map has no scale and is not accurate, showing neither the extensions to 13 and 15 Riversley Road, nor the fact that the previous owner of 15 Riversley Road appropriated a triangle of land from 16 Merevale Road. Mr Witts uses a bizarre mixture of metric and imperial measurement. I was under the impression that planning documents are supposed to be in metric measurements. In fact the Government Planning Portal states this as a fact. It also states that ordnance survey maps MUST acknowledge the copyright MUST be up to date and MUST show a metric scale, needless to say none of these provisions have been met. These are statutory requirements, not minor errors that the authority may overlook. Taken in addition to the false information on the certificate of ownership, if it turns out that this application is validated as correct, rather than as is, I shall, of course, report this to the local authority ombudsman as maladministration.

Mr Witts' 'report' is bizarre in the extreme, as virtually none of it has any bearing on a planning application. Rainfall is, of course, measured at ground level by a rain-gauge, sunshine can be measured at any level in any spot that is not overshadowed, as his front garden faces south I would think that ideal. I think Mr Witts rather gives you

the right idea when he says his mast is 'tall enough so as to be above neighbouring trees' i.e. it's huge. Ironically, his next door neighbour's cherry tree has grown considerably this year and is only about 18ft away from the mast. A little further away to the left, level with the mast, can be seen (photo 'before') a line of tall leylandi so this position is not exactly tree free. In fact there are far fewer trees nearer the house.

If one studies the 'before' photo, one can make out the previous position of this 'weather station', as it did not protrude high into the sky and was against the background of a neighbouring roof, it didn't cause any problem. Previous to this position, the 'weather station' used to be on the end of the workshop in his garden for years; it recently emigrated up to the very top of the garden onto the black pole and then suddenly towered into the sky with the addition of the vivid scarlet extension. Is it going higher and higher as the trees grow? As to the expense he has incurred, I'm reminded of cases where entire houses have had to be demolished because they had no planning permission, so this, again, is entirely specious. The entire section on how wonderful his station has been in the past rather supports the objections not the application. None of these events cited occurred since the mast has been erected, so Mr Witts' point is rather lost. Mr Witts states that some neighbours (?) and visitors find his lights in the sky hypnotic and relaxing, I can assure you that others find them bizarre and annoying. It is a great shame Mr Witts did not abide by the guidance of the Government Planning Portal – Your Neighbours. Whether or no Mr Witts has joined a weather club should have no bearing on his ability to impose this horrible piece of industrial pipework on his neighbours and set a precedent for such erections in this area and throughout the city, as if allowed here,

masts with or without flashing lights could hardly be opposed for businesses or other purposes.

Summary of main points.

- No design statement, appearance of vivid industrial pipework high into the skyline.
- No information on: the suitability of the materials or the construction of the composite mast, stability of the structure, possible metal fatigue owing to frequent bending in the wind.
- The siting fails to comply with Government Guidance on various forms of similar masts, being conspicuous, sited in falling distance of neighbours' property and not blending with the chosen background. Similar masts are expected to be their own length + 10% inside the owner's property.
- The reflective nature of the 'weather station' and its explosive flashing prevents the neighbours normal and expected enjoyment of their property, not only outside the house, but deep into their lounges, kitchens and bedrooms.
- The flashing causes a health and safety risk for visitors (and possible future residents) who suffer from epilepsy. It also exacerbates migraines.
- This flashing will be the subject of a statutory nuisance investigation, it would be invidious if it were given planning permission.
- The pole is also equipped as a flagpole for which planning permission has NOT been sought.
- The siting is justified as being the only place away from trees. Evidently not true as it is only a few feet from two and a little

10/16

- further from many. The middle of Mr Witts lawn would be much clearer from trees.
- The application does not fulfil statutory obligations on site or location maps. It does not fulfil statutory obligations on the use of measurements. It does not fulfil the statutory requirement for use of up to date maps.
- Mr Witts has certified that he is the sole owner of the land, this is an 'untruth', he is not. (Land registry cert [REDACTED]) This should invalidate this application.
- The dates given for the construction of this structure are incorrect, leading to the possible conclusion that the retrospective aspect of this application is considerably less than it really is.
- The hand drawn map is wildly inaccurate.
- Mr Witts has failed to indicate that his wife is an elected member.
- The details of Mr Witts' contact with the officers are extremely partial – this contact is the subject of an FOI request.
- He stated that there are no hedges or trees within falling distance – there are.
- He has failed to acknowledge the lighting on the mast despite it being part of the application.
- The information he appends is of no relevance to this application e.g. rainfall is not measured 7.4m up a mast, rain-gauges are typically on the ground. The other data he collects can either be collected at ground level or in other less conspicuous ways. The previous data that he claims was so valuable was collected in a far less conspicuous site.

11/16

View prior to mast arrival. Amaryllis in foreground.



12/16



After, with flag, towering above the line of sight 4.4.14 16:22

13/14



The vane flashing like camera. 12.06.14 Also below, different date.

