



## Planning Committee

**Meeting: Tuesday, 3rd February 2015 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

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

### AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 5 - 10)  To approve as a correct record the minutes of the meeting held on 13 January 2015.
<b>4.</b>	<b>FORMER MOD OIL DEPOT, HEMPSTED LANE - 12/00725/OUT</b> (Pages 11 - 226)  <b>Contact:</b> Development Control Tel: (01452) 396783
<b>5.</b>	<b>PLANNING ENFORCEMENT SERVICE QUARTERLY PROGRESS REPORT OCTOBER - DECEMBER 2014 &amp; ANNUAL REPORT 2014</b> (Pages 227 - 240)  To receive the Planning Enforcement Service Quarterly Progress Report and the Annual Report for 2014.  <b>Contact:</b> Development Control Tel: (01452) 396783
<b>6.</b>	<b>DELEGATED DECISIONS</b> (Pages 241 - 256)  To consider a schedule of applications determined under delegated powers during the month of November 2014.

7.

**DATE OF NEXT MEETING**

Tuesday 3 March 2015 at 6.00 pm.

*MShields*

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

**Date of Publication: Monday, 26 January 2015**

## NOTES

### Disclosable Pecuniary Interests

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

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

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

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

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

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

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For further details and enquiries about this meeting please contact Anthony Wisdom, 01452 396158, [anthony.wisdom@gloucester.gov.uk](mailto:anthony.wisdom@gloucester.gov.uk).

For general enquiries about Gloucester City Council's meetings please contact Democratic Services, 01452 396126, [democratic.services@gloucester.gov.uk](mailto:democratic.services@gloucester.gov.uk).

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



## PLANNING COMMITTEE

**MEETING** : Tuesday, 13th January 2015

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

**Others in Attendance**

Michael Jones, Solicitor

Adam Smith, Principal Planning Officer

Bob Ristic, Senior Planning Officer

Caroline Townley, Principal Planning Officer

Justin Hobbs, Tree Officer

Tony Wisdom, Democratic Services Officer

**APOLOGIES** : Cllr Smith

### 55. DECLARATIONS OF INTEREST

Councillor Toleman declared a personal non-prejudicial interest in agenda item 5, Gloucester Quays, as a member of the Llanthony Secunda Priory Trust.

Councillor Hilton declared a personal and non-prejudicial interest in agenda item 5, Blackbridge Allotments, as a Member of Gloucestershire County Council.

Councillor Dee declared a personal and non-prejudicial interest in agenda item 5, Blackbridge Allotments, as a former Member of Gloucestershire County Council and had been involved in discussions regarding this development.

### 56. MINUTES

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

### 57. 29 TEWKESBURY ROAD - 14/01321/TPO

The Council's Tree Officer presented the report which detailed an application to fell a protected beech tree at 29, Tewkesbury Road. He referred to the representation and photographs contained within the late material.

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**13.01.15**

Councillor Hilton supported the recommendation and noted that the tree was located on one of the main routes into the City and would have pre-dated the applicant's ownership of the property.

The Tree Officer confirmed that the life expectancy of the tree, which pre-dated the property, was in the region of 200 years and that it was unlikely to grow in size significantly.

The Chair supported the recommendation as he believed that the tree had significant public amenity value.

**RESOLVED that application 14/01321/TPO to fell a protected tree at 29, Tewkesbury Road be refused for the following reason:**

The tree is of considerable public amenity value by virtue of its size, form, good health and location adjacent to a busy main road. The reasons put forward for removal are either unsubstantiated, do not outweigh the public amenity value of the tree, or have alternative solutions that do not require the removal of the tree.

**58. GLOUCESTER QUAYS - LAND AT BAKERS QUAY, LLANTHONY AND MONK MEADOW - 14/00709/FUL**

Councillor Toleman had declared a personal prejudicial interest in this application as a member of the Llanthony Secunda Priory Trust.

The Principal Planning Officer presented the report which detailed an application for the renewal of Gloucester Quays outline planning permission. Mixed use regeneration, comprising re-use of buildings and new build to accommodate residential, employment, retail and leisure uses and an education centre for Gloscat including enhancement works to listed buildings and Llanthony Priory together with public transport facilities, improvements to the road network including a new bridge over the canal and associated landscaping, car parking and servicing.

He advised that the application was in effect a renewal of the 2004 scheme granted by the Secretary of State with several legal agreements and 73 conditions.

He also advised that having taken legal advice it was no longer considered necessary to refer the application to the National Planning Casework Unit and amended his recommendation accordingly.

**Sarah Hawkins of Gloucester Quays LLP addressed the Committee in support of the application.**

Ms Hawkins noted that it had always been intended to progress the development in phases and that renewal of the planning permission granted by the Government would mean that the later phases could be implemented.

She believed that the development made an important contribution to the City and advised that there was currently interest being expressed in some of the later phases.

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The Environmental Statement had been updated with an additional section on ecology and the planning obligations remained relevant.

Councillor McLellan noted that there would be advantages in bringing the development forward as soon as possible although he believed that the hotel would be more involved and he expressed concerns regarding land in the ownership of the Bishop family which was currently an eyesore. The Principal Planning Officer advised that he had been informed by a prospective purchaser of that site that a contract had been signed and would be exchanged shortly, pending the clarification of one piece of information.

Councillor Hilton welcomed the application and hoped that the area would be regenerated within the five years of the permission sought. He expressed concerns that some Listed Buildings could be at risk and referred to the recent fire at a warehouse on Baker's Quay. He hoped that the damaged building could be covered to prevent further deterioration.

The Principal Planning Officer referred to proposed conditions 3 and 4 which required the development to be started within five years from the date of this permission or within two years of the last of the reserved matters to be approved, whichever should be later and that an application for reserved matters should be made within eight years of the date of this permission.

Councillor Hobbs believed that the development would significantly tidy up land at Monk Meadow and around Sainsbury's store and he hoped that Baker's Quay would be resolved.

Councillor Noakes supported the application and believed that what had been achieved to date was an asset for the City and she noted that Peel Investments had invested in the City and were set to invest a great deal more in the future.

**RESOLVED that the Development Control Manager be authorised to grant outline planning permission subject to the satisfactory completion of deeds of variation and/or additional legal agreements or undertakings in accordance with the terms set out in Paragraphs 6.70 to 6.74 of the report (subject to further negotiation on the necessity of the 'College' undertaking) and the conditions set out in the report.**

**59. BLACKBRIDGE ALLOTMENTS, STROUD ROAD - 14/01317/OUT**

Councillor Hilton had declared a personal and non-prejudicial interest in this application as a Member of Gloucestershire County Council.

Councillor Dee had declared a personal and non-prejudicial interest in this application as a former Member of Gloucestershire County Council and had been involved in discussions regarding this development.

The Senior Planning Officer presented the report which detailed a revised outline application for 14 new dwellings, new allotments and associated works (following

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the grant of outline permission under application 11/00724/OUT) to allow for amended access arrangements from Stroud Road. (Appearance, landscaping, layout and scale reserved for future consideration).

He advised Members that a similar application had been approved in 2014 but the applicant had been unable to reach agreement with Network Rail regarding the approved shared access.

He referred to the late material which contained a recommendation for an additional condition requested by the City Archaeologist and confirmation of no objections from Environmental Health, the City Urban Design Officer and Network Rail.

He drew Members attention to the heads of terms of the proposed Section 106 Agreement detailed at Paragraph 6.8 of the report and advised that the reference numbers of the drawings referred to in Conditions 4, 20, 23 and 25 had been updated.

The Chair believed that there would be no problems with the Network Rail access as it was only used infrequently.

Councillor Dee supported the application despite the increasing demand generally for allotments. He explained that the existing allotments, of which only one was in use, were poorly drained and there was no water supply on site. the replacement plots would be serviced, well drained and have the benefit of a water supply. He called for a lockable barrier to prevent out of hours access to the playing field as problems had been experienced with abandoned burnt out vehicles in the past.

Councillor Hilton supported the application but noted that Network Rail was a difficulty organisation to deal with in respect of agreements.

Councillor Dee noted that the Network Rail access was the only point for large vehicles to gain access to the rail network for some considerable distance.

**RESOLVED that, subject to the satisfactory completion of a Section 106 legal agreement in accordance with the terms in the report, the development Control Manager be authorised to grant consent subject to the conditions in the report, with drawing reference numbers updated, and the following condition:**

Condition

No development or demolition shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which maybe lost and in accordance with paragraph 141 of the National Planning Policy Framework



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**60. DELEGATED DECISIONS**

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

**RESOLVED that the schedule be noted.**

**61. DATE OF NEXT MEETING**

Tuesday, 3 February 2015 at 6.00pm.

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

**Time of conclusion: 18:45 hours**

**Chair**

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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>3<sup>RD</sup> FEBRUARY 2015</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>FORMER MOD OIL DEPOT, HEMPSTED LANE</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>12/00725/OUT WESTGATE</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>29<sup>TH</sup> OCTOBER 2012</b>
<b>APPLICANT</b>	<b>:</b>	<b>BOVALE LTD</b>
<b>PROPOSAL</b>	<b>:</b>	<b>OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 85 DWELLING UNITS WITH MEANS OF ACCESS AND PUBLIC OPEN SPACE. (APPEARANCE, LANDSCAPING, LAYOUT &amp; SCALE RESERVED FOR FUTURE CONSIDERATION) - (REVISIONS INCLUDE THE REDUCTION IN THE NUMBER OF DWELLINGS PROPOSED FROM 101 TO 85)</b>
<b>REPORT BY</b>	<b>:</b>	<b>BOB RISTIC</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE LOCATION PLAN 137 REPRESENTATIONS</b>

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

- 1.1 The application site comprises a former Ministry of Defence (MOD) fuel depot, located to the northern side of the village, which is accessed from Hempstead Lane, near its junction with Secunda Way. The site is currently vacant and has been disused for a considerable period of time.
- 1.2 The application site measures approximately 4.4 hectares in area and comprises a large swathe of land located between the edge of the residential area of Hempstead, namely Honeythorne Close, the landfill site, and commercial properties to the north.
- 1.3 The site varies significantly in its character and topography. The front part nearest to Hempsted Lane is generally flat and contains a variety of buildings, structures, pipelines and fuel rigs. This area also houses an air raid shelter and decontamination unit. The land then rises significantly through the middle

part of the site, which has a grassed appearance, interspersed with above-ground pipelines and associated equipment and slopes up to the western end of the site, which houses four cylindrical fuel tanks which are approximately 40 metres in diameter and are partially buried within the contours of the site. The tops of these containers have been grassed over and assimilated to some degree into the landscape. (The area comprising the tanks is outside of the application site but remain within the applicant's control). The site drops down to the east and north and this part of the site is subject to flooding and forms part of the identified floodplain.

- 1.4 The application proposal has been submitted in outline with all matters reserved with the exception of means of access. The proposal initially sought outline planning permission for the erection up to 101 dwellings. This number was subsequently reduced to 85 dwelling units during the application process.
- 1.5 The amended illustrative drawings submitted with the application show how the site could be laid out to accommodate the number of dwellings proposed. In this instance, the dwellings would generally be sited along the southern, part of the site, whereas the northern part would be retained as Public Open Space (POS), and would also provide significant flood compensation measures.
- 1.6 The site would be accessed off Hempstead Lane, opposite Nos. 3 & 5. The scheme provides for a secondary pedestrian only access onto Honeythorne Close, a residential cul-de-sac.
- 1.7 The proposed development would also provide an area of public open space (POS) to the northern part of the site, measuring approximately 2.2 hectares. A significant proportion of this space will also lie within the floodplain. The POS would also include children's playground (LEAP), balancing pond, habitat area and footpath linkages throughout the site and beyond.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 There have been three previous planning applications at the site which are summarized below:

09/00679/OUT - Outline application for the erection of up to 101 dwellings and public open space. (All matters reserved for future consideration with the exception of means of access). This application was recommended for approval by officers and refused by the planning committee for the following reasons:

- 1) The contribution offered towards the improvement of educational facilities is insufficient to mitigate the impact on local schools from the increase in pupil numbers that is likely to be generated by the development and as such the proposal is not acceptable in respect of Policy S.5 of the Gloucestershire Structure Plan (1999) and Policy CS.11 of the Second Deposit Gloucester Local Plan (2002).

- 2) In the opinion of the City Council the proposal represents an over-development of the site. The majority of the application site lies within open countryside defined as a Landscape Conservation Area in order to protect the setting of the village and is outside the area allocated for housing development in Policy H.2 (Site 8) of the Second Deposit Gloucester Local Plan (2002). Furthermore the density of housing is considered to be an overdevelopment of the site and would create a cramped appearance which would be out of character with the existing housing development in the locality, contrary to Policy ST.7 of the Second Deposit Gloucester Local Plan (2002).

The site has also been subject to two further, applications:

08/01049/OUT - Outline planning application for 127 dwellings and public open space. All matters reserved with the exception of layout and means of access, which was refused under officers, delegated powers on 6<sup>th</sup> November 2008.

07/00145/OUT for the erection of 152 residential units, together with open space and access and infrastructure. This application was withdrawn.

### **3.0 PLANNING POLICIES**

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

#### Central Government Guidance - National Planning Policy Framework

- 3.2 This is the latest Government statement of planning policy and is a material consideration that should be given significant weight in determining this application.

#### *Decision-making*

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

In assessing and determining applications, Authorities should apply the presumption in favour of sustainable development.

For decision-making, this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent, or relevant policies are out of date, granting planning permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or

- specific policies in the NPPF indicate development should be restricted.

Authorities should look for solutions rather than problems and decision-takers should seek to approve applications for sustainable development where possible.

*Core planning principles*

Planning should:

- Be genuinely plan-led;
- Be a creative exercise in ways to enhance and improve places;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Secure high quality design and a good standard of amenity;
- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future, take account of flood risk and encourage the use of renewable resources;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing brownfield land;
- Promote mixed use developments;
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs.

The Development Plan

3.3 The policies within the 1983 and the 2002 Local Plan remain a material consideration where they are consistent with the National Planning Policy Framework and the Joint Core Strategy gains more weight as it passes through the adoption process.

3.4 City of Gloucester Second Deposit Local Plan (2002)

The following policies are considered relevant to the consideration of this application:

- ST.1 – Sustainable Development
- LCA.1 – Development within Landscape Conservation Areas
- FRP.1a – Development and Flood Risk
- FRP.6 – Surface Water Run Off
- FRP.10 – Noise
- FRP.19 – Protection of Underground Gas & Oil Pipelines
- BE.1 – Scale, Massing and Height
- BE.5 – Community Safety
- BE.7 – Architectural Design
- BE.21 – Safeguarding of amenity

BE.23 – Development Affecting the Setting of Listed Buildings  
TR.31 – Highway Safety  
H.2 – Allocations for Housing Development (Site 8)  
H.7 – Housing density and layout  
H.15 – The provision of Affordable Housing  
H.16 – Affordable Housing Mix, Design & layout  
OS.2 – Public Open Space Standard for New Residential Development  
OS.3 – New Housing and Public Open Space  
OS.4 – Design of Public Open Space  
OS.5 – Maintenance Payments for Public Open Space

- 3.5 In terms of the emerging Local Plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils which was submitted to the Planning Inspectorate on 20th November 2014. Policies in the 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.

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

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

#### **4.0 CONSULTATIONS**

Environment Agency – No objections subject to conditions

Flood mitigation works will need to be undertaken to ensure no loss in flood plain storage, or interference with flood routes.

Dry pedestrian access and emergency services access will be required (onto Honeythorne Close).

Site access would be affected by flooding during the lifetime of the development

Contamination strategy is general at this outline stage. Satisfied with information and will review details as proposals progress.

Ground water monitoring will be required

Local Plans – No policy objections to the proposal. The site is capable of accommodating a greater number of dwellings than identified within the City of Gloucester Second Deposit Local Plan (2002) and the site will contribute meeting the need for housing in the city.

Conservation Officer – The revised application has addressed the previous issues from the previous refusals regarding development encroaching into the setting of the listed Newark House, and therefore in principle the development is acceptable subject to conditions.

City Valuation Officer - Satisfied that the submitted appraisal is accurate, and demonstrates that at the current time the development can only deliver the quantum of S.106 contributions proposed.

Housing Officer – has raised concerns with regards to the level of affordable housing being offered. Would like to see the inclusion of a 'claw back agreement to re-test viability in the future. While a significantly foreshortened 'commencement' condition is proposed this does not offer any protection with regards to rise in house prices up until that time.

Ecology – impacts on protected species can be mitigated against - no objections subject to conditions.

City Archaeologist – A limited evaluation has been undertaken as a result a condition to secure further archaeological works is required.

Environmental Health Protection – Satisfied that the amenities of future occupiers can be protected through a suitable condition and future occupiers would not be unduly affected by smells from the nearby tip.

Environmental Health Contamination – Satisfied with assessments of the contamination upon the site, which can be remediated in a satisfactory manner and controlled by condition.

Highways – No objections subject to a contribution towards a travel plan.

County Council – No objections subject to contributions towards increased capacity at Hempsted C of E Primary School and Secondary Schools across Gloucester as well as a library contribution.

Gloucestershire Police - Crime Prevention Design Advisor – No objections to the development. Officer has made a series of advice notes based on the indicative layout plan for consideration at the reserved matters stage and in order to create a safe and secure environment.