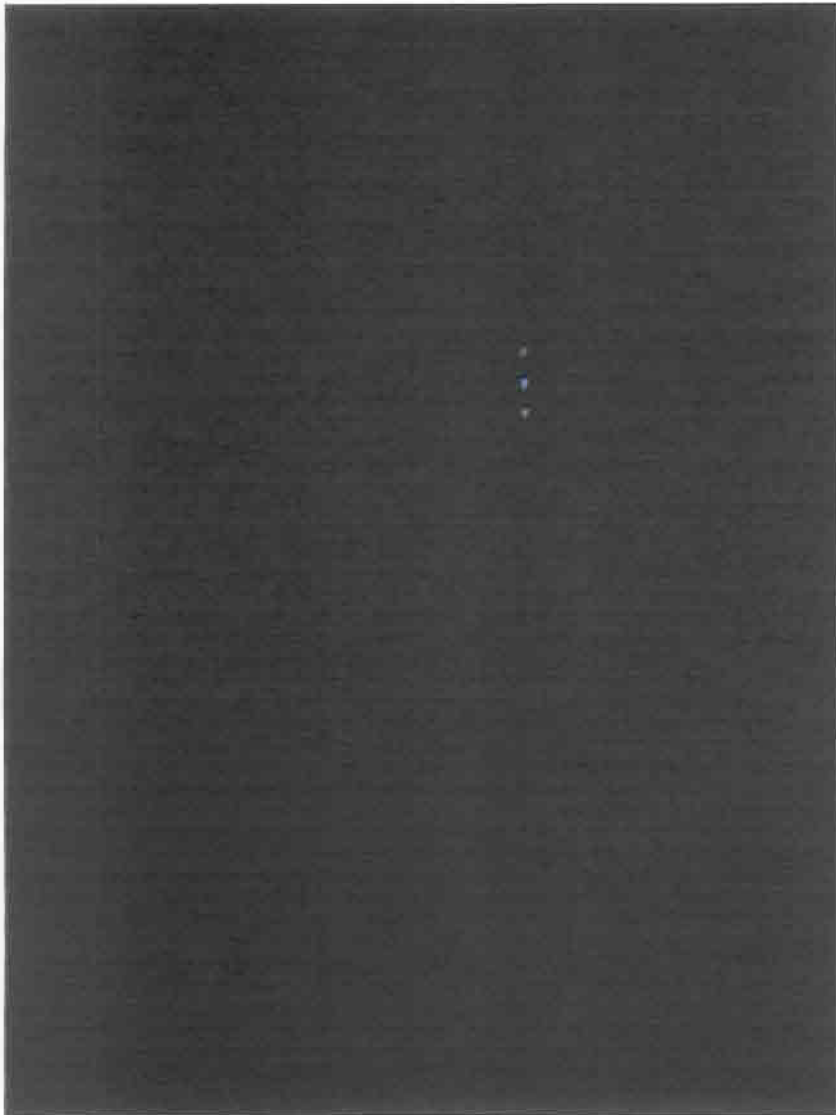


14/16



Yet again.11.08.14

At night, compare with house lights, again right up in sky. Picture taken at eyelevel just outside my patio doors. Very intrusive.



This failed to print as desired as the houses and house lights are not discernable. I will make the original available at the planning meeting and also the flashing light videos. TW.

18/16

The majority of photos showing the flashing were taken from the far armchair in my lounge (blue bowl of gooseberries on the arm). Sitting here or on the settee may mean being dazzled by the flashing vane.



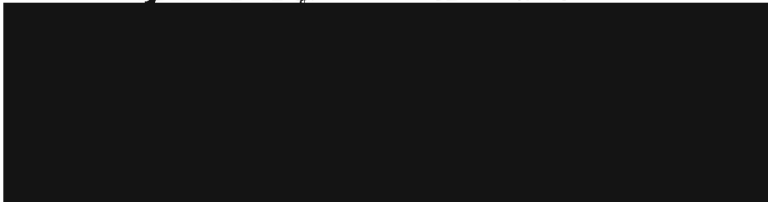
Detail of flash. You can see reflection off all parts, anemometer, and black lump, to compare the high intensity of this flash. Photo taken from the armchair in my living room.

18 / 16



Showing right-hand cup of anemometer
with the strobing light coming off highly reflective curved cup.
Because these cups are curved they reflect all day.

T.H.Wilton and V.A.Wilton 7/9/14





5th September 2011

Your Reference : 14/00722/FUL

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

Dear Sir/Madam

Re: 14/00722/FUL - 15 Riversley Road, Gloucester GL2 0QU

Proposal: Retrospective application for a weather monitoring station comprising a wind vane, anemometer and 3 lights mounted on a 7.4 metre high pole within the rear garden.

We note from your communication of 20th August that our views 'may be reported to the Planning Committee'. We hereby request that they definitely are reported to the Planning Committee for their consideration.

Please note that we strongly object to the installation of this pole and its fittings

From review of information provided by Cllr Witts it would appear that the only reason for the structure to be of such a great height within a suburban area is to house lights which he states are required as he personally chose to collect UV information. Weather information to monitor rainfall, which the applicant says was of use during 2007 floods etc., can be adequately collected from far closer to the ground than 7.4 mtrs, as is the ability to record wind speed, and we therefore suggest that a pole of this height is not only unreasonable but unnecessary.

Should this application be approved it will set a precedence for 7.4+ mtr high masts/poles in an area where there are no mast/poles of any height.

Point 1.

We were under the impression that all applications should be in metric units and are therefore very surprised that you, as a Planning authority, have accepted this as a valid application. *Front page refers to 2" dia mast and 86' long garden - Section 10 refers to 2" dia and length of 24'.* Should this application receive approval, it may be necessary to seek legal advice on these grounds.

Point 2

We are also concerned that a Planning authority believes it acceptable to rely on a General Survey Map of Gloucester some 50 years old, as a correctly submitted site location. We understand that any site location plan should be of a metric scale and by the very fact that it is 50 years old would be imperial and as submitted as a copy would not be to the 1/1250 scale identified on this survey map. It does not include a scale bar for verification of the scale.

Point 3

Nowhere within his application/submission has Cllr Witts identified:

- (i) the composition of the pole. - The fact that it sways with the wind will be causing stress to the metal.
- (ii) the construction of the pole - The fact that the pole is made up of two sections, joined by a plate held together with four bolts brings with it the potential for a "weak" area.
- (iii) the appearance of the pole - The fact that the base of the pole is grey with the upper section red.
- (iv) the mechanism by which the pole is fixed to the ground. - Would appear to be 'strapped' to a wooden support.
- (v) the size or materials of the attached wind vane and anemometer. No design statement is available to support his application. - In fact the composition of the wind vane is such that it is highly reflective and directs pulsing, flashing, intermittent sunlight, directly into windows at the rear of our property.
- (vi) any technical requirement for a wind vane and anemometer to be mounted so high.
- (vii) the fact that there is attached the mechanism from which to hang a flag. - The jangling of the rigging disturbs the tranquillity of suburban gardens.
- (viii) the requirement for the solar lights to be of a constantly changing nature.

Point 4

Section 3 The applicant states "official Elmbridge weather station". Officially affiliated to whom?

Point 5

Cllr Witts states work commenced on 23.04.2014 and that he received pre-application advice on 10.04.2014. (Thirteen days before commencement of work).

Why was he not advised at that stage (10.04.2014) that planning permission was required - *Department for Communities and Local Government 'Plain English guide to flying flags' states that 'flags or flagpoles must not display any other subject matter'*.

Could it be that Cllr Witts was not completely transparent in his explanation of the intended use, as he states the advice given was for flagpoles. Indeed he did fly a flag from this pole in addition to the weather station equipment for a while, ceasing when enquiries were being made by the Planning Department following erection of the pole. (03.05.2014)

Point 6

Section 10 He states there are no lights - Yet in other areas of the application he clearly refers to three lights. If as is stated later by Cllr Witts, these lights are for the recording of UV levels, why the requirement for them to be coloured and constantly changing colour. These can only be seen within the neighbourhood, therefore one cannot perceive that they are part of his invaluable weather station information as suggested.

Point 7

Section 16 It is stated that the site cannot be viewed from a public highway, however the installation at its current height, can clearly be seen from the public footpath and public road. The constant changing colours of the lights attached may, on occasion, distract drivers.

Point 8

His additional submissions -

We were under the impression that all drawings submitted should be accurate, of a recognisable scale and contain a scale bar for verification purposes.

Page 1. free hand drawing of properties in Riversley Road and Merevale Road *again all in imperial measurements.* The drawings are completely inaccurate as the garden of 15 Riversley Road intersects the garden of 18 Merevale Road by 1.2 metres. - By the very nature of this 'overlapping' of gardens this brings his pole 1.2 metres nearer to our property and not as shown by Cllr Witts. Attached please find Cllr Witts drawing with intersection noted.

Point 9

Within his additional submissions - Page 2 - is an "aerial view of site" - Presumably he has obtained copyright from Google to use such image.