## **5.0 PUBLICITY AND REPRESENTATIONS**



- 5.1 The occupiers of 141 Properties were notified by letter when the application was first submitted. These occupiers (and any other persons who made representations to the initial consultation) were subsequently re-notified when amended plans were received reducing the number of houses proposed.
- 5.2 The application was also advertised by site notices and press notices.
- 5.1 In response to the two rounds of consultation, a total of 137 representations have been received. The comments raised are summarised below.
- Hempsted Lane is already very busy and it is difficult to get onto the road
  - Difficult to exit village onto bypass
  - Access too close to busy junction
  - Problems exiting drive at peak times
  - Enough new housing is already being built in the Hempsted area
  - Development is too dense for the area
  - Small garden, houses too close together
  - More light pollution
  - Lake/balancing pond a risk to children
  - Proposed land is an important natural habitat
  - Many bats on site
  - Wildlife would be 'scared' away
  - Land remains an important landscape buffer between city and village
  - Local school is already 'overloaded'
  - Link to Honeythorn Close is not required by emergency services
  - Serious safety concerns from unrestricted access through Honeythorn Close
  - Would cause a 'rat run' through Honeythorn Close
  - Already parking problems on Hempsted Lane from Students
  - School can not cope
  - No doctors or dentists in the area – existing ones are at full capacity
  - Other residential developments proposed in the area
  - Hempsted Residents already experience problems with sewer issues
  - Underground tanks would not be removed
  - Boundary to tanks should be more secure
  - Risks from contamination/pollution from tanks
  - Land is contaminated
  - Cyclists should not be allowed onto the western footpath beyond the site
  - Access is through the flood plain – cars would be abandoned in Hempsted Lane
  - Site is in a flood plain
  - POS would flood and could be a risk
  - Future residents would add to existing noise from nearby industrial sites
  - Already noise disturbance from bypass

- Many old people in village – don't want to be scared by a 'council estate'
- Don't want social housing which would be detrimental to the area
- Young people with nothing to do would result in crime
- Turning village into a busy suburb with loss of charm
- Development would undermine character of village
- Local Plan proposed 30 houses
- 2/3 storey houses would block views – should be bungalows
- Overlooking of existing properties
- Plenty of vacant land next to Sainsbury's – should be built on before a field
- Views and smells from tip would result in poor quality homes
- Hempsted is a historic village may be remains of a Roman Wall, historic Air Raid shelter and Listed Newark house
- No S.106 contributions proposed
- Residential development may prejudice unfettered operations at 26 Hempsted Lane depot/haulage yard.
- Residential development may prejudice redevelopment of adjoining depot/haulage site.
- Developer should take measures to protect residents from noise
- Gloucestershire Waste Core Strategy requires protection of waste sites from encroachment or sterilisation by incompatible land uses
- Traffic along the tip road will continue for many years
- Application proposes a footpath link across this busy road
- Pedestrians would conflict with HGV's
- Number of dwellings is now considered acceptable subject to contributions to school.
- Site has appearance of a green field
- Bought house in quiet village – soon to be surrounded by development
- There are restrictions to development at listed buildings
- 85 dwellings in front of listed building are unreasonable
- Newark House would be surrounded by development
- Would not protect listed status
- Would block views to and from Newark House

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

## **6.0 OFFICER OPINION**

6.1 This application is a resubmission following the refusal of outline planning permission for a development of 101 dwellings and public open space (POS) in August 2011. This application was refused due to insufficient S.106 contributions towards education, the density of development and impact upon the locally designated (non statutory) Landscape Conservation Area.

- 6.2 The current application has reduced the proposed number of dwellings to 85 units upon the lower lying eastern part of the site, in order to address concerns with regards to density of development on the site, additionally the application would deliver a host of S.106 contributions to mitigate the effects of the development.
- 6.3 The remaining land to the north and west would provide a substantial area of public open space, which would connect into the wider footpath network and would also include a children's play area.
- 6.4 It is considered therefore that the main issues with regards to this application are as follows:-
- Planning Policy
  - Extent and quantum of development
  - Amenity
  - Viability and S106 contributions
  - Noise and contamination
  - Flood risk
  - Traffic and transport
  - Historic environment
  - Natural environment
  - Listed buildings

#### Planning Policy

- 6.5 While the unadopted Second Deposit Gloucester Local Plan (2002) (SDGLP) is used for development control purposes the NPPF and emerging Local Development Framework are material considerations in the determination of this application particularly where there is conflict with policies within the SDGLP.
- 6.6 It is acknowledged that tension currently exists with regard to the principle of development at the site between the existing unadopted development plan, the submitted Joint Core Strategy (Nov 2014) (JCS) and City Plan which, once approved, taken together will comprise the development plan for the City.
- 6.7 The tension lies in the fact that the Second Stage Deposit Local Plan identifies the site as having a potential to deliver 30 dwellings upon 0.9ha of the site with the remainder of the site falling within Landscape Conservation Area, however the need in the emerging JCS/City Plan to deliver houses in the City, coupled with an updated landscape evidence base to support the JCS process which moves away from landscape conservation area designation now demonstrates that the site has the capacity to deliver more housing than set out in the SDGLP allocation.
- 6.8 Additionally, the NPPF seeks to provide sustainable development and aims to boost the supply of housing nationally by ensuring that local planning

authorities identify an objectively assessed need (OAN) for dwellings through the development plan process while providing an annual 5 year plus 5% supply of 'deliverable' housing sites on which to deliver both market and affordable housing.

- 6.9 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy has reached an advanced stage and identifies an OAN for the JCS area of 30,500 dwellings for the period 2011-2031 with a figure for Gloucester of 11,300 dwellings.
- 6.10 The Submission Housing Background Paper (November 2014) accompanying the Submission JCS explains that the City has an indicative capacity of 7,670 dwellings comprising completions since 2011, commitments, potential City Plan supply and windfalls.
- 6.11 Ward profiles were produced in order to support the Summer 2013 City Plan sites consultation. A SWOT analysis of each ward was produced which helped to identify potential issues that any new development in a ward might seek to address. For Westgate South the issues identified included;
- Whilst having overall a very good supply of the community facilities open to all, there is a lack of facilities in an easily accessible location for those living in new housing developments to the west of Secunda Way.
  - Lack of community shops, services and facilities in walking distance, though located fairly close to Sainsburys at Gloucester Quays and the city centre.
  - Lack of healthcare facilities in walking distance.
  - Local primary school at capacity.
  - Parking issues at peak times (school drop-off and pick-up times).

The opportunities presenting in Hempsted included the following;

- Qualitative improvements to public open space.
  - Increased school capacity linked with new housing developments.
- 6.12 The Planning Policy Officer consider that any new housing development at the site would provide the opportunity to address some of the weaknesses in the ward which were acknowledged by the local community and local ward members alike.
- 6.13 The site, as a former allocated housing site in a draft plan has been included in the Gloucester City SHLAA process since 2010 when it was considered as contributing to the housing supply of the City in the later part of the plan period.
- 6.14 In Autumn 2013 the City Council received new landscape evidence from WSP to support preparation of the City Plan. New landscape evidence was also emerging at this time to support the JCS – The JCS Landscape Character and Sensitivity Analysis - both new sets of landscape evidence were used to inform the 2013 Strategic Assessment of Land Availability study (SALA). This

study was undertaken in compliance with the NPPF and Draft Beta National Planning Practice Guidance (October 2013) and superseded previous SHLAA and SELAA documents studies.

- 6.15 The 2013 SALA identified the many significant constraints affecting the site including contamination, flooding & the impact on the adjacent listed building however the conclusion of the 2013 SALA study found that the site was deliverable in the next five years with a capacity of approximately 101 dwellings.
- 6.16 The City Council is committed to ensuring that the NPPF requirement to provide a five year plus 5% housing land supply is maintained. It is evident from the applicant that this site is capable of being brought forward in the near future and would therefore contribute to the five year land supply and much needed housing.

#### Extent and Quantum of Development

- 6.17 The proposals map to the Second Deposit Gloucester Local Plan (2002) identified the site as being within the wider Hempsted Landscape Conservation Area (LCA). The landscape character of the City and this site has since been reviewed as part of the evidence base for the Joint Core Strategy and supersedes the LCA designations.
- 6.18 The Joint Core Strategy – Landscape Characterisation Assessment and Sensitivity Analysis has identified the site as being ‘low sensitivity’ as a result of the proximity of commercial development and the presence of industrial features & above ground pipelines. The assessment’s characterisation of the site as being of ‘low sensitivity’ and advises that the site is therefore suitable for residential (and/or commercial) development.
- 6.19 The site is visible from limited public vantage points around the City, where the natural slope of the site and a large oak tree provide prominent landmarks. Where parts of the site are visible this corresponds to the steeper and elevated parts of the site that forms the embankment to the concrete fuel silos and part of the wider scarp slope, which extends beyond the site’s southern and western boundary and forms the elevated setting for the village and Newark House.
- 6.20 The current application sets the development away from the sensitive, most elevated parts of the site. It is considered that the extent of development towards the west, would not result in any detrimental impacts upon views of the site from north and west. The indicative drawings also show how smaller dwellings could be located upon the higher parts of the development site, providing a sensitive transition between the developed and natural parts of the site.
- 6.21 It is therefore considered from the submitted details and indicative layout that 85 dwellings could be accommodated upon the site without detriment to the visual amenities or character of the area.

## Amenity

- 6.22 The nearest residential properties are located at Honeythorn Close and Hempsted Lane and Newark House, which in general back onto the application site, and are screened by existing planting. The precise details of the layout and any potential impacts upon the amenities currently enjoyed by these occupiers would be considered at the reserved matters stage, nevertheless, the indicative drawings show that a development of the proposed scale can be accommodated upon the site without significant impact upon the amenities currently enjoyed by the occupiers of neighbouring properties, particularly as the site slopes down and away from these existing dwellings.
- 6.23 The application site is presently in private ownership and inaccessible by the public. The site is enclosed by a concrete security wall which extends some 120 metres along Hempsted Lane and Secunda Way, presenting a bleak approach to the village. The proposed development would remove this ugly wall and introduce an attractive landscaped area of POS to this eastern boundary of the site and would create an attractive setting to the development and would form an attractive green gateway of the village.
- 6.24 The provision of a substantial area of public open space and lay equipment would not only benefit future residents of the development but would also benefit the village as a whole which has limited provision of POS.

## Viability and S106 Contributions

- 6.25 It is acknowledged that application has been submitted in the context of significant financial pressures associated with the recession, nevertheless the market has shown signs of growth since the previous refused planning application at the site, though it should be noted that the full benefit of the rise in house prices has been offset by increasing build costs.
- 6.24 The viability of the proposed development and its ability to deliver, in particular affordable housing is affected by the significant costs associated with remediation of the site and the flood compensation works necessary to bring the residential development forward.
- 6.25 The application has been accompanied by a financial appraisal, which has been updated to reflect the changing market situation throughout the application process. The reports have been scrutinized by the council's valuer who has agreed that the proposed quantum of money available towards S.106 contributions is limited given the considerable abnormal costs associated with bringing this complex site forward for redevelopment.
- 6.26 Notwithstanding the pressures and costs identified above, the developer has offered the following package of S.106 contributions:

	TOTAL
Housing – No. Residential units	85
Education - Primary Schools	£248,455
Education - Secondary Schools	£227,358
Community Service – libraries	£16,660
Travel Plan	£43,690
Public Open Space	2.2 hectares
Public Open Space – Commuted Sum for Maintenance	£119,487
Affordable Housing	7 Units
<b>Grand Total</b>	<b>£ 671,550</b>

- 6.27 The contributions offered would satisfy the full requirement of the County Council in terms of education, library and highways requirements. The proposal would also provide a substantial area of public space and an appropriate commuted sum for its future maintenance.
- 6.28 The City Housing Enabling Officer has raised concerns with the level of affordable housing being proposed as part of the development and has recommended a re-appraisal mechanism within the S.106 to allow the viability to be re-tested if market conditions change.
- 6.29 The applicant has advised that this would be unacceptable as the associated uncertainty with such a review mechanism would prevent the development from being able to secure funding given the cautious state of the financial market.
- 6.30 The applicant's viability appraisal has shown that the development can only provide 5 affordable housing units. In order to remove the uncertainty of a change in the market the applicant has offered an additional 2 affordable dwellings (with the obvious negative impact on viability) in the present time frame and raising the affordable housing contribution to 7 units.
- 6.31 The applicant has also agreed a reduction in the standard outline commencement condition from the standard 'up to' 5 years to commence development to the proposed 'up to' 2½ years to commence on site (18 months to apply for reserved matters and 12 months to commence thereafter). This will ensure the delivery of the development and mitigate against any significant changes in the market which may affect viability.

- 6.32 On the basis of the above measures to deliver the development applicant will be expected to complete the S.106 within three months of the committee date and to draw down the planning permission otherwise, the applicant will be expected to review the viability at the Council's request until the S.106 is completed.
- 6.33 In addition, the development would also open up the remainder of the site (which is presently not accessible by the community) as an area of public open space which would measure approximately 2.2 hectares for adoption by the Council. The developer has also offered to lay this area out to the Council's satisfaction and provide a 'locally equipped area of play' (LEAP) and a commuted sum of £119,487 for the future it's future maintenance.
- 6.34 The provision of the POS would significantly enhance the present abandoned industrial appearance of the site. The delivery of this substantial area of POS would be enabled by the residential development and would provide a significant visual improvement to this part of the city and a valuable amenity asset to the village.

#### Noise & Contamination

- 6.35 The application site is located adjacent to several commercial land uses, which operate on a 24 hour basis as well the landfill site. It is therefore necessary to ensure that the occupiers of the development are not affected by noise.
- 6.36 The applicant has undertaken relevant noise monitoring, in accordance with a brief set out by the Council's environmental health officers. The surveys were undertaken at various times and acknowledge significant noise being generated from the adjoining commercial uses.
- 6.37 Nevertheless the report advises that the mitigation measures can be put in place to protect the residents of the new development from the adjoining commercial land uses.
- 6.38 While the precise details are not provided at this outline stage the council's Environmental Health Officer (EHO) is satisfied that the precise details and design can be secured by way of a suitably worded condition.
- 6.39 Furthermore, the site is contaminated as a result of its former use. Relevant surveys have been undertaken to identify the nature of the contaminants and the application has been accompanied by a general remediation strategy.
- 6.40 The Environment Agency (EA) are satisfied with the preliminary details and have recommended suitably worded conditions which have been agreed with the council's contamination officer as being acceptable to ensure the proper remediation of the site.

#### Flood Risk



- 6.41 The eastern and northern parts of the site are identified as being within flood zone 2 with the extreme northern part of the site being in flood zone 3.
- 6.42 The development has been designed to negate the risk of flooding to any part to be development used for residential purposes, and a 'worse case' historic flood level of 11.18metres AOD(N) and has been agreed by the Environment Agency. As a result the applicant has confirmed that all of the dwellings would be set above the highest recorded flood level of 11.18m AOD plus 600 millimetres to account for climate change. Thereby all of the dwellings on the site would be located outside of the flood plain.
- 6.43 The proposal will involve significant mitigation works to be undertaken to ensure the development does not result in any loss in floodplain storage or interference to flood flow routes. These details have been prepared with the assistance of the Environment Agency and are considered acceptable.
- 6.44 Whilst the proposed dwellings would be protected from flooding, it is acknowledged that the main access point from Hempsted Lane, may in the most extreme circumstance be affected by flooding at some point during the lifetime of the development. The Environment Agency therefore requires the provision of a 'dry' pedestrian access to the site in such an event and in order to meet the flood resilience requirements of the NPPF. The submitted drawings have indicated that this pedestrian access can be provided in a suitable manner from Honeythorn Close, to the south of the site.

#### Traffic and Transport

- 6.45 The application site will be accessed from Hempsted Lane, with a further pedestrian access being provided onto Honeythorn Close. The County highways department are satisfied with these provisions and have confirmed that the development would not result in any detrimental impacts upon highway safety.
- 6.46 The proposed traffic generation for the development has been derived from the industry recognised TRICS database using appropriate selection criteria to represent the location of the site. The proposed 85 residential units are predicted to generate 48 trips in the AM peak hour (comprised of 13 arrivals and 35 departures) and 54 trips in the PM peak hour comprised of (34 arrivals and 20 departures). As a result the Highways Authority has confirmed that this is additional traffic generation would not result in a severe impact on the highway network and would comply with the requirements of the NPPF.
- 6.47 Similarly the Highways Authority is satisfied with the proposed site access arrangement which would re-position the site access approximately 50 metres to the south of its current position and would provide a suitable and safe access to the site. The internal road layouts will be subject to further assessment at the reserved matters stage.

- 6.48 Furthermore, the applicant has advised that they are willing to enter into a S.106 agreement to provide a contribution of £43,690 towards the implementation of a travel plan.

### Historic Environment

- 6.49 A detailed archaeological investigation has been undertaken at the site and there have been no significant finds. A condition requiring the recording of the topography of the site is considered reasonable in order to secure a historic record of the site.
- 6.50 The site contains a concrete air raid shelter, which although of local historical interest, has been inspected by English Heritage who have confirmed that it is not significant enough to be Listed. Nevertheless the shelter and other buildings and structures at the site form part of the historic environment and their recording can be secured by condition.

### Natural Environment

- 6.51 The applicant has identified a bat roost within the air raid shelter to the front part of the site. It is intended that a replacement bat roost would be constructed higher up the site as compensation. The precise details of this can be secured by condition, additionally Natural England has raised no objections to the development and consider that suitable nature conservation issues can be secured by condition.
- 6.52 The proposal would result in the loss of two trees protected by a tree preservation order TPO. While the loss of these trees is regrettable, the dominant oak tree within the centre of the site would be retained and the applicant has stated that they would also provide compensatory tree planting, this would be controlled by condition.
- 6.53 Natural England have considered the ecological impacts of the development and are satisfied that mitigation measures for protected species can be secured by way of condition.

### Listed building

- 6.54 To the south-western end of the site adjacent to the fuel silos is Newark House, a Grade II listed property, which occupies a prominent and elevated position above the application site. While concerns were raised in respect of a previous application at the site (no.08/01049/OUT for 127 dwellings) which would have been located some 19 metres from the nearest part of Newark House, the present proposal has significantly reduced the developable area in response and the dwellings would now be sited approximately 80 metres from the curtilage of Newark House and the more sensitive elevated part of the site.
- 6.55 As a result, the current proposal would not, (subject to details of the design and scale of the buildings which are matters reserved for future

consideration), result in any detrimental impacts upon the setting of the Listed Newark House.