Point 10

Within his additional submissions - Page 3 - Due to the angle this photograph has been taken it could be misconstrued that the base of the pole is situated within his lawn, when on closer inspection this is indeed a tree, and the pole is situated well behind, at the bottom of the garden.

Point 11

Within his additional submissions - Page 4 - The coloured lights are clearly shown as being above roof height of properties 16 & 18 Merevale Road.

Point 12

Within his letter he states:

'Tall enough so as to be above neighbouring trees' although within section 7 of the application when required to indicate whether or not there are any trees that could fall within the site, he has noted NO. If not close enough to fall onto proposed site why the necessity for it to be tall enough so as to be above neighbouring trees.

'Large following' - numbers are proportional, so a large following could be 6 out of 10. He does not expand on this. He does mention Glos City Council, BBC, Reading University, but there is no evidence to support this. It would however be hoped that Flying Clubs would rely on information from a far more sophisticated source. Information regarding water collection can be measured from far nearer the ground than 7.4 mtrs.

He also mentions that the information was used during the floods of 2007. UV and hours of sunshine were not and will not be relevant to flooding.

'Unique identification of 3 coloured, low power solar lights fitted near top of mast'. By the very nature of these being solar lights, they are only alight between dusk and dawn yet visible to neighbours 24/7. The information he attaches relating to what is available on his weather station site, does not show any lights, therefore one would question the requirement for the identification of "unique" lights.

"Neighbours and friends are fascinated by the lights, stating that they find them both hypnotic and relaxing". (No supporting evidence made available). By this statement he is acknowledging that the lights are visible by neighbours and could thus be classed as light pollution. Hypnotic could be detrimental to health in a certain percentage of the population.

Point 13

General

Cllr Witts is not required to provide background information to 'support' his application, as he has done within his "To Whom It May Contain Letter". If he felt his application needed such support, should he not have provided a bonafide Design and Access Statement stating all the relevant facts such as a brief description, proposed use, size, layout, scale in reference to the site, landscaping, the appearance including all materials to be used.

He notes that the weather station is positioned on top of the pole, which makes the overall height of the development in excess of his noted 7.4 mtr height.

Cllr Witts had previously sited his fully functional weather station on the rear of his garage. This provided information for the Elmbridge Weather Station site, and was not an intrusion on any neighbours enjoyment of their garden, inner rooms or indeed bedrooms. As detailed in his own statement he personally chose to replace his

equipment to include solar sensor for reading UV levels and chose to site this in his rear garden where he perceived the maximum amount of sunshine was available, though in a garden of such length as detailed by Cllr Witts it is difficult to accept this reasoning.

Cllr Witts details that Experts continue to mention climate change and global warming. He himself is adding to global warming phenomenon as he readily admits that information is being downloaded to his computer and as such he is using electricity, unless of course he is generating sufficient power from the anemometer for this purpose, in which case it then technically is a wind turbine.

Cllr Witts has added a screen capture from the weather station which shows images of trees and appears to be taken from a height. As he has not provided official support / information for the equipment housed on the top of the pole, it could be assumed that the camera is situated on the pole. Nowhere in his application has he stated where this image is generated from, neither has he requested permission to house an unmonitored web cam.



Mr C & Mrs M Ravenhill

Enclosures:

Cllr Witts' own submitted plan - details of correct positioning of boundaries added.

Photographs x 8

- 1 x showing structure from middle of Merevale Road
- 1 x showing structure from public footpath on opposite side to 16 & 18 Merevale
- 1 x showing boundary fence between 15 Riversley Road and 18 Merevale Road, together with view of pole.
- 1 x showing structure from patio area of 18 Merevale Road
- 1 x showing feature atop pole in close up.
- 1 x showing wind vane 'glowing' with reflective light
- 1 x showing close up of vane 'glowing' 5 minutes later.
- 1 x showing close up of illuminated colour lights together with flag.

①

↑ NORTH

Details superimposed on
Cllr Witts drawing.

MAST IS 5' FROM REAR
GARDEN FENCE

indicates boundary

if as noted by Cllr Witts
MAST position in middle of
garden.

X indicates position of
mast. ie 1.2mtrs closer
to our property.