- 6.56 The applicant has also offered to investigate the possibility to repatriate land which formed the curtilage to Newark House which was acquisitioned by the MOD. Ultimately this gesture is a matter for the applicant to address and is ultimately reliant on the agreement of the owners of Newark House to accept. It is proposed that a clause within the S.106 requiring the applicant to 'offer' the land is considered an appropriate gesture to restore the historic curtilage of Newark House.

#### Other Matters

- 6.57 Residents have raised concerns about the creation of an access onto Honeythorn Close. This 'safe' pedestrian access point is considered necessary by the Environment Agency, in the extreme event that the site access becomes flooded or inaccessible.
- 6.58 As this access would only be used only by pedestrians, I do not consider that there would be any detrimental impacts upon the amenities of the occupiers of Honeythorn Close. Additionally, the Police have raised no objections to the formation of this access in terms of increased the risk of crime.
- 6.59 Furthermore, the provision of a pedestrian linkage would be of benefit to the wider area in that it would allow the residents of residents Honeythorn Close access to the proposed open space and future residents a shortened pedestrian route to local facilities in the Village.

### **7.0 CONCLUSIONS**

- 7.1 The current proposal has reduced the number of dwellings upon the site and would now provide a host of S.106 contributions to mitigate the effects of the development. The re-appraisal of the landscape quality of the application site has also identified that it is an appropriate location for residential development.
- 7.2 As a result, I am satisfied that the application has overcome the objections to the previously refused scheme which subject to conditions would deliver a sustainable development and would not result any demonstrable harm to neighbouring amenities, highway safety and the natural or historic environments.
- 7.3 Furthermore the site is likely to be delivered in the short term and would therefore contribute to the housing needs of the city and would contribute to the Council's 5 year plus 5% land supply which is required to be maintained by the NPPF.

7.4 For these reasons it is recommended that planning permission is granted subject to conditions and the successful completion of a S106 agreement, in a timely manner.

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

8.1 That the Committee resolves to grant delegated powers to the Head of Planning to issue planning permission subject to, the completion of a S.106 agreement in a timely manner, with the flowing heads of terms and subject to the following conditions:-

### Heads of Terms

Education – Hempsted Primary School - £248,455

Education - secondary Schools - £227,358

Community service – Libraries - £16,660

Travel Plan - £43,690

Public open space - 2.2 hectares

Commuted sum for public open space maintenance £119,487

Affordable housing - 7 Units

Endeavour to restore the historic curtilage of Newark House.

### Condition 1

Approval of the details of the appearance, landscaping, layout and scale of the buildings, (hereinafter called “the reserved matters”) shall be obtained from the local planning authority in writing for each phase of the development before any development is commenced on the relevant phase (excluding works of demolition, site remediation and highway improvement works).

### Reason

To enable the local planning authority to exercise proper control over these aspects of the development and to ensure that the development accords with local and national planning policy guidance.

### Condition 2

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

### Reason

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

### Condition 3

The development hereby permitted shall be begun either before the expiration of thirty months from the date of this permission, or before the expiration of twelve months from the date of approval of the last reserved matters to be approved, whichever is the later.

### Reason

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

#### Condition 4

The development hereby permitted shall be carried out in accordance with the approved drawing nos. P01 Rev.A 30th July 2012, drawing no. SK-100 Rev.B received on 16th May 2013 and drawing nos. 04395/D21 Rev.G and D22 Rev.G received on 18th December 2014 as well as any other conditions attached to this permission.

#### Reason

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

#### Condition 5

Prior to the commencement of each phase of the development details of the external facing and roofing materials, including details of doors and windows to be used in the construction of the buildings within that phase shall be submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to those approved.

#### Reason

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

#### Condition 6

No phase of the development shall take place until details of all boundary treatments and means of enclosure to that phase of the development have been submitted to and approved in writing by the Local Planning Authority including acoustic screening. The boundary treatment approved in respect of each phase shall be fully implemented before the occupation of that phase of the development

#### Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy and amenity in accordance with policies FRP.10, BE.21 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 7

No phase of the development shall take place until a scheme for the hard and soft landscaping for the relevant phase of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented not later than the end of the first planting season following the occupation of any buildings or the completion of the development within that phase, whichever is the sooner. If at any time within a period of 5 years of the completion of the development on that phase trees or plants die, are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of a similar size

and species, unless the Local Planning Authority gives written consent to any variation.

#### Reason

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

#### Condition 8

No development including demolition or site clearance shall be commenced on any phase of the development or machinery or material brought onto that part of the site for the purpose of development until full details regarding adequate measures to protect trees and hedgerows within that phase have been submitted to and approved in writing by the Local Planning Authority. This shall include:

(a) Fencing. Protective fencing must be installed around trees and hedgerows to be retained on site. The protective fencing design must be to specifications provided in BS5837:2005 or subsequent revisions, unless agreed in writing with the Local Planning Authority. A scale plan must be submitted and approved in writing by the Local Planning Authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of development,

(b) Tree Protection Zone (TPZ) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the Local Planning Authority. The TPZ shall be maintained during the course of development

#### Reason

To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area in accordance with policies B.10 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 9

Before the development hereby authorised is commenced, the following details shall be submitted for further approval:

1. The precise location and design of the LEAP
2. Precise details of the play equipment, seats, picnic benches, surfacing and their layout within the LEAP.
3. Details of the fencing and means of enclosure to the LEAP.

The LEAP shall be provided and laid out in accordance with the approved details prior to the adoption of the public open space.

Reason

To provide an attractive, well planned and usable environment and to preserve and enhance the quality of the environment in accordance with policies BE.4, Be.21 and OS.4 of the Second Stage Deposit City of Gloucester Local Plan (2002).

Condition 10

The mitigating and enhancement strategy for the protection of bats and newts shall be undertaken strictly in accordance with the submitted ECUS - Bat Survey and Mitigation report dated 26th June 2013 and received by the Local planning Authority on 2nd July 2013 and the submitted ECUS - GCN Survey Report dated January 2014 and received by the Local Planning Authority on 9th January 2014.

Reason

To safeguard a European protected species in accordance with policy B.7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 11

No development (including remediation or site clearance) shall take place until precise details of the design and location of a 'bat bungalow', in accordance with the recommendations of the ECUS - Bat Survey and Mitigation report dated 26th June 2013, have been submitted to and approved in writing by the Local Planning Authority. The 'bat bungalow' shall be installed in accordance with the approved details prior to the commencement any works on the site.

Reason

To safeguard a European protected species in accordance with policy B.7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 12

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

Reason

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

Condition 13

Prior to the commencement of any site construction works vehicle wheel cleaning facilities shall be provided on site in accordance with details to be submitted to and approved by the Local Planning Authority, and thereafter be maintained for the duration of the site works.

Reason

To ensure that mud and earth deposits are not brought onto the public highway in the interests of highway safety in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 14

The details to be submitted for the approval of reserved matters shall include vehicular parking and turning facilities within the site, and the buildings hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and shall be maintained available for those purposes for the duration of the development.

Reason

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site, in the interests of highway safety.

Condition 15

Prior to the commencement of each phase of the development precise details of a scheme of noise mitigation measures to protect future occupiers of that phase from adjoining land uses, shall be submitted to and approved in writing by the Local Planning. The mitigation measures shall be implemented in full, in accordance with the approved details, prior to the occupation of the first dwelling within that particular phase and shall ensure that the noise levels do not exceed the following levels:

30dB  $L_{Aeq(8hour)}$  and 45dB  $L_{Amax}$  within bedrooms between the hours of 23.00-07.00

35dB  $L_{Aeq(16hour)}$  within the living rooms between the hours of 07.00-23.00 and 55dB  $L_{Amax}$  within the Gardens

Reason

To protect the residential amenities of future occupiers from surrounding land uses in accordance with policies FRP.10 & BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 16

The development hereby permitted shall be served by an access road (or roads) laid out and constructed in accordance with details (including street lighting and surface water drainage/disposal) that shall have been submitted to and approved in writing by the Local Planning Authority, and no dwelling on the development shall be occupied until the road(s) (including surface water drainage/disposal, vehicular turning head(s), street lighting and footways where proposed) providing access from the nearest public road to that dwelling have been completed to at least binder course level in accordance with those approved details, and those access road(s) shall be retained and maintained in that form until and unless adopted as highway maintainable at public expense.

Reason



In the interest of highway safety and in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 17

The details to be submitted for the approval of reserved matters shall include vehicular parking facilities within the site, and the buildings hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and shall be retained available for those purposes for the duration of the development.

#### Reason

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in the interests of highway safety.

#### Condition 18

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 1 bicycle per dwelling has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

#### Reason

To ensure that adequate cycle parking is provided and to promote cycle use, in accordance with Policies T.1 and T.3 of the Gloucestershire Structure Plan Second Review.

#### Condition 19

The development hereby permitted shall not be occupied until the 'Keep Clear' markings as shown in Attachment 2 of the Supplementary Transport Note submitted on 22<sup>nd</sup> November 2013 have been implemented.

#### Reason

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

#### Condition 20

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 08.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

#### Reason

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

#### Condition 21

The finished floor levels of the dwellings shall be set at least 600mm above the highest recorded flood level of 11.18 metres above Ordnance Datum.

#### Reason

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

Condition 22

No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details prior to the occupation of the first dwelling.

Reason

To alleviate the increased risk of flooding in accordance with policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

Condition 23

Development shall not commence until details of a safe exit route to land outside the 1 in 100 year flood plain including an allowance for climate change, are submitted to and agreed in writing by the local planning. The scheme must not adversely affect the flood regime. This route must be in place before any occupancy of the building.

Reason

To provide safe access and egress during flood events in accordance with the Government's Planning Policy Statement 25: Flood Risk, Appendix G, and reduce reliance on emergency services and in accordance with policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

Condition 24

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended; or any order revoking and re-enacting that Order with or without modification), no structures shall be erected within the floodplain delineated by the area shaded blue on Figure 3 within the Flood Risk Assessment prepared by MWH (May 2008).

Reason

To maintain the flow and storage capacity of the River Severn and flows from other sources of flooding and in accordance with policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

Condition 25

There shall be no storage of any materials including soil within the part of the site liable to flood as shown shaded blue on Figure.3 within the May 2008 Flood Risk Assessment.

Reason

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

#### Condition 26

Development shall not commence until details until full drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted in full to and approved by the local planning authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the first dwelling.

#### Reason

To ensure that the new development does not increase the risk of flooding to the site itself or adjacent existing developments and in accordance with policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 27

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

1) A site investigation scheme, based on the preliminary risk assessment 'Remediation requirements relating to the Former Fuel Depot at Hempsted Lane, Gloucester' dated June 2009 and 'Remediation Requirements and Redevelopment' dated July 2009, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy, if necessary, of the remediation measures required and how they are to be undertaken.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This should include any proposed phasing of demolition or commencement of other works.

4) Prior to occupation of any part of the development (unless in accordance with agreed phasing under part 3 above) a verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (2 and 3). The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

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

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

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

#### Condition 28

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

#### Reason

To ensure that any unexpected contamination is dealt with and the development complies with approved details in the interests of protection of ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991) and in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 29

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

#### Reason

to make provision for a programme of archaeological evaluation (trial trenching) prior to the start of development, and if necessary to provide for further archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework.

#### Condition 30

No development or demolition shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological recording of significant elements of the historic built environment that are likely to face an impact from the proposed

demolition, with the provision for appropriate archiving and public dissemination of the findings.

#### Reason

The proposed development site includes significant elements of the historic built environment (relating to the twentieth-century MoD fuel depot). The Council requires that these elements will be recorded in advance of any demolition and their record be made publicly available. This accords with policy BNE.9 of the Interim Adoption SPD of Gloucester City Council's 'Development Affecting Sites of Historic Environment (Archaeological Interest)' (2008).

#### Condition 31

Prior to the commencement of works, precise details of a barrier to the new access onto Honeythorn Close to prevent access by motorised vehicles shall be submitted to and approved in writing by the Local Planning Authority. The barrier shall be installed in accordance with the approved details prior to the access being first brought into use and shall be similarly maintained thereafter.

#### Reason

To define the nature of this access and protect the residential amenities currently enjoyed by the occupiers of neighbouring properties and in accordance with policies BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 32

Prior to the commencement of the development details of existing and proposed ground levels across the site (including the proposed finished floor levels) shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details

#### Reason

To ensure that the proposed development does not detract from the character or amenities of the surrounding area and to ensure there will be no increased risk of flooding contrary to policies FRP.1a, H4 and BE21 of the Second Deposit City of Gloucester local Plan (2002).

#### Condition 33

No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

#### Reason

To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policy BE.21 of the Second Deposit City of Gloucester local Plan (2002).

Note 1

This permission is associated with a S.106 Legal Agreement dated \*\*\*\*

Note 2

For avoidance of doubt the submitted layout plan has been treated as being for illustrative purposes only.

Note 3

The developer will be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.

Note 4

The proposed development will require works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development.

Note 5

The application site is located in close proximity to a working Landfill Site. Future occupiers of the development may from time to time experience odours associated with that use.

Note 5

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

Decision: .....

Notes: .....

.....  
.....

Person to contact : Bob Ristic  
(Tel: 396822)

12/00725/OUT

Old Hempsted Fuel Depot  
Hempsted Lane  
Gloucester

Planning Committee



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72 Hempsted Lane, Hempsted, Gloucester, GL2 5JN

Dear Mr Ristic

I write to object to this proposed development on the basis of the housing density and the high probability of traffic problems at Monk Meadow with access being so close to the traffic island system at the end of Secunda Way.

With the proposed emergency gate into Honeythorn Close there is the possibility of pressure being brought at a later date to keep the gate open to relieve these problems at Monk Meadow if they materialised and create a "rat run" which would not be desirable.

The development as it stands will put additional demands on junior and secondary school places, Hempsted School in particular.

The Financial Viability Report dated 26th July 2012 shows that even with nil Affordable Housing the Developers Margin is a mere 0.50%.

Bovale concede the scheme is unviable as it stands and are proposing the Section 106 Contributions be scaled back to achieve sufficient returns. The bulk of Section 106 Contributions are for Education therefore I object to these contributions being scaled back.

I note that Bovale claim to be a widely respected land and property development company that specialises in identifying and remediating challenging sites and that a lot of work has gone in over several years in preparing this and earlier applications. My objections still stand.

Living in the older part of Hempsted we have access to our Church hall, and the Village Hall to meet and hold various events, time and again at various committee meetings it is said that Secunda Way creates a separation from the people living to the east of it in The Anchorage, Kaskelot Way, Soren Larsen Way, Quayside Way and so on with no provision of amenities for them to meet and socialise. Time and again we ask ourselves why our planning department does not make these a necessary part of the overall planning scheme.

Yours sincerely

Annie Blewitt Jenkins





BUSINESS SUPPORT  
SERVICES

15 AUG 2012

10.08.12.

Your Ref: 12/00725/OUT.

Dear Sir,

Old Hempsted Fuel Depot, Hempsted Lane, Gloucester.

In reply to your letter of the 8<sup>th</sup> instant. My comments are still the same as per my letters of the 20.02.07 and 22.08.10 and which have not altered since then, the problems as pointed out only likely to worsen if this application is agreed.

The original application in 2007 was for 152 Residential Units, in 2008 reduced to 127 in August 2010 reduced to 101. and in August 2011 reduced to 100, which eventually if the figure is low enough to suit, no doubt will be agreed, irrespective of whatever the Hempsted Lane residents have had to say regarding the problems this throws up.

Yours sincerely,



(M. Taynton) *U*

Gloucester City Council,  
Herbert Warehouse,  
The Docks,  
Gloucester.  
GL1 2EQ.

Dear Mr Ristic,

I write to you in regard of the planning application for 85 homes at the Old Hempsted Fuel Depot, which I strongly object. A large influx of houses would undermine the character of Hempsted village and place a large strain not only on the villages characteristic but would also contain a series of related knock on effects, a large one being added congestion and traffic around Hempsted lane. This is already particularly bad in its current form and if the school is expanded, along with an added 85 homes, many more people will be driving in and around Hempsted making it particularly hard to move about in peak times as at some point the lane can become a single track with parking all over the side of the roads.

The current expansion of 85 homes would also have a negative effect as Hempsted would lose its lovely village characteristic and would just appear to be merging with Gloucester city as a whole.

Best regards,

James White

Sir,

You have before you a proposal to erect up to 85 dwellings on the Old Hempsted Fuel Depot in Hempsted Lane. Our objections are couched in terms of questions, all preceded by "what about" though that expression has been omitted for reasons of brevity:

Access to medical facilities?

Effect of a back entrance onto Honeythorne Close?

Effect on the houses in Honeythorne Close and its environs, some of which overlook the site?

Effect on the old Newark House?

Access to the road system very close to "The Lozenge"?

Sewerage?

Flooding?

Plans to develop a household recycling centre very close to the depot when the tip closes?

The capacity of the school in Hempsted?

The clearance of all the structures on the site - not forgetting the sub ground oil storage tanks?

All the vacant properties in Gloucester City?

All the brown field sites in Gloucester City?

Noise from the vehicle depot on the tip road?

The developments mooted in the village viz Sylvanus Lysons Trust, the fields on the top edge of Rea Lane, the development of Newark Farm with access only through Ladywell Close?

In our view Hempsted is seen as a soft touch, given that we understand that brown field sites can be built on only if the owner of the site in question wants it to be built on. We do not know the rules concerning empty properties..

PFA Canning and DJ Canning

Mr and Mrs

8 Ladywell Close

Hempsted

Gloucester

GL2 5XE

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mr Graham King.

*Would like further information on the 100 dwellings and where the means of access and public open space will be. Same objectives as before, with access being the key issue. Hempsted close is a small area and should not be considered as access route of any kind.*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

.