4/12/11

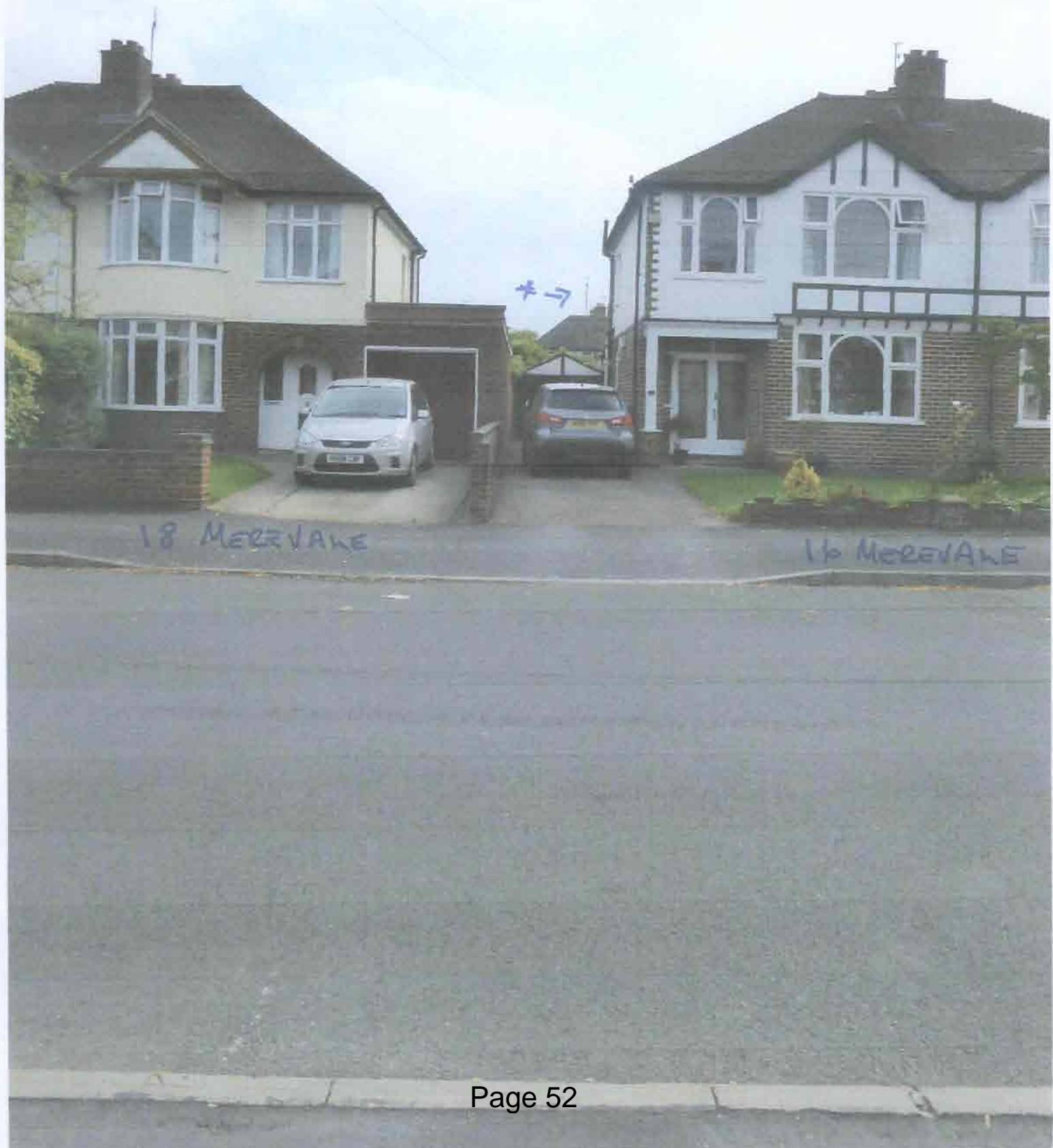
NOT TO SCALE
C. WITTS 13.6.14



Photo taken from
middle of MERVALE RD
outside No's 16 & 18.
showing weather station
structure on pole



Photo taken from
opposite side of road.
shows structure.



18 MERRVALE

16 MERRVALE

BOUNDARY FENCE
15 RIVERSIDE
A
18 MEDEVAC

BOUNDARY FENCE
16 | 18 MEDEVAC

imposing feature overlooking garden
of 18 Metewale

NB This is our "relaxing" area of garden.
"working area" ie vegetable section extends
beyond greenhouse + trellis on left.



Close up showing feature at top of pole together with additional height caused by wind vane + anemometer.

pully and ropes clearly visible as "flag" support



19.30 hrs

Taken 6.5.14

Shows "glowing"
light from wind vane.

Shows two sections
of pole, differing
colours, and held
together with bolted
piece.

Shows additional
height added to
? 7.4 mtr pole.



Additional flashing
of light from wind
vane.



19.35 hrs

21.02 hrs

taken 29.4.14

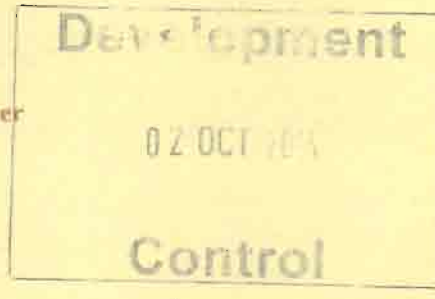
Coloured lights +
flag.





Joann Meneaud
Gloucester City Council
Planning & Building Control

CHRIS WITTS



DATE: Monday 29th September 2014

MY REF: 15R/MAST/001

YOUR REF: 14/00722/FUL

Addressing Inaccuracies in Letters of Objection to Planning Application

Before I erected the mast I sought clarification during a telephone conversation with Gloucester City Planning Department and was told that there was neither Policy nor Guidelines for this type of application. It was suggested that I erect the mast and await any comments. I did not mislead the Planning Officer as we discussed the difference between a mast and a flag pole.

Soon after the mast was erected a Planning Officer visited my home twice,(once during the day and again at night).

The mast was designed, constructed and installed professionally. Two large, wooden posts support a 2" steel post with the correct jointer as used in the scaffolding industry. The construction of the mast is stronger than that used to support the numerous TV aerials fitted to most chimneys.

The term 'mast' maybe misleading to some as it conjures up the idea of some great structure with guy wires and large aerials at the top. This doesn't apply to mine, the term 'pole' would be a better description.

There is no recommended colour for a mast with an anemometer and wind vane fixed to the top. The Internet shows weather masts of all colours, including a Met Office one coloured white with day-glow orange stripes.

If the mast was placed against the side of my house, it would not reach the top of my roof. Indeed it would only reach midway between the guttering and the roof top.

The reason the mast is sited at the rear end of my garden, is that this is the only location in my garden, where I can receive sunlight all day. This is required for an accurate reading for the UV sensor.

There is no movement of the mast during normal weather conditions. Since first erected there has only been one occasion when a Force 10 gale was recorded. At these exceptional high winds the mast has been designed to move a little. It is the same principle as a suspension bridge, which must be allowed to move during high winds.

There is no noise from the mast. I did at first have a small flag flying from the top but removed this as I felt it was interfering with the wind speed readings. The lanyard remains in place, but it causes no noise.

The anemometer **does not have** a start/stop mechanism fitted. The wind vane only moves with a change of wind direction. As the earth rotates, there is obvious a short period when there could be reflection from the

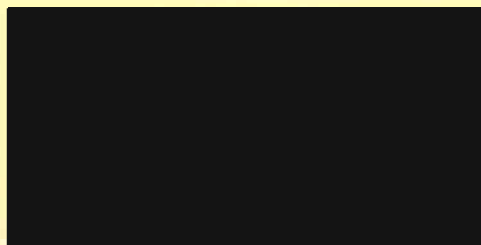
sun from the anemometer. This is normal to all things reflective, including car windows, house windows and solar panels.

I fitted three small, low powered, coloured solar garden lights to the top of the mast for no other reason than to be different. I have had numerous people, who live close to me, say how they like to see them subtly changing colour. They do not flash and do not cause light pollution.

There is no CCTV fixed to the mast. There never has been and never will be such a feature. Only a small anemometer and a wind vane are located at the top of the mast and three small solar lights lower down. Readings from this unit travel through a small cable down the mast to the Weather Recording instruments located on the wooden mast support. A small aerial similar in shape and size to that used on walkie talkies, transmits the readings to the master console located in my office. These readings are fed into my PC, where intricate software makes the data readable for me to send through to my web site at www.severntales.co.uk and to the Weather Channel at <http://www.wunderground.com/personal-weather-station/dashboard?ID=IGLOUCES6>

During the year I receive many emails from around the world commenting on my weather readings and occasionally receiving requests from researchers and contractors for specific weather data from my weather station at Elmbridge.

Other users of my readings include: Heron Primary School
Shropshire Flying Club
Reading University
The BBC



Chris Witts

To whom it may concern

Planning Application for Mast in rear garden of:
15 Riversley Road, Elmbridge, Gloucester, GL2 0QU

I realise that this is an unusual planning application therefore I feel justified in providing you with some background information.

We are all aware of the British obsession with weather. Indeed, throughout the day and night weather forecasts are continually updated on the media e.g. websites, TV and radio.

Since the age of ten I have been interested in recording the weather. Ten years ago I built a fully functional, electronic weather station, which is live on the Internet. This year I realised I had to replace my equipment so I invested a considerable sum on new equipment, which included a solar sensor for reading UV levels and the amount of sunshine per day.

There is only one position in my rear garden, which receives the maximum amount of sunshine each day so this is where I have erected the mast. The Met Office has strict guidelines for the siting of weather recording equipment, including the height of a mast for measuring wind speed and direction. My mast is tall enough so as to be above neighbouring trees.