Mr Graham King  
2 Honeythorn Close  
Gloucester  
Gloucestershire  
GL2 5LU

Regarding the application for 85 dwellings on the above site, whilst the number of houses have been reduced this site is not suitable for housing development. how will the residents be able to cope with the smells from the tip and noise from the tip road. hempsted lane will get heavily congested especially by the " lozenge " roundabout. the village school could not take any more children as it is now. and HONEYTHORN CLOSE which is our main concern, what with houses backing on to some residents, and the GEA which is recommended, we have expressed our concerns about this many times and have been told this is not needed by any emergency services. furthermore once opened this would soon be misused and no one in honeythorn would feel secure anymore.

Roy and Jenny Lapington  
24 Honeythorn Close,  
Hempsted.

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mr Kevin Gulwell.

*Dear Mr Ristic, As per my previous written comments to you on this application, I again object in the most strongest terms possible. My objections are based on the following:- 1] Absolutely no "gated emergency access" through to Honeythorn Close for ANY form of traffic. 2] The above must not be allowed as the road through our small estate would become, without doubt, a "rat-run" despite Gloucester Council's usual "spin" to the contrary. 3] It is deemed as totally unacceptable to demean the quality of life in our "close" which comprises mostly of mature residents. 4] With this proposed new housing estate how on earth would the current road system cope with the inevitable increase in traffic down Hempsted Lane and onto the Monks Corner roundabout at the end of it? It's a nightmare now trying to get out onto the bypass. 5] How will the village infants school cope with any further influx to potential entrants? Where will the extra capacity be found? 6] How will the medical facilities cope with any further influx of further families? 7] Where is the developers funds provision to improve local amenities? Such provision is mandatory. 8] The floods of July, 2007? What provision will be made to alleviate and monitor continually the risk?*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

Mr Kevin Gulwell  
2 Honeythorn Close  
Gloucester  
GL2 5LU

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 85 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) - \(REVISIONS INCLUDE THE REDUCTION IN THE NUMBER OF DWELLINGS PROPOSED FROM 101 TO 85\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mr Charles Hardman.

*I object to this outline planning application. • I consider that this application is still of too greater a density and would lead to low quality development. The Local Plan highlights the need for a greater provision of large high quality properties and this would be applicable here. • There are severe access problems particularly during times of flood. • Access would be into an already congested junction. • More development in Hempsted will damage its village identity .We have already done our bit to provided housing along the bi pass. • I consider this a speculative application to increase the value of the land. Dr C Hardman*

Mr Charles Hardman  
131 Hempsted Lane  
Gloucester  
Gloucester  
Gloucestershire  
GL2 5LA

Dear Sirs,

With regard to the planning application for 85 dwellings at the old Hempsted Fuel Depot, we would like to register our objection.

The land remains an important buffer between the industrial area on Hempsted Lane, and the old village. Development on this land would effectively join the village to the centre of Gloucester and would destroy the village's rural feel.

This land is also an important habitat and safe haven for wildlife, where they can be unaffected by human presence. As your bat report suggests, there are many species of bats that are currently using this area.

I note that the developers, Bovale Homes are not adequately dealing with the problem of the old underground oil tanks and are simply building around them. Surely this cannot be acceptable to leave potentially dangerous and contaminated equipment in place next to housing? At present the green space between these oil tanks and Honeythorn close maintain this separation.

Hempsted village does not have the infrastructure to cope with more housing. The school is at capacity and even children who live close to the bypass have been unsuccessful at gaining a place at the school. The LEA recently proposed that Hempsted School move to a 1.5 intake, but this was rejected on the basis that the infrastructure of the village cannot cope with additional road or foot traffic in and out of the school. Building an additional 85 dwellings would presumably equal 20 or more children requiring a place at the school on top of the current intake. It simply cannot cope, and I very much doubt that Bovale Homes will offer anywhere near enough section 106 monies (or whatever it is called now) to make the necessary infrastructure changes to cope, let alone pay for an additional new school somewhere nearby, which would be a much better solution.

Traffic on Hempsted Lane is already busy, and the narrowness of the road between the post office and the bottom of the pitch where it meets the bypass, makes traffic flow difficult.

Hempsted does not have any facilities such as doctors, dentists, or a library, so residents already have to travel by car to reach these facilities in the centre of Gloucester where parking is difficult and expensive. These facilities, particularly the doctor's surgeries are already working at full capacity.

Please consider our objections. There are strong feelings in the village against ANY further development, as the village is in real danger of losing its important rural feel, that Gloucester City Council have highlighted many times in the past most recently in your conservation area document and on the information board situated on the footpath to the east of Hempsted Lane connecting to the Gallops.

A recent vote by residents regarding the potential of development on land to the East of Hempsted Lane resulted in 83% against development. This shows the strength of feeling in the village.

Kind regards  
Kate and Wayne Subryan



Regeneration Directorate  
Development Control  
Gloucester

01.08.13

Dear Sirs

Ref: 12/00725/OUT Planning Application

I write to express our strong objection to the above planning application for the reasons listed below:

- 1 Landscape quality – the lake and balancing pond being a risk area for young children also a dumping ground for rubbish, also rare wildlife being driven away by proximity of large population of people, the site is subject to extreme flooding during the last flood.
- 2 Infrastructure issues – The village school is already overloaded and there are no civic amenities in the immediate vicinity.
- 3 Building density not compatible to local area – Close proximity to landfill and civic amenity sites associated with noise, smell and dust plus noise from heavy lorries negotiating speed hump on landfill entrance road, adjacent haulage firm with 24 hour working.
- 4 Traffic problems – Site junction too close to Monk Meadow roundabout and the high flows of traffic at roundabout after new bypass opened, obstruction due to parked vehicles outside Monks Corner stores and along Hempsted Lane, also high numbers of vehicles to and from site in peak hours due to age and nature of new homeowners on this site.
- 5 Proposed connection to Honeythorne Close – Emergency exit not required by Police and Ambulance services, plus close not designed for through traffic, could also be used and a rat run.

I hope that you take the above objection in mind when considering this proposal, we have already experienced major problems with students from local college parking along Hempsted Lane causing dangerous driving conditions for residents when attempting to exit the village from Monks Corner which have been exacerbated by drivers coming into village from new bypass at excessive speeds.

Yours Sincerely

John McCulloch.  
53 Hempsted Lane  
Hempsted  
Gloucester  
GL2 5JS

Dear Mr. Ristic,

Thank you for your letter we received on 15 July regarding this outline application, and which invited our comments. Our property is adjacent to the site and we would therefore ask that the Planning Committee takes into account our views before determining this application.

As a matter of general principle we support the development of brown-field sites. We have therefore always accepted that being designated as such, the Old Hempsted Fuel Depot site is developable for residential use. However, we strongly believe that the development of such sites always has to take into account the impact on the neighbouring/surrounding areas, and the general impact on the wider community.

We also firmly believe that all developments have to make the required contributions for the necessary additions/improvements to the local infrastructure – the Council Tax payer must not subsidise development or landowners who have, perhaps(?), acquired their landholdings at the top of the market!

We do not believe that the proposal to build 85 dwellings on the Old Hempsted Fuel Depot Site is reasonable or fair, either to potential neighbouring areas or the wider community; so we want to object for the following reasons:

1. Too many dwellings proposed, thus representing an over-development that is not in keeping with the surrounding area
2. Given the number of housing developments that have already been granted consent in Hempsted/canalside since 1999 (totalling 616 dwellings), plus the current “proposals” for further development (e.g. Sylvanus Lysons Trust land; Rea Lane; Newark Farm etc.....), the cumulative impact on the existing services and facilities in the area is disproportionate and unreasonable; specifically in terms of:
  - the road network – the traffic from an additional 85 units will exacerbate an already increasing problem
  - local education provision – the primary school is already at full capacity?
  - sewage facilities – known, recurring, problems already experienced in parts of the village with no current prospect of their effective resolution

We also wish to add a further objection specific to Honeythorn Close, that being the proposal to “open-up” the Close.

This proposal has been mooted on a number of occasions through various iterations of planning applications. The current proposal, as set out in the updated Transport Statement (June 2013), is not clear:

- paragraph 4.2.3 refers to a “pedestrian only access”, however,
- paragraph 5.2.6 refers to “An emergency access to the site is provided through Honeythorn Close”?

Whilst we acknowledge that the current thinking is about creating integrated communities, we do not believe you can arbitrarily change what has already been put in place, and impose without working through the consequences. Honeythorn Close was designed and built in the 1970s on the basis that it was a “Close”; to effectively “open it” would (from evidence elsewhere in the City; e.g. media coverage of Chatsworth Avenue in Tuffley) cause significant problems. You would effectively be expecting it to handle situations for which it was clearly not designed.

Our understanding is that the Gloucestershire Fire and Rescue Service has not commented on the application, and therefore has not identified any requirement for the provision of an emergency access. Consequently, in our view, there is no justification for this particular aspect of the application, other than perhaps providing a potential access for any future proposals for the development of the wider site.

Please do not hesitate to contact us if you require any further information/clarification of the points made.

Chris & Teresa Stock  
26 Honeythorn Close

Dear Mr. Ristic,

I would like to oppose the planning application at the old Fuel Depot in Hempsted Lane. Since the college moved to the quays, there are many students that park in Hempsted lane as its free which creates huge congestion. With the school expanding an extra 120 places, this means there will be more cars driving in and also parking around Hempsted lane and St Swithuns Road, which makes it very hard for local residents to move and travel about.

Hempsted will completely lose its village charm and it will appear that another Matson is trying to be created on our doorstep. It would also affect house prices as they will all be devalued, which is unfair on the current residents.

Best regards

Sarah White

Sent from my BlackBerry® wireless device

Stewart N Cypher,

24-VII-13

Dear Mr. Ristic

Old Hempsted fuel depot: 12/00725/OUT

Thank you for your consultation letter about the above. My comments, at this stage, are confined to the highway aspects of the submission and I trust I shall be given a further opportunity of commenting on the details in due course.

The drawing, marked "preliminary", shows the junction of Hempsted Lane and the bye-pass as being what appears to be a mini round about; surely something wrong! Perhaps you will get the County Council highway wallahs to look at that; if nothing else it shows a scant regard for accuracy.

The position of the new junction, giving access to perhaps (Heaven forbid) eighty five houses (possibly therefore 170cars @ two per dwelling) will give rise to considerable traffic strife. Peak time movement there is already very tricky and many additional vehicular movements at that point will exacerbate and already incipient problem. Please make sure the highway chaps consider the future growth with some degree of depth; for my part I think it will give rise to many difficulties both short and long term. The "No waiting" arrangements will also require adjustment as south of the proposed junction parked vehicles will give rise to visibility problems.

Simple solution; stick to the refusal of the submission based on the very sound planning policy reasons enshrined in the 2011 refusal. Please keep me up to speed with developments.

Yours sincerely,

Bob Ristie  
Gloucester  
City Council

Ref: 12/00705/OUT

24th July 2013

Dear Sirs,

Thank you for latest information, less dwellings but the situation remains the same, Hempstead Lane not suitable for more traffic, the School already full each year, and flooding in the lower corner of the field, due to the slope of the area.

We still strongly object to ~~access~~ into Honeythorn Close in any way, a severe day when

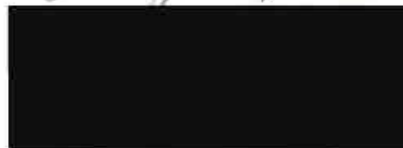
the M.O.D. ceased to own the site,  
it was such a pleasure to see  
lamb on the mound each Spring.

I am an aged Resident, at  
the present time feeling secure  
in my own home and cared  
for helpful neighbours.

There are so many new  
houses in Hemsted already  
one wonders, why more.

Yours faithfully

BUSINESS SUPPORT  
SERVICES  
26 JUL 2013



M. BUSINESS. (Mrs).

12/00725/OUT.

OLD HEMPSTED FUEL DEPOT.  
HEMPSTED LANE.

Dear Mr Ristic.

I am writing to tell you my objections to these houses is still the same as before. I see no reason to change that. Maybe when the Rubbish Tip is closed and that land is landscaped, then and only then can I see it being viable. Who is going to want to live in a house which is right next to a tip. We also still need a Doctor's and Dentist for all the houses we presently have.

Yours sincerely



Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

REF. 12/00725/OUT OLD HEMPSTED FUEL DEPOT

Thank you for your letter of the 13th July.

Comments as follows: - Still far in excess of the 30 allocated 200% access already there.

HONEYTHORN CLOSE SHUT, PREVENT ACCESS TO, END, TERMINATE, ITS NOT A Cul-de-Sac. Emergency Services not required by Police or Ambulance. This is a turning area only, heavy lorries have to reverse down some. Residents have to reverse out as steep drives

SITE is a landscape Conservation Area with Rare Wildlife, also near tip and recycling unit. Noise, Lorries and Cars all day on the tip road. Pollution, Smell, Gulls, Flooding etc. Dargel of the Neap. Not a place for children or parents.

Hempsted already has massive Developments, plus the bypass, we need most of that site on the edge of the Village.

Yours faithfully,

Dear Mr Ristic,

Thank you for your letter inviting my comments on this application. As my property is adjacent to the site I wish to share the following views on the current application to develop it.

Since we moved to Honeythorn Close I have always known that the site is classed as "brown-field" and is developable for residential use. I am not against development as such, but do have strong views about the size of any development because of the impact it will have on my community.

I do not believe that the proposal to build up to 100 dwelling units is reasonable or fair to either existing residents or the general community. So I want to object for the following reasons:

- (i) Too many dwelling units are proposed and this is not in keeping with the existing environment - your own policies refer to up to 30 units on this site which seems reasonable and balanced.
- (ii) The effect on traffic both entering and leaving the village - getting on and off of the current junction at the bottom of Hempsted Lane is already difficult with residents experiencing regular queues and lots of hold ups - the traffic from an additional 100/101 units would increase this problem.
- (iii) Honeythorn Close was/is not designed to cater for pedestrian through traffic and I have concerns what will happen if such an access is provided.

Yours sincerely  
Teresa Stock  
26 Honeythorn Close  
Hempsted.

Sent: 31 July 2013 18:56  
To: Development Control  
Subject: ref 12/00725/out

Dear sirs,

I am writing to you with reference to the proposed new development on the old Hempsted fuel depot. I have lived in Hempsted for 47 years and have seen the amount of houses increase 3 fold.

This is causing major traffic problems for the residents of Hempsted Lane and the village trying to get out of Hempsted by Monk's corner due to the amount of cars, also my neighbours and I have all experienced sewer problems as the current drains cannot take the heavy rain downpours, I have spent many an hour in the heavy rain sweeping the water and sewerage out of my garage. We do not need any more houses in the area as this will only add to the problems.

Yours faithfully,

Mr M Whitehouse  
65 Hempsted Lane  
Gloucester

Sent: 01 August 2013 09:58  
To: Development Control  
Subject: Ref 12/00725/out

Dear sirs

I refer to the above planning application for ground at the old fuel depot in Hempsted. As a Hempsted resident I view this proposal with dismay and alarm. The area in and around the old village has seen considerable development over the last 10 to 15 years, so much so that it is in very real danger of destroying the village feel and character of Hempsted, we are like a small island surrounded by a sea of development. This proposal is a development too far. We already have considerable problems with traffic exiting and returning to the village at peak times and the addition of 85 houses at this site, coupled with proposed developments further along the east side of Hempsted lane will prove to be the straw which breaks the camels back. The county council have already had to revise plans to develop Hempsted School because of fears over traffic problems in the village. In my view this is not a suitable site for housing development and the City Council should stand firm and refuse permission. Please note my objection to this proposal.

Yours sincerely

William C Cowie  
Hempsted GL2 5LN

27 July 2013. Ref: 12/00925/OUT.

Dear Sir,

I wish to reiterate my objection to the application to build 85 dwellings on the site of the old Tree Depot in lower Hempsted Lane. My objections are unchanged since the previous applications were made.

- ① The unsuitability of the site with its contamination in the past.
- ② The inadequate exit road onto an already very congested roundabout.
- ③ The increasing overdevelopment of Hempsted which is impairing the environment, in many ways.
- ④ Overload of local services (schools, drainage services, parking)

Yours faithfully

BUSINESS SUPPORT  
SERVICES  
- 1 AUG 2013

29th July, 2013.

Mr. Bob Ristic,  
Development Control,  
Herbert Warehouse,  
The Docks,  
Gloucester.  
GL1 2EQ.

Dear Mr Ristic,

I understand that more housing is planned near the Old Hempsted Fuel Depot.

Hempsted is getting larger and larger. ~~So~~ it will be (if all the proposed planning is executed) a suburb. Some of us think it is better as a village. People in villages usually know each other; I don't know if

people in suburbs do. Maybe  
they can't!

So I am asking if you  
would please - leave Hempsted  
alone! It's plenty big enough -  
We like it as it is!

Yours sincerely,

BUSINESS SUPPORT  
SERVICES

- 1 AUG 2013

Dear Mr. Kistic,

With regard to the proposed building of more houses on the old Fuel Depot in Hempsted. What a magnificent gesture, reducing the number from 101 to 85. Must you pack in this number to finally sway the village. I have lived in Hempsted since ninety fifty seven, when it really was a village. Now the atmosphere is being gradually eroded as you fill up every available space. The area at the bottom of the lane is already prone



to flooding as happened a few years ago, just where the exit is planned. On top of this proposal there are plans to build houses to the east of Hempstead here in spite of the fact that many years ago there was a published illustration promising that the view towards Robinson Hill would never be obstructed but which is now planted with trees.

I hope that this letter is one of many.

Yours Sincerely

J. ROWDEN

BUSINESS SUPPORT  
SERVICES

- 1 AUG 2013

30 July 2013

Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ

Dear Sir

**12/00725/OUT**

I write to confirm yet again my utter disbelief that yet another application has been submitted to build 85 houses on the Old Fuel Depot off Hempsted Lane.

Similar applications have been thrown out at previous meetings on several major points of which you are fully aware.

I strongly disagree with the application and wish to lodge my feelings in relation to getting this application thrown out again.