All readings taken are fed into my PC where software converts the figures into data, which goes live on the Internet. I have a large following of people and organisations, who visit my weather station web site (www.severntales.co.uk) to view readings on a regular basis: Gloucester City Council (especially during times of heavy rain), the BBC, flying clubs, ex pats from around the world and Reading University. My weather station was invaluable during the floods of 2007 and since then many people monitor the rainfall locally.

Indeed, the City Council and the Environment Agency used my rainfall data for certain heavy rainfall events for their calculations during the planning of the flood alleviation schemes for both the Horsbere Brook and the Wotton Brook.

My weather station is an official weather recording station and part of a worldwide network with the code name: IGLOUCES6. Reading University is recognised by most as the world leading authority on weather and regularly monitor my readings to note changes in weather patterns, etc.

The station has a unique identification with three coloured, low power solar lights fitted near the top of the mast. Some neighbours and visitors are fascinated by the lights stating that they find them both hypnotic and relaxing.

We live in the 21st century, an electronic and technical age, and I would like to think that I am at the forefront of modern technology. Experts continue to mention Climate Change and Global Warming and my weather readings help give an accurate statement regarding the patterns of our weather here in Gloucester.

Chris Witts
14-06-2014

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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	4th NOVEMBER 2014
ADDRESS/LOCATION	:	84 FALKNER STREET, GLOUCESTER, GL1 4SJ
APPLICATION NO. & WARD	:	14/01161/FUL BARTON AND TREDWORTH
EXPIRY DATE	:	28th NOVEMBER 2014
APPLICANT	:	MR SAJID BALA
PROPOSAL	:	ERECTION OF TWO BEDROOMED CHALET BUNGLOW ON LAND TO THE REAR OF 84, 86 AND 88 FALKNER STREET
REPORT BY	:	FIONA RISTIC
NO. OF APPENDICES/ OBJECTIONS	:	SITE LOCATION PLAN

This application has been called to planning committee by Councillor Sajid Patel on the grounds that the development would not be out of line with the characteristics of the area and the street, highly unlikely to increase any flooding in the area, the land has no historical significance, the proposed development is highly unlikely to result in any increase in crime and/or anti-social problems. There are sufficient on road parking spaces available in close proximity, development will enhance the street area and be more aesthetically pleasing and the Councillor welcomes any new housing development in the area where demand seems to significantly outstrip supply.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located on the corner of Falkner Street and Grove Street. The property is a two storey end of terraced house with a 2 storey side extension and single storey rear extension. The applicant has purchased some additional rear garden area from a neighbouring property. This application is to erect a two bedroomed chalet bungalow in the finger of land at the rear of 86 and 88 Falkner Street.
- 1.2 The property would measure 10.9m deep, 3.6m wide and vary in height from 2.7m at the eaves up to 6.1m at the ridgeline. The new property would be built from white painted sand cement rendered walls and slate tiles. There would be no off street parking proposed for the new dwelling but a 2m strip would be provided at the front of the property to store waste bins and cycle store. The applicant proposes a small area of amenity space at the rear of the

property. It must be noted that at present most of this area is actually taken up with a storage shed for number 84 that is proposed to be removed on the plans.

- 1.3 This application follows a previous refusal at the site for a two storey detached dwelling which was refused in May 2014 on the grounds of being incongruous and overly prominent in the street scene, having poor amenity space and overbearing to the rear gardens of the neighbouring properties. This revised plan attempts to overcome the previous reasons for refusal.

2.0 RELEVANT PLANNING HISTORY

- 2.1 14/00227/FUL- Erection of detached, two storey, two bedroomed building to the rear of 84-88 Falkner Street – refused – 02/05/14

10/00612/FUL - Two storey side extension, removal of existing garage and provision of 2 off-road parking spaces – granted – 03/08/10

19581(P/389/75):- FIRST FLOOR EXTENSION – not determined

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework is also a material consideration and in particular paragraphs 17, 53, 58 and 64 apply in this case.

- 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 (2002) the following policies are relevant:

BE.1 – Scale, Massing and Height
BE.7 – Architectural Design
BE.21 – Safeguarding of amenity
TR.31 – Highway Safety
TR.9 – Parking standards

TR.12 – Cycle Parking standards
H.13 – The sub-division of plots for infill development

- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Pre-Submission Document which will be submitted to the Planning Inspectorate in autumn 2014. Policies in the Pre-Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have 'development plan status'. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan
 - The extent to which there are unresolved objections to relevant policies; and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Highways – no comment
- 4.2 Env Health – no objection subject to conditions on: restriction of hours during construction, restriction of hours of delivery during construction and no burning of materials during the construction phase.
- 4.3 Severn Trent Water - no response

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 The occupiers of nineteen neighbouring properties were notified of the application by letter. The application was also advertised by site notice.
- 5.2 At the time of writing no representations have been received.
- 5.3 The full content of all correspondence on this application can be inspected at the Herbert Warehouse reception, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

- 6.1 The main planning considerations in this instance are:

- The impact on the street scene
- Amenity for new occupiers
- The impact on the residential amenity of neighbouring properties
- Highway impact

6.2 *Impact on the street scene*

The area is characterised by two storey terraced and semi-detached properties. The proposed detached dwelling given its size and tall and narrow proportions would appear unduly prominent and out of keeping in the character of the street scene. This correlates to the NPPF which states “Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”. (Paragraph 53 of the NPPF). There are semi-detached properties on Grove Street facing the development but these are original and well separated from neighbouring properties.

6.3 *Amenity for new occupiers*

Considering the amenity for the new occupiers, the proposed internal standards for the new occupiers would be acceptable. However, the applicant has proposed a small area of amenity space of 19.36m² at the rear of the property. A site visit showed that most of the area described on the plans as amenity space for the new dwelling has a large shed on it which is used by number 84. The applicant is proposing to demolish this shed. It is considered that this poor layout would be contrary to paragraph 17 of the NPPF which states that proposals should “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”.

6.4 *Potential impact on neighbouring properties*

The proposed dwelling would only have high level windows on the sides, velux windows on the front at first floor level and a dormer window on the rear at first floor level. This dormer would only overlook the sheds at the rear of 82 Falkner Street. It is therefore considered that there would be no overlooking of the neighbouring properties. However, given the size and scale of the proposed building, the southern orientation compared to numbers 86 and 88 and the proposed location immediately adjoining the boundary, it is considered that the dwelling would be overbearing and cause overshadowing to the rear garden of 86 Falkner Street. With the previous scheme the proposal also harmed the amenity of the rear of 88 Falkner Street. This re-design has lowered the eaves and reduced the impact on 88 so that it would no longer form part of the reason for refusal. The building would still be 6.1m in height at the rear of 86.

6.5 *Highways*

There is no off street parking at the site. The applicant submitted a parking survey with the previous application and given that only 1 dwelling is proposed, it is considered that the parking requirement generated could be accommodated in the surrounding streets.