Surely you at the Council must see that we in Hempsted are saturated, people and vehicle wise, and our roads around cannot take any more. It would be interesting to know how you hope to control this situation, especially in view of the proposal put forward to build 80 houses on the East side of Hempsted as well. No extra school, no doctors, no dentist, nothing much for the youngster to do except get up to mischief because they are bored.

The traffic will just be beyond comprehension. You should have built a motorway through!!

Kevin Stafford - Pruett

BUSINESS SUPPORT  
SERVICES  
- 1 AUG 2013

30 July 2013

Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ

Dear Sir

**12/00725/OUT**

I write to confirm yet again my utter disbelief that yet another application has been submitted to build 85 houses on the Old Fuel Depot off Hempsted Lane.

Similar applications have been thrown out at previous meetings on several major points of which you are fully aware.

I strongly disagree with the application and wish to lodge my feelings in relation to getting this application thrown out again.

Surely you at the Council must see that we in Hempsted are saturated, people and vehicle wise, and our roads around cannot take any more. It would be interesting to know how you hope to control this situation, especially in view of the proposal put forward to build 80 houses on the East side of Hempsted as well. No extra school, no doctors, no dentist, nothing much for the youngster to do except get up to mischief because they are bored.

The traffic will just be beyond comprehension. You should have built a motorway through!!

Maureen Stafford-Pruett

Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

1st August 2013

Dear Sir,

**Re: Hempsted Fuel Depot**

I understand that there is an application for planning consent to build 85 houses on the above named site.

I further understand that applications have been put in before but rejected due to the strength of complaints from local residents.

I wish to protest about the current planning application. Hempsted has seen enormous expansion in recent times and in my view does not need any further houses.

Hempsted does not have the facility for further properties. There is only one very small School which is already over subscribed. There is no GP Surgery in the village and no other facilities save for a Post Office and of course the new Sainsburys.

As already stated there has been massive development in recent years with the Gallops Development and Monk Meadow.

To build houses on the old Hempsted fuel depot is going to mean access being granted onto Hempsted Lane.

Hempsted Lane is already a busy road and would not cope with further traffic and it would lead to major congestion at the junction at the bottom of Hempsted Lane at Monk Meadow corner. It would almost certainly lead to considerable tailbacks of traffic at peak times and there are no traffic lights or any other means of controlling traffic flow and therefore congestion and build up, on Hempsted Lane is inevitable. In actual fact, at rush hour in the morning it is already difficult coming out of Hempsted Lane onto the ring road by Monks Corner and this development would simply exacerbate the difficulties that residents already face.

The development would have an impact upon the environment. Hempsted is still (just about) a pleasant village with an almost semi rural feel. There are still fields and meadows around the village. This planning application would seriously impact upon the general environment. There are other developments planned along Hempsted Lane such as the site at Gordon League and the meadow land to the North of Gordon League. If these applications are granted then the whole feel and nature of the village will be seriously damaged.

In addition, students from Gloucestershire College cause difficulties on Hempsted Lane by parking on the side of the road almost back to Gordon League Rugby Club and this means that traffic coming down Hempsted Lane often has to wait for oncoming traffic and vice versa.

For all of the above reasons and to preserve the nature and character of Hempsted I believe that this planning consent should not be granted.

Yours sincerely

**PAUL GRIFFIN**

### **Bovale Planning Application Ref: 12/00725/OUT**

I, Donald Stockwell of 3 High View, Hempsted, object to this application on the following grounds:

1. There should not be an emergency exit onto Honeythorn Close. At the time of the first application for this site, Hempsted Residents Association contacted all the emergency services and none of them required this exit. I cannot imagine that they have changed their opinion since then.
2. The density of housing is, in my opinion still too high.
3. I can find no mention of a section 106 contribution for education, traffic etc. If that statement is correct, then I object to the application on that count as well.
4. The western site boundary, should be more secure, to prevent access to the area containing MOD oil tanks.
5. The latest site plan does not show the complete western boundary of the MOD site. It would appear that the east west footpath cycle way route goes to that boundary. As there is only a public footpath on the western side of the boundary, cyclists would not be allowed on the footpath. Therefore the cycle way should only commence, in an easterly direction, in the vicinity of the houses.
6. The foul water sewerage pipe that this site would connect to, has problems at the south end of Hempsted. Until that problem is cleared, no further development should be added to the system, in my opinion.
7. Traffic at the Monk Meadow corner is already very heavy at rush hour times. Some minor accidents have occurred. South bound traffic wanting to enter Hempsted Lane in collision with northbound bypass traffic. Therefore money should be provided to make the junction safer, for example, the northbound traffic lanes on entering the roundabout should be marked as a box junction.

However, I applaud an application for a brown field site rather than a green field site, but the current proposed layout still requires further changes.

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mrs Sharon Lock.

Dear Mr Ristic I am reiterating what my wife has already sent to you regarding our objection to the proposed planning. I strongly object to this proposal for the new housing estate. A modern housing estate with a different architectural style, will change the character and feel to the village and will be an eyesore, especially three storey buildings. The proposed entrance will have a massive impact on the amount of traffic in Hempsted Lane as it has to come into the lane before exiting onto the roundabout on the main road. This will also impact on my house as the proposed entrance is opposite my driveway, and could effect the market value as we are currently not overlooked and the road is fairly quiet! which is one of the reasons we chose to buy here. Had an estate been opposite, I would not have bought the house, and therefore, if I feel this way any future purchasers' could view it in the same way. I am also concerned about the potential of flooding, as the proposed site will be raised and that means we will be on a lower level, so the chances of us flooding would increase. Although the reports say that in the past, flooding has been a rare occurrence, we all know that in these current climates, localised flooding is becoming more and more frequent. In 2007 the water rose to just below the step on the front door. I think there are enough new houses being built in the area already. Kind regards Evan Lock

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

. Mrs Sharon Lock  
1 Hempsted Lane  
Gloucester  
Gloucestershire  
GL2 5JN

Our Ref: DMJ-WR07-11899B  
Your Ref: 12/00725/OUT

5<sup>th</sup> December 2012

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

Dear Sirs

**Re: Old Hempsted Fuel Depot, Hempsted Lane, Gloucester**

I write on behalf of the owners of the former Daff Imperial Commercials premises lying immediately to the south of the above site.

You will be aware that my clients have recently submitted an application for the re-configuration and extension of the vehicle repair and sales centre at 26 Hempsted Lane, Gloucester (your ref. 12/00995/FUL), it is understood that in response to that application you await feedback from your Environmental Health Department regarding the potential impact of the proposals at 26 Hempsted Lane upon the **proposed** adjoining housing development upon the former fuel depot site.

I further understand that the promoters of the former fuel depot site have objected to my client's planning application on the grounds of potential noise and disturbance.

You will appreciate that 26 Hempsted Lane is an existing commercial activity operating under Use Class B2. There are no planning conditions restricting the hours of operation or extent of usage within the site, i.e. activities may be undertaken either within or without the existing buildings on site.





The bringing back into use of this commercial site (whether re-configured and extended as proposed or not) has the potential to cause disturbance to the amenities of future residential occupiers if your Authority approve consent for the adjacent housing development without first ensuring that the proposed dwellings are adequately protected from potential noise and light pollution.

Whilst my client has no objection to the adjoining site being redeveloped for residential purposes, it is incumbent upon your Authority to ensure that any new use (particularly a use with more sensitive occupiers than the previous land use) is afforded suitable and adequate protection for future residents.

The duty to protect future residents falls squarely upon you as the approving Authority and it is your duty to ensure that suitably worded planning conditions, or preferably a Section 106 Agreement, seek to provide appropriate acoustic protection to ensure that the existing commercial use of my client's premises will not be fettered by the grant of planning permission for a sensitive use close by.

I have considered the representations submitted in response to my client's application by Messrs Harris Lamb and I agree with the Consultant's comments set out in the fourth paragraph insofar as, I consider that the promoters of the adjoining residential scheme should appoint a professionally qualified Noise Consultant, in order that your Council has sufficient information in order to determine the potential noise impact of the existing industrial site (and how it could legitimately be used in the future) upon future residents of the proposed housing scheme.

The fact that the site is allocated for housing and included within your Authority's five year housing supply figures is totally irrelevant.

Paragraph 21 of the NPPF, encourages your authorities to:

*“Support existing business sectors, taking account of whether they are expanding or contracting and where possible identify and plan for new or emerging sectors likely to locate in their area.....”*

Paragraph 123 goes on to confirm at bullet point 3:

*“Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established”.*

26 Hempsted Lane is an established business use which could recommence without reference to your Authority. The site could legitimately operate (subject to the provisions of the Environmental Protection Act 1990 and other relevant law) without restriction, thus to ensure that there is a proper and appropriate mix between employment uses and housing provision your Authority should ensure that existing businesses are as far as practicable unencumbered by new adjacent uses.

In conclusion, and whilst it is unproven whether the existing use of 26 Hempsted Lane will cause disturbance to the adjacent residential development site, my clients object to this development on the grounds that to grant planning permission would potentially unreasonably restrict the existing use of 26 Hempsted Lane.

It is not proposed to enlarge the 26 Hempsted Lane site, indeed the provision of new buildings will in practice reduce the risk of noise outbreak rather than increase it.

It is thus inconsistent with good planning practice to require an applicant seeking consent to reconfigure and extend buildings to provide an Acoustic Report to justify an as yet un-approved housing scheme upon the neighbouring site. It is for the promoter of the adjacent housing development site to demonstrate to the satisfaction of your authority that future occupiers of the proposed dwellings will not be affected by existing noise producing activities.

Subject to your Environmental Health Officer accepting that future residential occupiers of the neighbouring housing development site will not be impacted by the use of 26 Hempsted Lane, then my client would willingly withdraw this objection.

In the meantime and until such confirmation is received we must urge your Authority to refuse consent on the basis that the Acoustic Report submitted with that application is now some 3 years old and this in part based on data some 5 years old. The acoustic report does not address how my client's site may be used in the future.

We consider it is unsafe for your authority to approve this application until such time as an updated acoustic report based upon actual acoustic readings and acoustic modelling of potential noise activities is submitted to and approved by your authority's environmental health officers.

Should your consider granting consent for additional housing which could fetter my client's ability to operate this existing commercial site for its legal use then you put at severe risk the potential creation of new job opportunities, this in turn would result in the loss of jobs away from Gloucester.

If you feel a meeting would be appropriate I am happy to attend at your offices to discuss the above.

Yours sincerely  
For and on behalf of Evans Jones LLP



D M Jones MRTPI MRICS  
Chartered Town Planner  
Chartered Surveyor



**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: Old Hempsted Fuel Depot 12/00725/OUT  
**Date:** 30 July 2013 09:19:54

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Please index as represent and comments

**Caroline Troughton**

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**From:** STEPHEN LAWRANCE  
**Sent:** 29 July 2013 11:03  
**To:** Development Control  
**Subject:** Old Hempsted Fuel Depot 12/00725/OUT

Dear Mr Ristic

Further to the above application, although the number of dwellings has been reduced from 101 to a proposed 85 my concerns still remain as per my letter of objection in July 2012 these are namely

Honeythorn Close is a cul de sac and should remain that way

Honeythorn Close would become a "rat run" and/or cut through from any new development

There is no indication that the developers are providing any funds towards any infrastructure

Local school already over subscribed

Existing sewerage system in Hempsted has difficulty in coping with existing volumes of waste

Difficulty in exiting Hempsted Lane onto Monks Corner roundabout

Monks Corner roundabout has suffered flooding in the past

I strongly object to the proposed application.

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: Old Hempsted Fuel Depot 12/00725/OUT  
**Date:** 30 July 2013 09:20:51

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Please index as comments and rep

**Caroline Troughton**  
**Business Support Manager**  
**Business Support Service**

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**From:** STEPHEN LAWRANCE  
**Sent:** 29 July 2013 11:31  
**To:** Development Control  
**Subject:** Old Hempsted Fuel Depot 12/00725/OUT

Dear Mr Ristic

I strongly object to the proposed development, I am very concerned about the contaminated land being disturbed causing health problems. The land has been taken over by wildlife and should be left undisturbed.

Hempsted residents have had and still have enough disruption, constant noise from new ring road, the tip, seagull scarers and smells, noise from developments still on going, parking in Hempsted Lane, access out of Lane, constant litter etc.

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: Planning objection ref 12/00725/OUT  
**Date:** 30 July 2013 09:26:54

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Pls index rep and comments

Caroline Troughton  
Business Support Manager  
Business Support Service

-----Original Message-----

Sent: 27 July 2013 14:28  
To: Development Control  
Subject: Planning objection ref 12/00725/OUT

I wish to lodge my objection to the proposal to build 85 dwellings on the Old Hempsted Fuel Depot. Hempsted must remain a village, there is not enough infrastructure for those dwellings and the has been known to flood on occasions.

Roger Neale

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW:  
**Date:** 30 July 2013 09:31:59  
**Importance:** High

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Please index as comments and rep

**Caroline Troughton**  
**Business Support Manager**  
**Business Support Service**

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**From:** Karen Barnes  
**Sent:** 28 July 2013 22:59  
**To:** Development Control  
**Subject:**  
**Importance:** High

UPRN: 010007305471 - Bovedale Limited - Old Hempsted Fuel depot

Please be advised that I am opposed to any development on the above. There have been so many houses and flats built in Hempsted in the last 15 years or so that the village has more than doubled in size. There is still building work going on!

Another big concern is opening Honeythorn Close up to pedestrian access. Honeythorn Close is a cul de sac. I did not buy my house in a quiet cul de sac to have it opened up as through access at a later date. Presently it is nice, quiet and safe for my children. If there is to be further development do not chase the status of existing closes etc. I am more concerned about opening up Honeythorn Close than building more houses!

Hempsted School is a very popular school already and is not big enough to cope with a larger intake. There is also the increased traffic to take into consideration. Even now it gets extremely congested during busy periods to get out of the village at the roundabout.

Finally are there no restrictions with building close to Newark House as it is a listed building?

Regards

Karen Barnes





Mr B. Ristic  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

Dear Sirs,

Planning Ref. 12/00725/OUT

I wish to register my objections to the planning application by Bolvale Homes to build 85 dwellings on the old Hempsted Fuel Depot.

I have been a resident in Hempsted Lane for 58 years and the amount of new building that has taken place in the last 10 is phenomenal. We have become a small town rather than the small village that it was supposed to be. I don't believe that we have the infrastructure to sustain the amount of housing being proposed with this application and as I understand it a further application for an additional 50 – 60 houses to the east of Hempsted Lane. We have one small village school and that's about it. We have no other services within the village.

I also have concerns that the access to this new development will increase the amount of traffic on what is already a very busy lane.

We need to draw the line at the amount of building being proposed for this area. Keep our village as a village and not another small town.

Yours sincerely,

Mrs B. A. Renton

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: Mr Bob Ristic - Ref: 12/00725/OUT  
**Date:** 30 July 2013 11:55:07

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Please index as comments and represen

Caroline Troughton  
Business Support Manager

-----Original Message-----

From: Rachel Thomas  
Sent: 27 July 2013 15:25  
To: Development Control  
Subject: FAO: Mr Bob Ristic - Ref: 12/00725/OUT

Dear Mr Ristic,

Re: Hempsted Lane.

Hempsted Lane is called a Lane because essentially, that is what it is. It will not be capable of sustaining the increases amount of traffic the proposed dwellings will bring. With on road parking, it is not a free flowing road and driving along it, as it is, requires careful negotiation. Also, the Lane itself does not lend itself to alteration to cope with the increased traffic problems, should this build go ahead.

We already have a tremendous amount of traffic noise coming from the new bypass that runs through 'old & new' Hempsted. The increased traffic will undoubtedly insure that we are completely surrounded by the droning sound of engines.

It seems that developers are unconcerned of the environment that they create for residents, once they have made their money and left. Even if they do roll out plans in the initial stages of how wonderful it will be.

I assume the developer has not tried to negotiate Hempsted Lane at the opening and closing of the school. The large amount of traffic, parked cars and children in such a small area makes it difficult and dangerous. The planned extension of the school is going to cause it's own problems, without an increased number of cars trying to get in and out

Hempsted and Upton are now the only pleasant 'villages' left in Gloucester. Is it the council's plan to let Gloucester be turned into one large Kingsway?. Gloucester is an historic city but one the developers seem hell bent in turning into a concrete jungle.

The older houses in Hempsted are full of character, the front gardens are large (and if built nowadays at least two more houses would've been shoved on them), and beautiful. Despite new houses popping up, the village and its residents are still managing to hang on to it's character, but now, what with the development of 'new Hempsted', they need the help of the council to stop that character disappearing completely.

And as for the proposed site. Apart from the issues of the traffic from the development will have on the roundabout it is adjacent to, it is right next to a large industrial estate and the Gloucester tip. Is that really the ideal place to build homes?

Will we be left with unsaleable houses and the difficulties that can bring?

I urge you to reconsider this planned application and leave the Old Fuel Depot as the partition between homes and Industry and to the wildlife that has made its home there, even if the foxes are a nuisance!

Yours Sincerely,

Rachel Thomas

Hempsted Lane.

Dear Mr Ristic,

The final rites for Hempstead would be if the Fuel Depot fell to the greedy builders. They make their bucks and go. We know.

The little road past Hilton Close, harassed by traffic "improvements", is already jammed at peak times. We wait for 20+ cars to exit at the junctions. The G.C. parking jams both sides at times; The School traffic ignores all traffic rules, Moms are in a hurry!

Fuel Depot houses would produce 2 more junctions and complicate driving even more.

Alas for the Hempstead we knew sixty years ago! You can stop this final (?) blow.

**NEIL PHILLIPS**

Mr Bob Ristic  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

**BUSINESS SUPPORT  
SERVICES  
30 JUL 2013**

July 29, 2013

Dear Mr Ristic

**85 Houses on old Hempsted Fuel Depot  
REF. 12/00725/OUT**

With regard to the above application, I strongly object for the following reasons.