6.6 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

7.1 This application is a re-design of a previous refusal. However the revised scheme would still result in a dwelling that would appear unduly prominent and out of keeping with the character of the street scene. Furthermore given the size, scale and orientation it would be overbearing and cause overshadowing to the rear garden of 86 Falkner Street and the poor layout of the amenity space would be contrary to paragraph 17 of the NPPF.

7.2 It is therefore recommended that this application is refused.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

8.1 That planning permission is refused for the following reasons:

1. Given the proposed size, scale, design and location of the new dwelling it is considered that it would appear incongruous and overly prominent in the street scene, therefore harming the character of the area and be contrary to policies BE.1 and H,13 of the Gloucester City Council Second Deposit Local Plan(2002) and paragraph 53 of the NPPF.

2. The proposed building due to its design, scale, location and orientation would result in causing overshadowing and being overbearing to the rear garden of number 86 Falkner Street. The proposal is therefore contrary to policies BE.1 and H,13 of the Gloucester City Council Second Deposit Local Plan(2002)

3. The proposal fails to provide adequate and private amenity space for the new dwelling and would therefore be contrary to paragraph 17 of the NPPF.

Decision:

Notes:

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

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Gloucester City Council

Meeting:	PLANNING COMMITTEE – 4th NOVEMBER 2014	
Subject:	PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (JULY-SEPTEMBER 2014)	
Report Of:	ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER	
Wards Affected:	ALL	
Key Decision:	No	Budget/Policy Framework: No
Contact Officer:	ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER	
	Email: andy.birchley@gloucester.gov.uk	Tel: 396774
Appendices:	1. SUMMARY OF ENFORCEMENT ACTIVITY JULY-SEPTEMBER 2014	
	2. NOTICES IN EFFECT AT 1st OCTOBER 2014	

FOR GENERAL RELEASE

1.0 Purpose of Report

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

2.0 Recommendations

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

3.0 Background and Key Issues

- 3.1 Gloucester City Council's Planning Enforcement function is based in the Private Sector Housing team, and is part of the Council's Public Protection Service. The team is made up one full time Enforcement Officer, and a Senior Planning Compliance Officer, and also involves the monitoring of Section 106 legal (planning) agreements.
- 3.2 The team operates according to the provisions of the Planning Enforcement Plan, approved in September 2013 by both Planning Committee and Full Council. This policy is supported by a set of customer service standards, priorities for action, and is supplemented by agreed office procedures.

4.0 Caseload and progress

4.1 65 new enforcement enquiries were investigated between July and September 2014, and a total of 52 investigations concluded in the quarter.

4.2 In all, a total of 131 different planning investigations were worked on between July and September. 98 cases remain under investigation.

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

- Monitoring is taking place at a number of locations around the City to check on permitted business opening/trading times, as well as on works/deliveries at some construction sites, following complaints
- An increasing amount of unauthorised signage is being displayed around the City. Officers are addressing this by removing signage from the highways, giving requisite 48 hours notice for private land, and advising persistent offenders (including flyposters) of the Council's powers to prosecute.
- The planning enforcement team are working closely with the owners of two sites in the City where development has commenced without planning permission, and where the potential harm merits consideration of a Temporary Stop Notice, legally obliging the developers to stop works. Works have stopped at one site, pending further discussion, while the other site has continued under close supervision of the Council's drainage engineer, following submission of details.
- Unauthorised uses of land continue to be numerous and varied, with current investigations including (mostly from residential properties) the operation of vehicle related activities (particularly repairs), children's nurseries, commercial catering, double glazing storage and a tattoo parlour!

4.4 Other works undertaken in the quarter include:

- A full audit of the council's s106 monitoring systems have been undertaken, with no issues raised, and one recommendation to prepare desk guidance so other officers are able to understand the system used (in the same vein as the team's 'Enforcement Manual')
- The Senior Planning Compliance Officer has taken the lead on producing a draft Corporate Enforcement Policy, which should add 'weight' to other subject specific enforcement policies adopted by other departments.

5.0 Formal action

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

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

5.2 Appendix 2 identifies those cases where a Notice has been served or was in force at 1st October 2014, showing progress against stated requirements. 6 new Notices were served between July and September 2014, with 3 Notices complied with in the same period. 14 Notices are awaiting compliance, with the following Notice the subject of an enforcement appeal:

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

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

- 4 Glencairn Avenue - untidy garden cleared.

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

6.0 Alternative Options Considered

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

7.0 Reasons for Recommendations

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

8.0 Future Work and Conclusions

8.1 The Planning Enforcement team currently has 98 cases under investigation, and will receive further enquiries during the October to December 2014 quarter, working to try to resolve or meet a satisfactory outcome on as many of these cases as possible.

8.2 Two cases are due to heard at Cheltenham Magistrates Court during the quarter, following deferral.

8.3 Early discussions are and will continue to take place regarding whether or not the team might play a role in monitoring the provisions Community Infrastructure Levy.

8.4 The Planning Enforcement Officer will respond to the recommendations of the s106 audit, as highlighted in section 4.4

8.5 The review of working practices continues, with emphasis on providing more information on the website according to type of allegation received, and producing 'scripting' for the Contact Centre, in order that they can better direct customers to or away from planning enforcement as the enquiry requires. Where any of the proposed changes vary from the approach approved by the Planning Enforcement Policy, they will be brought to committee for members' consideration.

9.0 Financial Implications

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

10.0 Legal Implications

- 10.1 The Council has a range of powers available to it to enforce breaches of planning legislation. These powers are supplemented by the policies and procedures adopted by the Council, which are followed when dealing with potential breaches. Having adopted policies and procedures for planning enforcement helps to minimize the risk of Judicial Review and maladministration complaints and ensures that appropriate enforcement action is taken. Whilst prosecution is an option open to the Council, it isn't always the most cost effective method of enforcement, and it may not necessarily lead to a planning breach being remedied; it can often only lead to the securing of a conviction. Direct action is a last resort, but is necessary in some circumstances, and often more cost effective. Legal Services have been consulted in the preparation this report.

11.0 Risk & Opportunity Management Implications

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

12.0 People Impact Assessment (PIA):

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

13.0 Other Corporate Implications

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

Background Documents: None

APPENDIX 1 –ENFORCEMENT ACTIVITY

	2010 TOT	2011 TOT	2012 TOT	2013 TOT	JAN- MAR 2014	APR- JUNE 2014	JULY- SEPT 2014	OCT- DEC 2014	2014 TOT
NEW ENQUIRIES RECEIVED	303	287	314	308	45	94	65		204
TYPE OF BREACH (New enquiries):									
Operational development	57	95	94	98	14	24	23		61
Breach of Condition	33	27	28	31	4	15	5		24
Unauthorised change of use	66	68	60	70	14	17	16		47
Works affecting a Listed Building	2	5	9	9	3	1	0		4
Unauthorised advertisement	92	62	94	40	4	18	7		29
Section 215 (Untidy land / property)	45	24	21	41	4	17	13		34
General Amenity	0	4	2	1	0	0	0		0
Tree Preservation Order	1	0	1	0	0	0	0		0
Conservation Area	7	2	4	16	2	2	1		5
Not Planning Enforcement	0	0	1	2	0	0	0		0
PROGRESS:									
Total cases worked on in qtr				421	160	151	131		421
Unresolved at qtr end	140	88	123	112	72	85	98		72
<i>Total Notices issued</i>	19	17	23	23	8	6	6		20
<i>Total prosecutions</i>	7	5	1	3	3	0	0		3
<i>Total cases closed</i>	272	338	280	319	85	81	52		218
REASON FOR CASE CLOSURE:									
No evidence of breach	80	100	82	107	18	19	14		51
No further action taken	47	68	37	59	16	17	12		45
Complied with	126	153	140	116	37	35	20		92
Retrospective Planning Permission given	17	17	21	37	11	9	6		26
Other Powers Used					3	1	0		4