- I live in Hempsted village and feel that the increase in traffic and inhabitants will greatly effect the quality of life in the village.
- The local school, Hempsted C. of E. Primary School, will be unable to cope with the increased population.
- The proposed entrance into the site is too near to Monk's Corner and therefore will cause a backup of traffic during busy periods, which will make it a nightmare for the rest of old Hempsted to exit onto the bypass.
- I have concerns that the development may contain a specified housing designated for Social Housing, which may in turn be detrimental to the area and develop into another Kingsway, where we previously lived.
- Finally, I do not understand the need for another 85 houses in the Gloucester area as other developments are already in place, such as Kingsway and Monks Meadow, and have houses under development which are not selling.

Yours sincerely

Neil Phillips

## NATHALIE GARDNER-MEDWIN



Mr Bob Ristic  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

**BUSINESS SUPPORT  
SERVICES  
30 JUL 2013**

July 29, 2013

Dear Mr Ristic

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REF. 12/00725/OUT**

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- Finally, I do not understand the need for another 85 houses in the Gloucester area as other developments are already in place, such as Kingsway and Monks Meadow, and have houses under development which are not selling.

Yours sincerely

Nathalie Gardner-Medwin

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: Keep Hempsted A Village  
**Date:** 30 July 2013 12:33:01

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Please index as represent and comments

**Caroline Troughton**  
**Business Support Manager**  
**Business Support Service**

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**From:** donna burns [  
**Sent:** 30 July 2013 12:08  
**To:** Development Control  
**Subject:** Keep Hempsted A Village

Dear Mr Ristic,

I am writing to express my objection regarding more housing development near the old Hempsted fuel depot. With all the recent building of the last few years I cannot understand why further housing is necessary in HEMPSTED?

I moved to Hempsted because it is a village. I wanted to live in a place where there was NOT vast areas of housing, traffic and difficulty with access.

I was more than happy with one shop, the school, church and a small community of people. Had I wanted a mixture of social housing and home ownership in a tightly packed area I would have stayed in Quedgeley where I briefly lived before moving to Hempsted.

Hempsted does not want to be part of the urban sprawl spreading from Gloucester city. It is already very challenging with heavy traffic on the bypass and accessibility in and out of the village is becoming increasingly arduous. Hempsted is restricted for access particularly as the Bristol road turning at the bridge is now defunct.

My objection is simply that Hempsted has had enough development. The village cannot manage anymore and does not want anymore.

Yours sincerely,

Mrs D Burns  
High View  
Hempsted



**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: proposed del @hempsted fuel depot  
**Date:** 30 July 2013 13:54:24

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**Caroline Troughton**  
**Business Support Manager**  
**Business Support Service**

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**From:** neville wilkins  
**Sent:** 30 July 2013 13:29  
**To:** Development Control  
**Subject:** proposed del @hempsted fuel depot

I object very strongly to the above app on the grounds that continuing almost uncontrolled development of Hempsted MUST STOP.  
You cannot keep adding houses and people with all the SCHOOL, ROAD SYSTEM ,COLLAGE PARKING, STUPID SAUSAGE TRAFFIC SYSTEM ,WHICH IS A NIGHTMARE. and can only be a matter of time before there is a serious accident and possible DEATH!!!!  
I would there ask you to take a view of REJECTION and give the long suffering residents of HEMPSTED a break.

Mr N Wilkins High View, Hempsted GL2 5LN

30<sup>th</sup> July, 2013.

Dear Mr Ristic,

**RE: Old Hempsted Fuel Depot. Your reference: 12/00725/OUT.**

Thank you for your letter dated 12/07/13.

I refer to my previous objections to the aforementioned proposed development. My stance has not altered one iota; I still object in the most genuine and strongest possible terms as per my reasoning in all previous correspondences.

How on earth any proposal that now includes leaving in the old oil storage tanks can be passed by your department absolutely beggars belief!!

Both you and I know the tanks, together with the surrounding land, is contaminated through its historical and industrial use. We, as residents, are all very well aware of the intensity of the land's contamination. We now know that [additionally] "arsenic" has raised its ugly head.

**Do not allow this development ever to go ahead.**

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: 00725 Old Hempsted Fuel Depot  
**Date:** 30 July 2013 15:50:04

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Please index as comments and represent Ta

**Caroline Troughton**  
**Business Support Manager**  
**Business Support Service**

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**From:** Louise King ]  
**Sent:** 30 July 2013 14:18  
**To:** Development Control  
**Subject:** 00725 Old Hempsted Fuel Depot

Mr Ristic,

My wife and i object to the new plans for 85 dwellings near the Old Hempsted Fuel Depot due to: -

1. Honeythorn Close is a cul-de-sac and the houses are mainly occupied by older people, any access through here could turn it into a "rat-run" and affect overall security.
2. Further increased traffic - It is already difficult for us to access the roundabout at Monks Corner.
3. Increased risk of flooding This area was flooded in 2007.
4. Any development of Hempsted Fuel Depot Site would cause loss of privacy to homes in Honeythorn Close.
5. The existing current new developments in Hempsted have already increased anti-social behaviour, vandalism, litter, dog-mess and noise pollution. Additional development would only worsen the situation.
6. The local village school is currently over-subscribed and produces extra traffic and car parking problems during school term time.

Regards,  
Mr & Mrs G King

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 85 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) - \(REVISIONS INCLUDE THE REDUCTION IN THE NUMBER OF DWELLINGS PROPOSED FROM 101 TO 85\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mr Jonathan Hill.

*We are happy with this planning application now the no. of houses have been reduced to 85 as long as the developers make some contributions to local amenities - like contributing towards the expansion of Hemspted Primary School. We would like to strongly object to any access from Honeythorn Close to the site before, during or after building & construction works. Honeythorn Close is a cul de sac and the residents would like to keep it that way - we don't want it becoming a rat run for cars or motorbikes or bikes or pedestrians - locked access for emergency vehicles in the event of flooding on Hempsted Lane should be kept locked at all times - this will also help to prevent rat run crime. Many thanks Jon Hill*

Mr Jonathan Hill  
10 Honeythorn Close  
Gloucester  
GL2 5LU

*The number of dwellings is now acceptable, provided the developers make a contribution to the expansion of Hempsted Primary School for example. Having lived in Honeythorn Close for some 17 years, we have appreciated the lack of through traffic and the quiet environment. Therefore we would strongly oppose any move to open up the end of the cul de sac to allow any access other than to emergency vehicles in the event of flooding - and definitely no construction traffic. Thank you. Hilary Hill*

Mrs Hilary Hill  
10 Honeythorn Close  
Gloucester  
GL2 5LU

*I wish to object to the planning application for 85 houses at the Old Depot. Hempsted Lane is already very busy with traffic and at peak times it is very difficult to get onto the main road, without adding to it. There are enough new houses being built around this area and believe that to add even more here is completely unnecessary. The proposed land is a natural habitat for wildlife at the moment and should remain so. Kind regards*

Mrs Sharon Lock  
1 Hempsted Lane  
Gloucester  
GL2 5JN

[REDACTED]

Your ref: 12/00725/OUT.

Dear Sir,

I write to voice my objection to the above plan. My main concern being the amount of traffic exiting on to Hempsted Lane so close to the major junction of Hempsted Lane and Seconda way.

Assuming one car per household, this would mean up to 100 cars leaving this site, possibly in the morning peak period,

This plan has already been refused on a number of occasions, and it must be refused again.

Yours faithfully,

[REDACTED]

Mr Rob Ristic,  
Gloucester City Council,  
Herbert Warehouse,  
The Docks,  
Gloucester.

GL1 2EQ.



Dear Sir,

Here I am again writing, using valuable minutes of my time because I do not wish to see up to 100 dwelling units at the old Hempsted Fuel Depot in Hempsted here. No one in their right mind would plan to build on a flood plain (school days geography lessons - the flood plain is there for a reason!) And who would want to live any nearer to a large refuse tip? Please, please, please say no! no! no! to this planning application! Thankyou.

Yours faithfully



Mr Bob Ristic

Gloucester City Council

Herbert Warehouse

The Dock

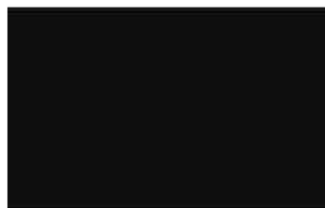
Page 96

Gloucester

GL1 2EQ



Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ



SUPPORT  
SERVICES

20 AUG 2012

Date: 22.08.12

Dear Sir

**Re: Hempsted Fuel Depo**

I understand that there is an application for planning consent to build 100 houses on the above named site. I wish to protest about the current planning application. Hempsted in my view cannot cope with house built in the proposed area.

To build houses on the old Hempsted, fuel depo will increase existing problems that have come about as a direct result of the earlier developments (Gallops Development and Monk Meadow).

Congestion is a major issue already in and on Hempsted Lane. Traffic coming down Hempsted Lane often has to wait for oncoming traffic and vice versa. The proposed site for the new houses are near the County Councils household recycling facility and in my opinion not the right place to build houses, there have been concerns in the past around compromised land due landfills, close to residential housing

There is only one very small School which is already over subscribed. There is no GP Surgery in the village and no other facilities save for a Post Office and of course the new Sainsburys.

For all of the above reasons and to preserve the nature and character of Hempsted I believe that this planning consent should not be granted.

Yours sincerely



MARLENE SIMMS

BUSINESS SUPPORT  
SERVICES

28 AUG 2012

22.08.12.

Dear Sir,

Old Hempsted Fuel Depot, Hempsted Lane, Gloucester.

With reference to the Outline Application for the proposed building of 100 homes on this site I strongly object for the following reasons:

- (a) The access and exit to and from the proposed site.
  
- (b) Hempsted Residents already have difficulty in accessing and exiting Hempsted Lane due to the traffic situation generally, but to put additional traffic on to an already busy lane with access and exit at a busy junction on the SW Bypass, with pedestrian lights, will only cause further problems and is ridiculous.

Yours sincerely,

  
Mrs. M.W. Taynton.

Gloucester City Council,  
Herbert Warehouse,  
The Docks,  
Gloucester.  
GL1 2EQ.



22 August 2012

Dear Mr Ristic

I am writing to highlight my concerns over the proposed building of 100 homes on the old Hempsted fuel depot.

The high number of dwellings would impact on the amount of traffic converging onto the exit of Hempsted Lane, making it very difficult to enter the traffic flow onto the main road (which at busy times, can take quite a while even with just the Hempsted traffic).

There is also an issue with flooding around that area which appears to suffer when there are high levels of rain water.

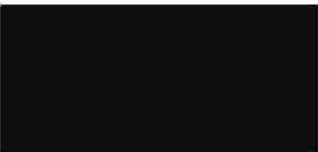
I hope that this application will once again be refused, as nothing has changed since the last application.

Yours sincerely



Sandra Vicker

SUPPORT  
SERVICES  
20 AUG 2012



22 August 2012

Dear Mr Ristic

I am writing to highlight my concerns over the proposed building of 100 homes on the old Hempsted fuel depot.

The high number of dwellings would impact on the amount of traffic converging onto the exit of Hempsted Lane, making it very difficult to enter the traffic flow onto the main road (which at busy times, can take quite a while even with just the Hempsted traffic).

There is also an issue with flooding around that area which appears to suffer when there are high levels of rain water.

I hope that this application will once again be refused, as nothing has changed since the last application.

Yours sincerely



Martyn Robbins

BUSINESS SUPPORT  
SERVICES  
20 AUG 2012

MRS. I.J. PROSSER  
70 Hempsted Lane,  
Gloucester.  
GL2 5JN

24-08-2012

Mr. Bob Ristic,  
Gloucester City Council.

Dear Sir,

Thank you for your letter of 8<sup>th</sup> August, 2012  
ref 12/00725/OUT Old Fuel Depot,  
Hempsted Lane, Gloucester.

I have lived at the above address since  
November, 1957, and the lower part of  
the above site has always been a flooded  
area. In 2007 it flooded all across  
Hempsted Lane closing the road and the  
Southwest Bypass. This should be taken  
into consideration when allowing the  
development of this land.

Also, to allow 100 houses to be built here,

with a possibility of 100 cars turning into Hampstead Lane, will cause problems, unless there are traffic lights.

Yours faithfully,

J. P. Cross

Dear Mr Ristic

I am writing this letter appose the application for the proposed housing near the old fuel depot in Hempsted. We live in a lovely peaceful little village but if the developers keep building houses all around us we will be swallowed up into the city. There will be more traffic especially at the roundabout, there will be more people parking in Hempsted lane (which is bad enough already) and it will devalue the properties in the area. You have got to remember that a lot of the residents here are elderly and have lived here in this little village most of there lives and all this change turning their village into a busy suburb is not fair. If this planning goes ahead it will keep on happening and we will be stuck in another matson

Yours hopefully

N Patrick a Hempsted resident

Sent from my iPad

*I object to this application and wish my earlier comments dated 1 September 2010 to apply. The developer has progressively reduced the numbers of dwellings in a desperate effort to get these unacceptable plans through the approval process. However, the reduction in numbers is simply a ploy to bypass the local planning approval and get to an appeal. This is a rather dubious use of the rules and definite waste of council funds having to reassess the application each time. The fact remains that the local education, transport and utility infrastructure is not in place to support any increase in Hempsteds housing numbers therefore this application must be rejected*

Mr Terry Stevenson  
41 Hempsted Lane  
Gloucester  
GL2 5JS



We feel it is unacceptable to consider this latest proposal for the following reasons:

\* Honeythorn Close is a cul-de-sac and the houses are mainly occupied by older people, any access through here could turn it into a "rat-run" and affect overall security.

\*Further increased traffic - It is already difficult for us to access the roundabout at Monks Corner.

\*Increased risk of flooding This area was flooded in 2007.

\*Any development of Hempsted Fuel Depot Site would cause loss of privacy to homes in Honeythorn Close.

\*The existing current new developments in Hempsted have already increased anti-social behaviour, vandalism, litter, dog-mess and noise pollution. Additional development would only worsen the situation.

\*The local village school is currently over-subscribed and produces extra traffic and car parking problems during school term time.

\*It would appear that the Developers have not offered any money towards the local community, and no mention of any Section106 monies.

\*Proposed site is looking to be completely overdeveloped.

Please accept this letter as a formal objection to the Application.

Mr.&Mrs.S.D.Lawrance, 20, Honeythorn Close, Hempsted, Gloucester GL2 5LU

Dear Sir

We would like to record our concerns re the above development within hempsted fuel depo.

I have a number of concerns re more housing development within this area :

1. The school presently is NOT BIG enough. It has class rooms with the maximum number of children in it. As a parent Govener i am aware that the LEA have apporached the board regarding making the school bigger. the original plans were ridiculous and not thought through at all - with no extra toilet facilites etc, and the assembly hall (an important part of a village C of E school) was not extended. the second plans were an improvement however nothing at this stage has been agreed, and is unlikely to be agreed within the forseable future - this despite further developments already continuing within Hempsted and talk of the selling of Gordon League field for further development!

2. not only are the classes too small to accomodate further numbers - the roads around the school are already dangerously overloaded at school drop off and pick up , and no other access road is avaiable at this time. Often the police are required to stand outside the school to monitor traffic - and if a funeral is on at the church this is much much worse.

3. The traffic along the lane will worsen also , and access out on to the main bypass route will also worsen backing up the lane.

4. The facilities in the village are certainly not developed enough to cater for extra numbers ie school, very little park facilities.

We have grave concerns regarding any development on this land also due to previous flooding in that area.

we would be grateful if you could take these concerns into account when considering this re application .

Kind Regards

Sally jason kate Thomas and Emily Hayes  
Concerned residents / parents and children 57 Hempsted Lane Gloucester

Our Ref: DMJ-WR07-11899B  
Your Ref: 12/00725/OUT

5<sup>th</sup> December 2012

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

Dear Sirs

**Re: Old Hempsted Fuel Depot, Hempsted Lane, Gloucester**

I write on behalf of the owners of the former Daff Imperial Commercials premises lying immediately to the south of the above site.

You will be aware that my clients have recently submitted an application for the re-configuration and extension of the vehicle repair and sales centre at 26 Hempsted Lane, Gloucester (your ref. 12/00995/FUL), it is understood that in response to that application you await feedback from your Environmental Health Department regarding the potential impact of the proposals at 26 Hempsted Lane upon the **proposed** adjoining housing development upon the former fuel depot site.

I further understand that the promoters of the former fuel depot site have objected to my client's planning application on the grounds of potential noise and disturbance.

You will appreciate that 26 Hempsted Lane is an existing commercial activity operating under Use Class B2. There are no planning conditions restricting the hours of operation or extent of usage within the site, i.e. activities may be undertaken either within or without the existing buildings on site.



The bringing back into use of this commercial site (whether re-configured and extended as proposed or not) has the potential to cause disturbance to the amenities of future residential occupiers if your Authority approve consent for the adjacent housing development without first ensuring that the proposed dwellings are adequately protected from potential noise and light pollution.

Whilst my client has no objection to the adjoining site being redeveloped for residential purposes, it is incumbent upon your Authority to ensure that any new use (particularly a use with more sensitive occupiers than the previous land use) is afforded suitable and adequate protection for future residents.

The duty to protect future residents falls squarely upon you as the approving Authority and it is your duty to ensure that suitably worded planning conditions, or preferably a Section 106 Agreement, seek to provide appropriate acoustic protection to ensure that the existing commercial use of my client's premises will not be fettered by the grant of planning permission for a sensitive use close by.

I have considered the representations submitted in response to my client's application by Messrs Harris Lamb and I agree with the Consultant's comments set out in the fourth paragraph insofar as, I consider that the promoters of the adjoining residential scheme should appoint a professionally qualified Noise Consultant, in order that your Council has sufficient information in order to determine the potential noise impact of the existing industrial site (and how it could legitimately be used in the future) upon future residents of the proposed housing scheme.

The fact that the site is allocated for housing and included within your Authority's five year housing supply figures is totally irrelevant.

Paragraph 21 of the NPPF, encourages your authorities to:

*“Support existing business sectors, taking account of whether they are expanding or contracting and where possible identify and plan for new or emerging sectors likely to locate in their area.....”*

Paragraph 123 goes on to confirm at bullet point 3:

*“Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established”.*

26 Hempsted Lane is an established business use which could recommence without reference to your Authority. The site could legitimately operate (subject to the provisions of the Environmental Protection Act 1990 and other relevant law) without restriction, thus to ensure that there is a proper and appropriate mix between employment uses and housing provision your Authority should ensure that existing businesses are as far as practicable unencumbered by new adjacent uses.

In conclusion, and whilst it is unproven whether the existing use of 26 Hempsted Lane will cause disturbance to the adjacent residential development site, my clients object to this development on the grounds that to grant planning permission would potentially unreasonably restrict the existing use of 26 Hempsted Lane.

It is not proposed to enlarge the 26 Hempsted Lane site, indeed the provision of new buildings will in practice reduce the risk of noise outbreak rather than increase it.

It is thus inconsistent with good planning practice to require an applicant seeking consent to reconfigure and extend buildings to provide an Acoustic Report to justify an as yet un-approved housing scheme upon the neighbouring site. It is for the promoter of the adjacent housing development site to demonstrate to the satisfaction of your authority that future occupiers of the proposed dwellings will not be affected by existing noise producing activities.

Subject to your Environmental Health Officer accepting that future residential occupiers of the neighbouring housing development site will not be impacted by the use of 26 Hempsted Lane, then my client would willingly withdraw this objection.

In the meantime and until such confirmation is received we must urge your Authority to refuse consent on the basis that the Acoustic Report submitted with that application is now some 3 years old and this in part based on data some 5 years old. The acoustic report does not address how my client's site may be used in the future.

We consider it is unsafe for your authority to approve this application until such time as an updated acoustic report based upon actual acoustic readings and acoustic modelling of potential noise activities is submitted to and approved by your authority's environmental health officers.

Should your consider granting consent for additional housing which could fetter my client's ability to operate this existing commercial site for its legal use then you put at severe risk the potential creation of new job opportunities, this in turn would result in the loss of jobs away from Gloucester.


If you feel a meeting would be appropriate I am happy to attend at your offices to discuss the above.

Yours sincerely

For and on behalf of Evans Jones LLP



**D M Jones MRTPI MRICS**  
**Chartered Town Planner**  
**Chartered Surveyor**



Ref: 12/00725/OUT

**Objection:**

Dear Sirs

I wish to object the above Bovale development near the Old Hempsted Fuel Depot as Hempsted must retain its separate identity and uniqueness as a village. We residents of Hempsted wish to retain both the historical and cultural aspects and keep the semi rural status it still enjoys bordering the outskirts of Gloucester, but separate from it. We are currently at saturation point in terms of the infrastructure around the village and I believe there are not sufficient plans in place to support existing planned development in terms of doctors, dentist, and school places let alone the capacity of Hempsted Lane itself to take extra traffic and sewage outflow. No provisions are being made for cycle tracks to enable safe cycling to take place. The current junction/exit of Hempsted Lane and Secunda Way has already been ill-thought through with traffic on the main road blocking our exit at peak times.

On this basis I strongly oppose this development.

Hempsted Lane Resident



**12/00725/OUT**

*I object to this application on the following Grounds: The proposed development of 85 dwellings is too dense and not in keeping with the adjacent part of Hempsted; The education provision, local roads and access on to existing roads cannot support the increases that the development will bring. The application has no mention of how much S106 contributions will be made but I suspect that with the reduction in number of houses proposed the contribution, if offered, will be much reduced. This site is a most unsuitable one for housing development containing as it does such large quantities of contamination from its former life as an MoD Oil Depot. Bovale appear to be getting a little desperate signalled by their reductions in numbers from what I remember was 150+ down now to 85 and my reading of the accompanying paperwork is that no effort has been made to reassess or redraft any of it. My summary is this a bad site with a bad proposal, lets not follow suit by making a bad decision to approve it.*

**Mrs Amanda Stephenson 41 Hempsted Lane Gloucester**

Your Ref 12/00725/00T

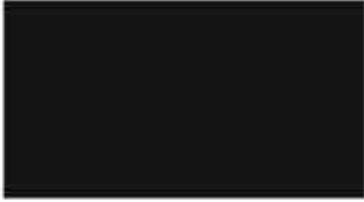
27/08/2012

Dear M<sup>r</sup> Ristic,

I wish to lodge an objection to the above application for the following reasons-

- 1/ Overdevelopment of this constrained site.
- 2/ The proposed emergency/pedestrian access into Honeythorn Close will mean a severe loss of amenity to those who live in what is now a quiet cul de sac.
- 3/ The proposed access to the development will be hazardous to all users.
- 4/ The lack of S106 contribution to the local primary school which will clearly be placed under greater numbers pressure.

Yours sincerely



28<sup>th</sup> August 2012-08-28

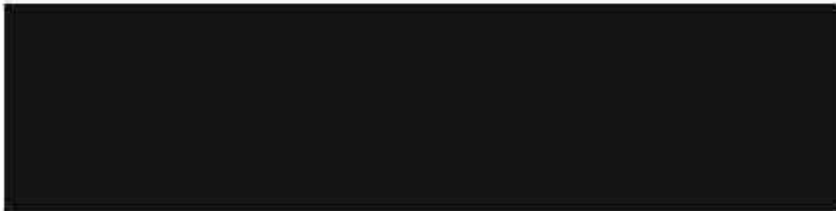
Mr B Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

Dear Mr Ristic

I am writing to you regarding the potential development of 100 houses on old Hempsted Fuel Depot, which is on the end of Hempsted Lane in which I reside.

I want to raise my concerns with you, and your councillors about this potential development. I feel that this will cause issues with traffic and access at the bottom of the lane, already this junction is busy and additional housing on the lane would add to this problem. Also I feel that Hempsted has already had a large amount of housing built in the village over the past few years and that this is further development is therefore unnecessary.

I hope that you will consider the objections when making your decision on this application.



Gareth Steer

Ms T Seymour

28<sup>th</sup> August 2012, 08:28

Mr B Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

Dear Mr Ristic

I am writing to you regarding the potential development of 100 houses on old Hempsted Fuel Depot, which is on the end of Hempsted Lane in which I reside.

I want to raise my concerns with you, and your councillors about this potential development. I feel that this will cause issues with traffic and access at the bottom of the lane, already this junction is busy and additional housing on the lane would add to this problem. Also I feel that Hempsted has already had a large amount of housing built in the village over the past few years and that this is further development is therefore unnecessary.

I hope that you will consider the objections when making your decision on this application.

Yours sincerely

Tina Seymour

Mr Bob Ristic

Jennifer Newbury

Gloucester City Council,

Herbert Warehouse, The Docks,

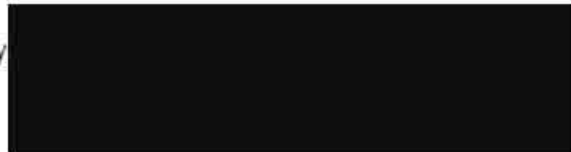
GL1 2EQ



Dear Bob Ristic,

The proposed building of 100 houses on the old fuel depot  
Will be an extra strain on the local school for extra places for children. The traffic  
Will increase along the lane to the village which is already very busy now. Also  
People living very near to a landfill cannot be healthy . This area is totally unsuitable  
For housing please do not let this happen.

Yours sincerely



Mr Bob Ristic

David Newbury

Gloucester City Council,

Herbert Warehouse, The Docks,

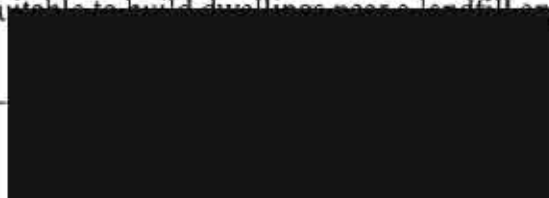
GL1 2EQ



Dear Mr Rustic,

The last thing Hempsted needs is extra houses on the old Fuel depot. That area is difficult for Hempsted car drivers to get on to the bypass now, There could be two cars per household to add to the chaos of trying to get on to the Bypass aswell. Hempsted is now built to capacity we do not want any more houses. Surely it is not suitable to build dwellings near a landfill anyway.

Yours sincerely\_



Karen Barnes



Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

27<sup>th</sup> August 2012

BUSINESS SUPPORT  
SERVICES

29 AUG 2012

Dear Mr Ristic

Your Reference: 12/00725/OUT

With reference to the application for 100 dwelling units at the Old Hempsted Fuel Depot, I am opposed to the application AGAIN! I am unhappy with the proposal to build yet more houses. Bovale keep reducing the number applied for and appealing. My main concern is to open up for 'emergency access and pedestrians' thus changing Honeythorn Close into a through road. My reason for moving into Honeythorn Close was it being a quiet cul de sac, this will change this. I have two young children who presently can play outside our home. If this goes ahead I will look into moving despite my children being happy at Hempsted School. I assume Bovale are now looking to contribute to education in the area and the catchment area for Hempsted School will become smaller to facilitate the recent development in Hempsted?

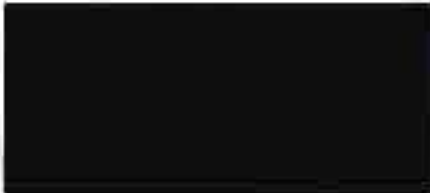
Is there a maximum number of appeals or changes to the application that can be made or will we be still be going through this process if they are unsuccessful in the application for several years to come?

Yours sincerely



KAREN BARNES





Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Dock  
Gloucester  
GL1 2EQ

Dear Mr Ristic

Re 100 House on Old Hempsted Fuel Depot

I write to complain about the proposed building on the above site in Hempsted.

I have lived in Hempsted for 40 years and cannot believe the amount of housing that has been allowed in the area. Surely there are enough houses on the new bye pass already.

We have great difficulty getting out of Hempsted Lane by Sainsbury's at all times, and another 100 cars (at least) will make it almost impossible.


I would ask that this application is refused

Yours sincerely



Monica Hall





**Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Dock  
Gloucester  
GL1 2EQ**

**Dear Mr Ristic**

**Re Old Hempsted Fuel Depot**

**I write to complain about the proposed building on the above site in Hempsted. It is very hard to get out into the traffic at the Sainsbury's junction already especially when the students are in college and they park up the Hempsted Lane.**

**I think that Hempsted has had more than its share of new houses built and ask that this application is refused**

**Yours sincerely**



**Patrick Hall**

Aug 25<sup>th</sup> 2012.

Your Reference 12/00725/OUT - Old Hempsted  
Fuel Depot.

Dear Sir,

Thank you for your letter of  
August 8<sup>th</sup> regarding the Old Hempsted  
Fuel Depot and application for residential  
development

I wish to register my protest to  
any development at the site - to add further  
houses there (which would mean another 100  
or more cars at the very least do have to  
filter into Secunda way - the hold up  
there is bad enough to get into the main  
stream of traffic and no traffic lights.  
Also the land floods and more houses  
wouldn't help the situation. There would  
need to be an extension to the school as  
assumed by the extra children who would  
be living there. Yours faithfully

Andrew Chick



18<sup>th</sup> December 2014

Dear Mr. Ristic,

I write to object to the proposed development on the old MOD site in Hempsted.

Contrary to what most people imagine a brown field site to look like, the old MOD site is very much a green field site when viewed in person. It is a haven for wildlife and serves as a green boundary between the north west part of Hempsted and Gloucester itself. Hempsted and the road running through it is currently a quiet backwater which feels away from Gloucester city and still has a quiet village feel to it; this was just one of the reasons why we moved here in July 2014. With the one already approved development and another probably going to be proposed, the traffic and population increase could be considerable and Hempsted may well lose that village feel. With another development at the north end, Hempsted will feel completely swallowed up by Gloucester city and will be in danger of ceasing to be "Hempsted".

I willingly admit that I'm biased against the development, because as stated, one development has been approved in Hempsted, another most likely to be proposed for behind my house and now this MOD proposal would be in front of it. I bought a house in a quiet country setting and within no time at all, my house could be sandwiched between two housing developments. But my own self-interest does not stop me from having real concerns for Hempsted. If this proposal is approved it would seem that the only parts of Hempsted that aren't being built on are the areas that aren't financially viable to the developers. When is enough, enough? When there is no more green space left in Hempsted? How the residents of Hempsted feel about their village must be taken into consideration and money must not be the biggest driver. I refuse to believe there aren't other sites outside of Hempsted that can't be used.

So regarding the listed status of Newark House. There are many rules and regulations that must be followed when dealing with this house, even to the extent that putting up a small shed in a hidden part of a garden, visible to nobody, requires planning permission. Changing a window frame or altering some small part of the house again requires careful consideration and approval. All of this so that the Newark House and its surroundings are preserved. How then, can a development of 85 houses in front of the house be considered as reasonable? The MOD development will be more or less adjacent to the house and clearly visible, changing its surroundings forever. At the moment, the house feels "in the country", and I would imagine that's how the listing would want it to stay. If the MOD development is approved, Newark House will be surrounded - houses to the south, north and east and the landfill to the west. If that were to happen, it would make a mockery of the listed status and the rules that try to protect it.

In the image below, the circle is Newark House. The shape labelled 1 will be proposed and those houses would block the views to and from Newark House and will partially erode the (albeit limited) country setting. Shape 2 is has been approved. The proposed MOD development labelled 3 is in front of the house and will again be clearly viewable, eroding yet more of the Newark House setting. Surely we should be preserving this, not destroying it.





The picture below shows the development will be clearly seen from Newark House and obviously to the detriment of all the houses to the left of the field. The plans seem to indicate that the gradient of the field would hide the new houses from view, but actually I can see the vast majority of that field and everything will be very visible. The arrow is the direction of view from the pictures on the next pages.



This is the current view from the house towards the Cathedral. It may not look much in this picture, but the MOD site is a boundary between Newark House and Gloucester city and maintains a country feel to the area. This I feel is how the Grade II Listing would like the house to remain.





The area in the red circle is where the proposed MOD development will be. Filling in this area with 85 houses will remove that boundary and change the feel of Newark House forever.



No amount of plans with elevations and drawings, assessments and opinions from a desk can convey just how the development will affect the area and Newark House, so I invite you and those concerned to visit and view for yourself.

I urge the council to refuse the planning application and maintain probably the last little bit of greenery left between Gloucester city and Hempsted. I also ask that the setting of Newark House be preserved.

Regards,

Andrew Chick

Dear Sir

I wish to raise an objection to this proposed application on the basis that the infrastructure of the village is currently overloaded and further development is not sustainable.

The village school cannot accept any further pupil intake and a recent appraisal of the school showed it is not viable to enlarge the school, therefore there is no local school available for residents of this proposed estate.

The current traffic situation causes severe problems during peak times. During school term there is no parking available for parents to drop off or pick up their children, therefore the roads around the school are particularly congested at this time. This causes a serious hazard to residents near the school as it is doubtful that emergency vehicles could get through should there be an incident in St Swithuns, Rea Lane, Chartwell Close or Rectory Lane.

The current sewage system is overloaded, three areas of the village currently experience sewage overflowing. Severn Trent has no plans to replace any of their pipework.

Yours faithfully

Linda Jordan, 4 Chartwell Close, Hempsted



*Dear Mr Ristic On behalf of Cory Environmental as an adjacent landowner to the proposed development we would like to make the following comments on application ref: 12/00725/OUT. As you will be aware from earlier representations made on previous housing proposals by the applicant on this site, Cory Environmental operate waste management facilities to the north of the proposed site, which includes the landfill site and a number of separate recycling and transfer operations. In addition to which the Household Recycling Centre for Gloucester is located within the boundary of the landfill site. Our comments relate to the following areas: • Policy and Amenity; and • Traffic and Public Rights of Way. The application makes no reference to the adopted Gloucestershire Waste Core Strategy. In light of the proximity of the site to waste management developments it is considered that this adopted plan should form part of the development plan against which these proposals are considered. In this respect full regard should be given to the policy support in this document (Policy WCS11) to the safeguarding of existing waste management site. Policy WCS 11 safeguards existing waste sites from encroachment or sterilisation by incompatible land uses, and as such needs to be given due consideration in the determination of the application. Reference is also made within Policy WCS11 for the need for local authorities to consult the Waste Planning Authority and we trust this has / will be undertaken with respect to these proposals. Cory considers that the impact of the proposals on the road that connects the Household Recycling Centre and Cory's waste management activities with Hempsted Lane to be a material consideration when determining this application. The vehicular traffic using this road will continue in the long term with the Household Recycling Centre and possibly other waste uses to continue well beyond the life of the landfill. The submitted design of the proposals makes reference to additional public footpaths that will link in with the access road to the north of this site. In particular it proposes additional access points onto and across this road. Heavy Goods Vehicles are predominate users of the access road to the north of the site and in the absence of any discussions over additional access arrangements we have concerns with the indicative layout of the current proposals promoting additional pedestrian access over this road. I trust these comments will be given due consideration and would welcome being kept informed of progress of this application. Yours sincerely Mr B Stansfield*

Mr Ben Stansfield  
Cory Environmental  
3-6 Greyfriars Business Park,  
Frank Foley Way  
Stafford  
ST16 2ST

**From:** [Terry](#)  
**To:** [Development Control](#)  
**Subject:** Hempsted Residents Association - comments on Planning Application 12/00725/OUT  
**Date:** 25 July 2013 12:47:53  
**Attachments:** [image003.png](#)

---



25 July 2013

### **Planning application – 12/00725/OUT**

The following are comments on the subject Planning Application from the Hempsted Residents Association:

#### **Old Hempsted Fuel Depot, Hempsted Lane, Gloucester**

In addition to comments made on earlier iterations of this application we offer the following additional remarks:

1. The housing density is too high and not in keeping with adjacent or neighbouring parts of Hempsted;
2. There is no indication of S106 monies and given that the dwelling numbers have decreased (again) there seems little prospect of getting any.
3. Developer documentation is out of date and we have no confidence in its accuracy and therefore its relevance to the proposal e.g. particularly the schematic layout still shows a proposed emergency access between the site and Honeythorn close for which there is no requirement.
4. The local infrastructure i.e. roads, drainage and education provision, cannot support the current population let alone an extra 200 or so new residents

Terry Stevenson

Acting Secretary

**Tel:** 01452 3004115

**Email:** [Terry@hempsted.free-online.co.uk](mailto:Terry@hempsted.free-online.co.uk)

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[Hempsted Online Forum](#): If you would like to share and exchange comments views and ideas about community issues why not join the trial of a new community forum and be part of a new way of keeping in touch with HRA issues, simply logon to [www.bit.ly/hempsted-forum](http://www.bit.ly/hempsted-forum) and register.