APPENDIX 2 – NOTICES IN EFFECT – 1st OCTOBER 2014

ADDRESS	BREACH	TYPE OF NOTICE	STATUS
3 Conduit Street	<i>Untidy garden</i>	<i>S215 Notice</i>	<i>Works completed, and Notice complied with</i>
115 Southgate Street	<i>Removal of hanging signs and other advertising devices</i>	<i>Listed Buildings Enforcement Notice</i>	<i>Removed – Notice complied with</i>
107 Cheltenham Road	Untidy garden	S215 Notice	Owner has been in contact to advise that works will be undertaken in October
Land adjacent to Gospel Hall, Matson	Field not reinstated to previous condition (including levels) following use as a works compound	Enforcement Notice	First requirement, to remove spoil and level land, due by December 2014.
30 Quail Close	Unauthorised change of use from residential to mixed residential childcare nursery	Enforcement Notice (Material Change of Use)	Use must cease no later than 18th November
Former GLOSCAT, Brunswick Road	Works/deliveries taking place outside permitted hours	Breach of Conditions Notice	Ongoing monitoring – no breaches observed or reported since Notice served
4 Glencairn Avenue	<i>Overgrown garden</i>	<i>S215 Notice</i>	<i>Works not completed, so undertaken in default by council appointed contractor, and charged back to</i>

ADDRESS	BREACH	TYPE OF NOTICE	STATUS
			<i>the occupiers.</i>
47-49 Worcester Street	Unauthorised changes to windows and door (within the Worcester Street Conservation Area) – UPVC replacements	Enforcement Notice	Replacement scheme agreed with Conservation, mostly implemented, awaiting works to be completed to second floor.
55 Worcester Street	Unauthorised changes to shopfront including installation of roller shutters (within the Worcester Street Conservation Area)	Enforcement Notice	Notice re-issued requiring approved details to be implemented. Must be complied with by 26th November 2014
151 Bristol Road	Unauthorised change of use from storage unit to car repairs	Enforcement Notice	Appeal against Notice currently under way.
Manor Farm, Kingsway	Change of use from barns to offices, unauthorised enclosures (Scheduled Ancient Monument)	Enforcement Notice	Application under consideration to retain use and works undertaken (further unauthorised works undertaken to create access).
35 London Road	Unauthorised changes to shopfront	Enforcement Notice	Works not undertaken – legal action pending
138 Stroud Road	Unauthorised changes to shopfront works	Enforcement Notice	Retrospective planning application refused, works not undertaken, legal action pending

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

Notices in bold served within July to September 2014 quarter

Notices in italics have been complied with or otherwise concluded during July to September 2014 quarter



CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

Tuesday, 4th November 2014

DELEGATED DECISIONS

1st – 31st August 2014

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

Abbey

14/00641/FUL

G3Y

CARLH

05/08/2014

Erection of two storey side extension, creation of first floor above the garage, and single storey front extension

3 Cotton Close Gloucester GL4 5BA

14/00788/FUL

G3Y

CARLH

12/08/2014

Removal of hedge and erection of brick boundary wall

39 Kingsmead Gloucester GL4 5DY

Barnwood

14/00826/NMA

NOS96

GAJO

19/08/2014

Non-Manterial Amendment to consent 13/00815/FUL to change the position of two external doors.

Barnwood Bowling Club 119 Barnwood Road Gloucester GL4 3HD

14/00694/FUL

G3Y

BOBR

11/08/2014

Conversion of existing basement into habitable accommodation, addition of basement extension with terrace above and ground floor extension and erection of new garage and workshop.

57 Upton Close Gloucester GL4 3EX

14/00754/FUL

G3Y

CARLH

29/08/2014

Two storey side and rear extension

2 Kevin Close Gloucester GL4 3JA

14/00464/FUL

G3Y

CARLH

08/08/2014

Erection of 1) Pitched roof over existing bay window to front; 2) Single storey front extension; 3) Two storey side extension; 4) Single storey rear extensions; 5) New rear access gates; 6) New boundary treatment

139 Painswick Road Gloucester GL4 4PY

14/00282/FUL

G3Y

EMMABL

04/08/2014

Erection of access ramp on western side elevation, and installation of 1 no. air cooling unit and 1 no. flue on western side elevation.

Wotton Hall Club 138 Barnwood Road Gloucester GL4 3JS

14/00690/ADV
GFY BOBR 04/08/2014
Citroen Signage to include: Sign A: Citroen Chevron & Letters on aluminium back panel. Sign B: Citroen Authorised Repair Sign & Sign C: Citroen Entrance Marker Sign
Warners Of Gloucester Ltd Eastern Avenue Gloucester GL4 3BS

14/00798/FUL
G3Y CARLH 20/08/2014
Single storey front extension
6 Goldsbrough Close Gloucester GL4 4ST

Barton & Tredworth

14/00813/FUL
G3Y CARLH 22/08/2014
Loft conversion, to include the installation of a dormer window to the rear, and 2no velux windows to the front elevation
6 Knowles Road Gloucester GL1 4TW

14/00769/ADV
GFY BOBR 22/08/2014
The retention of a non-illuminated sign.
The Co-Operative Food 107 High Street Gloucester GL1 4SY

Elmbridge

14/00835/NMA
NOS96 EMMABL 19/08/2014
Non-material amendment to planning permission 14/00253/FUL, to reduce width of single storey rear extension and to provide external access ramp to single storey rear extension
47 Elmbridge Road Gloucester GL2 0NX

14/00695/FUL
G3Y EMMABL 20/08/2014
Erection of two storey rear extension and installation of 2 no. windows in north-eastern side elevation of existing building
19 Grosvenor Road Gloucester GL2 0SA

14/00825/TPO
TPDECS JJH 15/08/2014
Ash tree. Approx 30% reduction for improved light to garden and to keep branches away from buildings.
15 Green Pippin Close Gloucester GL2 0PA

14/00784/PDE

ENOBJ

CARLH

05/08/2014

Erection of conservatory, measuring 5000mm in depth, 2500mm in height to the eaves, and 3700mm in height to the ridge.

56 Cheltenham Road Gloucester GL2 0LX

Grange

14/00726/FUL

G3Y

EMMABL

27/08/2014

Erection of single storey side extension

9 Bodiam Avenue Gloucester GL4 0TJ

14/00757/FUL

G3Y

GAJO

27/08/2014

Single storey rear extension to enlarge kitchen and lounge

35 Dunster Close Gloucester GL4 0TP

Hucclecote

14/00697/LBC

G3L

GAJO

27/08/2014

To replace the 4 no. three light and fanlight, timber casement windows on the front elevation with 4 no. single glazed, two light, small paned, timber casement windows.

Green Farm Green Lane Gloucester GL3 3QY

14/00723/FUL

REF

EMMABL

04/08/2014

Erection of single storey front extension

31 Dinglewell Gloucester GL3 3HW

14/00767/FUL

G3Y

CARLH

27/08/2014

Two storey side extension to provide ancillary accommodation for aged relative

62 Larkhay Road Gloucester GL3 3NB

14/00583/FUL

REFREA

CARLH

11/08/2014

First floor rear extension and single storey side and rear extension.

13 Gatton Way Gloucester GL3 3DG

14/00659/FUL

G3Y

EMMABL

19/08/2014

Erection of two storey side extension and single storey rear extension, demolition of existing brick wall with timber closeboard infill panels around existing rear garden area and erection of 1.8 metre high timber fencing to enclose existing rear and side garden area, and provision of new vehicular access and area of hardstanding to side of dwelling to form new parking bay

1 Discovery Road Gloucester GL4 5GY

Kingsholm & Wotton

14/00591/FUL

G3Y

GAJO

11/08/2014

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

14/00807/TRECON

TCNOB

JJH

06/08/2014

2 no sycamore - reduce to previous points, walnut - reduce to previous points, purple plum - reduce by 10% _ formative prune.

3 Horton Road Gloucester GL1 3PX

Longlevens

14/00744/FUL

G3Y

CARLH

05/08/2014

Erection of single storey front and rear extension

8 Glevum Close Gloucester GL2 9JJ

14/00743/FUL

G3Y

CARLH

05/08/2014

Erection of single storey front and rear extension

9 Glevum Close Gloucester GL2 9JJ

14/00658/FUL

G3Y

CARLH

08/08/2014

Demolition of single storey garage to the side of the property. Construction of a two storey extension to create garage and bedroom to the side of the property.

159 Cheltenham Road Gloucester GL2 0JH

14/00763/PDE

ENOBJ

GAJO

15/08/2014

Prior approval for a single storey rear extension

7 Park Avenue Gloucester GL2 0DZ

Matson & Robinswood

14/00821/FUL

G3Y

CARLH

19/08/2014

Provision of ramp to front entrance (first revision of previously approved scheme under 14/00385/FUL)

112 Reservoir Road Gloucester GL4 6RY

13/00490/FUL
G3Y BOBR 19/08/2014
Single and two storey extension to side and rear and enlarged access (Revised description)
17 Hill Hay Road Gloucester GL4 6LS

Moreland

14/00437/FUL
G3Y EMMABL 04/08/2014
Change of use to bus storage/hire company (sui generis) and provision of 2 no. Portakabins in connection with the business (retrospective application)
232A Bristol Road Gloucester GL1 5TA

14/00777/ADV
GFY EMMABL 27/08/2014
Erection of 4 metre high non-illuminated totem sign
Ribston Hall High School Stroud Road Gloucester GL1 5LE

14/00624/OUT
GOP BOBR 15/08/2014
Outline planning application for the erection of a single storey dwelling to the rear of 215 Stroud Road, and associated access arrangements. (Appearance, Landscaping, Layout and Scale reserved for future consideration).
215 Stroud Road Gloucester GL1 5JU

14/00804/FUL
G3Y CARLH 22/08/2014
Erection of single storey rear extension and first floor side extension above garage.
2 Larkspear Close Gloucester GL1 5LN

Quedgeley Fieldcourt

14/00742/FUL
G3Y GAJO 11/08/2014
Rear extension to provide sun room, and new flat roof dormers to attic rooms
94 Courtfield Road Quedgeley Gloucester GL2 4UG

14/00672/NMA
NOS96 JOLM 04/08/2014
Non material amendment to the surfacing materials detailed within approved reserved matters application 13/00860/REM (relating to the erection of 55 dwellings)
Land To East West Of A38 And Naas Lane Quedgeley Gloucester

Quedgeley Severn Vale

14/00703/FUL
G3Y CARLH 08/08/2014
Conversion of detached garage to 'granny annexe'
8 Gazelle Close Quedgeley Gloucester GL2 4NS

14/00886/NMA
NOS96 FEH 22/08/2014
Addition of window in the side of the utility room
37 Kestrel Gardens Quedgeley Gloucester GL2 4NR

Tuffley

14/00748/FUL
G3Y GAJO 29/08/2014
Proposed extension to the side and rear of the property
46 Gurney Avenue Gloucester GL4 0HN

13/00915/COU
G3Y JOLM 11/08/2014
Change of use and external alterations to existing swimming pool building to provide a residential unit in connection with the use of the main house as a care home.
1A Southfield Road Gloucester GL4 6UG

Westgate

14/00812/NMA
ROS96 ADAMS 11/08/2014
External alterations to Blocks G, H and I
Former Gloscat Brunswick Road Gloucester

14/00406/ADV
SPLIT GAJO 19/08/2014
Erection of illuminated and non illuminated signs to the exterior of the building
Northend Vaults 86 - 88 Northgate Street Gloucester GL1 1SL

14/00409/LBC
REFLBC GAJO 19/08/2014
Erection of illuminated and non illuminated signs to the exterior of the building
Northend Vaults 86 - 88 Northgate Street Gloucester GL1 1SL

14/00728/JPA
AAPR BOBR 11/08/2014
Prior approval for the change of use from B1 office to C3 dwelling house.
15 Brunswick Road Gloucester GL1 1HG

14/00599/ADV		
SPLIT	ADAMS	12/08/2014
Erection of 27 no. internally illuminated and non-illuminated signs Land Situated On West Side Of St Oswalds Road Gloucester		
14/00677/FUL		
G3Y	EMMABL	20/08/2014
Conversion of existing attached double garage into ancillary living accommodation, and associated fenestration alterations 44 Quayside Way Gloucester GL2 5EX		
14/00859/PDE		
ENOBJ	FEH	27/08/2014
Erection of conservatory at rear (4 metres deep, 3.1 metres wide and 3 metres high) 21 Court Gardens Gloucester GL2 5JX		
14/00711/LBC		
G3L	CARLH	05/08/2014
Cleaning and repairs to stone and brickwork; repairs and replacement works to roof and roof lights (all works exterior) Crown Court Longsmith Street Gloucester GL1 2TS		
14/00693/ADV		
GFY	FEH	04/08/2014
Non illuminated fascia sign, non illuminated hanging sign and window graphics 21 Worcester Street Gloucester GL1 3AJ		
14/00692/COU		
G3Y	FEH	11/08/2014
Change of use from hairdressers to tatoo studio (sui generis) 21 Worcester Street Gloucester GL1 3AJ		

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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