For further information or help,

Email: [Dhstockwel@talktalk.net](mailto:Dhstockwel@talktalk.net) or [terry@hempsted.free-online.co.uk](mailto:terry@hempsted.free-online.co.uk)

To unsubscribe from further emails from the HRA, [please click here](#)

Dear Mr Ristic,

I am writing this email to appose the application against the proposed development for housing on the old fuel depo in Hempsted. I think this shouldn't be allowed to be built as this is a village, mainly full of elderly residents, and adding a council estate on our doorstep won't help the feeling of our security as they will scare many residents of my community and I think that is unfair as I am already too scared to go to the bottom of Hempsted, which is my own village and that is not a nice feeling to know that I don't feel safe in my own village, without a whole new lot of jobs being added to my area. I also don't like the idea of making the school bigger as that was my primary school and it was nice as it was so small and friendly and safe but if it gets the bigger that aspect will be lost and it won't be a village anymore.

Yours sincerely

I White

14 years old

Resident of Hempsted

T

Bob Ristic,  
Planning Officer,  
Gloucester City Council.

18<sup>th</sup> August 2012

Dear Sir,

**PLANNING APPLICATION – 12/00725/OUT**

We are writing to express objections to the new proposals for the development on the old MoD oil depot site off Hempsted Lane.

1. The number of houses proposed is only one fewer than the last applications and still far exceeds the number envisaged by the local plan.
2. The lack of a S106 contribution is unacceptable given the extra pressure on services – especially the school – of this size and nature of development on Hempsted.
3. While mention is made of there being no adverse effect on the site of the proposed waste transfer station there is no comment about the probable impact of the long-planned relocation of the household waste depot to a point adjacent to the proposed development on the opposite side of the “tip” road, to the impact of lorry and other vehicular noise along that road and to smell nuisance which emanates from the waste site from time to time, sometimes reaching the centre of the city.
4. The proposed “agreed” main entrance into the site is too close to the Monks Corner gyratory system. Given the short distance between the entrance and the gyratory there will be a back-up of traffic during busy periods which will make it nigh impossible for traffic from within the rest of “old” Hempsted to exit onto the bypass without undue delay. This could lead to gridlock due to the kerbside parking which currently takes place during the Glos College term time and the continued flouting of the existing double yellow lines by commercial and lorry drivers calling into the Monks Corner Stores.
5. I have concerns regarding the protection of trees on the site, both in the long term and during the redevelopment phase.

Yours faithfully

  
For Andrew and Vivien Meads

Mr Bob Ristic,  
Gloucester City Council,  
Herbert Warehouse,  
The Docks,  
Gloucester,  
GL1 2EQ



Dear Mr Ristic,

**Ref: 12/00725/OUT Application for Outline Planning Permission at the Former MOD site, Hempsted Lane.**

I write to object to this proposed development on the basis of the housing density and the high probability of traffic problems at Monk Meadow with access being so close to the traffic island system at the end of Secunda Way.

With the proposed emergency gate into Honeythorn Close there is the possibility of pressure being brought at a later date to keep the gate open to relieve these problems at Monk Meadow if they materialised and create a "rat run" which would not be desirable.

The development as it stands will put additional demands on junior and secondary school places, Hempsted School in particular.

The Option 3 Financial Viability Report dated 26<sup>th</sup> July 2012 shows that even with nil Affordable Housing the Developers Margin is a mere 0.50%.

Bovale concede the scheme is unviable as it stands and are proposing the Section 106 Contributions be scaled back to achieve sufficient returns. The bulk of Section 106 Contributions are for Education therefore I object to these contributions being scaled back.

I note that Bovale claim to be a widely respected land and property development company that specialises in identifying and remediating challenging sites and that a lot of work has gone in over several years in preparing this and earlier applications. My objections still stand.

Yours sincerely,



John Riegler

Mr Bob Ristic,  
Gloucester City Council,  
Herbert Warehouse,  
The Docks,  
Gloucester,  
GL1 2EQ



Dear Mr Ristic,

**Ref: 12/00725/OUT – 100 houses on old Hempsted Fuel Depot.**

I object to this development on the basis of there being too many houses on the site and the traffic problems it will cause at the bottom of Hempsted Lane and Secunda Way.

I agree that there should be a mix of housing to include affordable housing. What I disagree strongly about is that no provision is made for meeting places where people can meet and mix socially.

We are busy cramming houses into Hempsted with no apparent thought about the facilities to support them and this is the reason for a lot of the anti-social behaviour being experienced east of Secunda Way which spills over from time to time the other side of the road.

What provision is being made for the additional children at Hempsted School?

Yours sincerely,



Florence Riegler (Mrs)

12/00725/OUT.

21, Honeythorn Close

22nd August 2012.

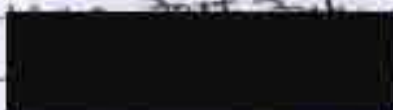
Hampstead

Gloucester.

Dear Sir,

Thank you for your letter regarding planning application for the Moss site. Again I would like to object to this application mainly the problems which would happen if they decided Honeythorn close would have to be an access into this site. Hampstead Lane is busy enough and the site is not suitable for any housing.

Yours faithfully



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



Dear Mr Ristic,


Your Ref: 12/00725/OUT - Old Hempsted Fuel Depot, Hempsted Lane

First I should say that I welcome the proposal to develop this area of land realizing that it is within the city and mindful of the need for provision of more housing. However I urge the Planning Authority to take this opportunity to give Gloucester a well designed area of housing which will include affordable housing wherein the occupants will be happy to live and to ensure that sufficient funds are made available to the local school for expansion and for the provision of other social amenities.

I do have a number of specific concerns:

1. The suggestion of up to 100 dwellings is an inappropriate density. Somewhere in the region of 50 would be more acceptable.
2. Landscaping of the flood plain and the presence of buildings and roads further up will reduce the 'sponge' effect of open ground. Will this raise the flood plain even further? Will this jeopardise the houses presently at Monks Corner and the bottom of Hempsted Lane which were close to flood water in 2007?
3. As it appears that the old fuel tanks are being left in situ and the land left untouched will this area with its associated contamination be well fenced to prevent children from getting in to play?
4. The Waste Disposal Site is planning a Transfer Station in close proximity to this site.
5. Are there any badgers or bats on this site which has been untouched for quite a number of years.
6. Is the possibility of access through Honeythorn Close a concern in this Outline Application? If as before it would be for Emergency Use Only who would hold the key for years to come?

Yours sincerely,



Mrs Sarah Goss



21<sup>st</sup> August 2012

Mr R Rustic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GLOUCESTER GL1 2EQ



Dear Sirs

**Re: Planning Application 12/00725/OUT – Old Hempsted Fuel Depot**

I am in receipt of your recent communication regarding the above referenced Planning Application.

I submit the following comments as an objection to the site development as shown in the Planning Reference No: 12/00725/OUT:

1. The proposed development of some 100 properties on the Old Fuel Depot site does I believe set a precedent for over development and may contravene the Gloucester Local Development framework, which if it goes ahead will destroy the natural character of the area.
2. 100 properties on this site without a sufficient and secure infrastructure will put severe pressure on the existing services and capabilities of the area, including Hempsted Village and its schools.
3. The style and type of properties is not in keeping with the existing house designs in the village of Hempsted and will generally create a decline in the overall ambience of the village, which many people work hard to preserve for its residents and visitors.
4. It is noted that some properties on the new site are at a higher elevation than some of those in Honeythorn Close resulting in a serious loss of privacy and tranquillity for those living in Honeythorn Close.
5. The planned “pedestrian exit” into Honeythorn Close, whilst better than the previously planned “emergency exit” gives rise concerns about it restricting the ability of the nearer properties to use the present lay-by as a turning place and it also being used as a short cut to Hempsted Lane and its services becoming a place where litter may collect.
6. I consider that the new planning application for development of the site will result in a drastic alteration to Hempsted Village and make it much less attractive to existing residents and new home buyers apart from the loss of village life and character.

I hope that the Planning Committee will take account of the above points in its deliberations.

[REDACTED]

21<sup>st</sup> August 2012

Mr R Rustic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GLOUCESTER GL1 2EQ



Dear Sirs

**Re: Planning Application 12/00725/OUT – Old Hempsted Fuel Depot**

I am in receipt of your recent communication regarding the above referenced Planning Application.

I submit the following comments as an objection to the site development as shown in the Planning Reference No: 12/00725/OUT:

1. The proposed development of some 101 properties on the Old Fuel Depot site does I believe set a precedent for over development and may contravene the Gloucester Local Development framework, which if it goes ahead will destroy the natural character of the area.
2. 101 properties on this site without a sufficient and secure infrastructure will put severe pressure on the existing services and capabilities of the area, including Hempsted Village and its schools.
3. The style and type of properties is not in keeping with the existing house designs in the village of Hempsted and will generally create a decline in the overall ambience of the village, which many people work hard to preserve for its residents and visitors.
4. It is noted that some properties on the new site are at a higher elevation than some of those in Honeythorn Close resulting in a serious loss of privacy and tranquillity for those living in Honeythorn Close.
5. The planned "pedestrian exit" into Honeythorn Close, whilst better than the previously planned "emergency exit" gives rise concerns about it restricting the ability of the nearer properties to use the present lay-by as a turning place and it also being used as a short cut to Hempsted Lane and its services becoming a place where litter may collect.
6. I consider that the new planning application for development of the site will result in a drastic alteration to Hempsted Village and make it much less attractive to existing residents and new home buyers apart from the loss of village life and character.

I hope that the Planning Committee will take account of the above points in its deliberations.

Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ



Dear Mr Ristic

RE: 100 Houses on old Hempsted fuel depot

I am writing to you concerning the proposed house development on the above site.

My concern is that the increase population of children will overwhelm village school which currently on a one class intake. There is no more funding to increase this facility and I feel the children's education may suffer.

I hope that this will be put forward for consideration towards this planning application.

Yours sincerely

Miss O Priday

Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ



Dear Mr Ristic

RE: 100 Houses on old Hempsted fuel depot

I am writing to you concerning the proposed house development on the above site.

My concern is that the increase of traffic going through 'Honeythorn close' which will impact on Hempsted Lane and the Bypass which is already over run with traffic and difficult to get onto from Hempsted Lane especially at rush hour times.

I hope that this will be put forward for consideration towards this planning application.

Yours sincerely

Mr S Priday



21 Aug 2012

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

Reference: 12/00725/OUT

Dear Sirs

I am very concerned about the above referenced outline planning application. The proposal is not in-line with the 2002 local plan, is clearly at odds with the designation as a Landscape Conservation Area and the scale is most unsuitable and will have a huge detrimental affect on the village and the quality of life for the residents of Honeythorn close and surrounding area. I also have the following additional reasons for my objection as set out below and described under the following headings:

Access arrangements via Honeythorn Close (HTC). It is noted that the arrangements for access through HTC have been “downgraded” but still remain as emergency access. The justification for such emergency access is not understood nor is it explained within the proposal. It is entirely unacceptable to consider having any form of access via Honeythorn Close. As the name suggests it is a closed road and the residents have a right to expect that it stays that way. Access will inevitably bring with it nuisance and noise as it will be used a cut-through by new residents and anyone else whether legitimate or otherwise. Have the council or developer approached the emergency services regarding the need for access in times of flood through HTC? Why for example has the road level not been raised to mitigate the impact of flooding? This would provide a simple answer to the access problem.

Housing Density. 101 dwellings are far too many and their design not in keeping with the remainder of the houses in the immediate area. In fact there is no other part of the village that even comes close to having the same number, in such small area and as such the proposal would change the whole character of the village. The adjacent Honeythorn close for example has fewer than 30 homes.

Lack of Local Infrastructure. There is no additional capacity in the local school and poor vehicular access to the village and the southwest bypass. Present traffic difficulties would be, at a stroke, worsened due to the extra movement of up to additional 200 or so vehicles – which

could be through the village. There is no mention that they are willing to make any contribution to the local school or other amenities.

Designation as Landscape Conservation Area. This unique area is designated in the 2002 local plan and this has been carried forward to the present Local Development Framework and has still not been allocated for housing. It should be retained as conservation and not allocated to housing.

Biodiversity. The site has been empty for a considerable length of time and as a result has become the home for many flora and fauna. The developer reports there are no protected species on the site but have not produced any detailed evidence to support their claim. Anecdotal evidence suggests that there are numerous protected species including, greater horse shoe bats, slow worms and crested newts – The developer will have to conduct a full biodiversity survey in order to verify his claims

Environment. The majority of the site is classified as flood plain by the environment agency. The proposed development squeezes all the dwellings in to the small area just outside the edge of the flood plain. By definition the proposed open spaces are likely to be flooded and be a danger to youngsters using the area. Furthermore the conclusions from the study carried out for Bovale in 2008 are contradictory in that they claim the FRA demonstrate the proposals will be safe but also refer to safe pedestrian access is provided in HTC; This suggest that safe access is therefore required as the housing proposal is unsafe.

Drainage Proposals. The proposed use of existing 225mm dia public sewer in Hempsted lane takes no account of its existing level of capacity especially under extreme conditions experienced in 2007 and since.

Residential Travel Plan. The plan is a very weak document its contents contain nothing of any substance and defer all detailed matters to later stages of the Planning process. This is entirely unacceptable as a key aspect of such a large development will be the impact of vehicular movement.

I hope the council will ensure that the above comments and concerns of the residents will be taken into account if and when the proposal comes before the council. This application is unacceptable and must not be allowed to take precedence over the wishes of the residents.



Amanda M Stevenson



21 Aug 2012

**Development Control Team**

Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

Reference: 12/00725/OUT

Dear Sirs

I am very concerned about the above referenced outline planning application. The proposal is not in-line with the 2002 local plan, is clearly at odds with the designation as a Landscape Conservation Area and the scale is most unsuitable and will have a huge detrimental affect on the village and the quality of life for the residents of Honeythorn close and surrounding area. The original council designation indicated that the site was suitable for only 30 properties and as such represents a much more sensible and, subject to other matters being in place, potentially acceptable proposal.

I also submit the following detailed comment in support of my objection and described under the following headings:

Access arrangements via Honeythorn Close (HTC). It is entirely unacceptable to consider having any form of access via HTC. As the name suggests it is a closed road and the residents have a right to expect that it stays that way. Access will inevitably bring with it nuisance and noise as it will be used a cut-through by new residents and anyone else whether legitimate or otherwise. Have the council or developer approached the emergency services regarding the need for access in times of flood through HTC? Why for example has the new access road level not been raised to mitigate the impact of flooding? This would provide a simple answer to the access problem.

Housing Density. 100 dwellings are far too many, for example HTC has fewer

than 30 homes; the proposed design is not in keeping with the remainder of the houses in the immediate area. In fact there is no other part of the village that even comes close to having the same number in such small area and as such the proposal would change the whole character of the village.

Lack of Local Infrastructure. There is no additional capacity in the local school and poor vehicular access to the village and the southwest bypass. Present traffic difficulties would be, at a stroke, worsened due to the extra movement of up to additional 200 or so vehicles – which could be through the village. There is no mention that the applicant is willing to make any contribution to the local school or other amenities, but even if they did they just isn't the capacity at the school.

Designation as Landscape Conservation Area. This unique area is designated in the 2002 local plan and this has been carried forward to the present Local Development Framework and has still not been allocated for housing. It should be retained as conservation and not allocated to housing.

Biodiversity. The site has stood empty for a considerable length of time and as a result has become the home for many flora and fauna. The developer reports there are no protected species on the site but have not produced any detailed evidence to support their claim. Anecdotal evidence suggests that there are numerous protected species including, greater horse shoe bats, slow worms and crested newts -

Environment. The majority of the site is classified as flood plain by the environment agency. The proposed development squeezes all the dwellings in to the small area just outside the edge of the flood plain. By definition the proposed open space and play area is likely to be flooded and be a danger to youngsters using the area.

Transport Assessment. Visibility from the site access is poor. It appears to be measured 2.4m back from the give way line which is as I recall within the Design Manual for Roads and Bridges standard but its not great. The distance couldn't increase at all without drastically reducing the visibility. That coupled with pre-existing parking problems increases the risk of accidents.

I hope the council will ensure that the concerns of the residents will be taken into account if and when the proposal comes before them. This application is unacceptable and must not be allowed to take precedence over the wishes of the residents.





2 Honeythorne Close,  
Hempsted,  
Gloucester,  
GL2 6LU

22<sup>nd</sup> August 2012

Ref: 12/00725/00

RECEIVED

23 AUG 2012

REGENERATION

Dear Sir,

Re: Planning Application for 100 houses  
at Old Hempsted Tree Depot.

I write to express my objection to the  
above application and urge its refusal  
on the following grounds:

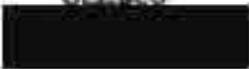
- ① The site is heavily contaminated by  
its previous use and would require  
very extensive decontamination to make  
it safe for residential use. Is this  
overstated and overstated?
- ② The density of housing suggested is  
too great for the site.
- ③ The extensive building on this site  
would increase the flood risk in  
this area due to loss of permeable  
land.

2 Honeythorne Close,  
Hempsted,  
Gloucester,  
GL2 5UJ

- ④ Exit of traffic from the site from so many homes would be ducted onto the circulatory system at the bottom of Hempsted Lane where there is already great congestion.
- ⑤ A suggested emergency road exit from the site into Honeythorne Close would endanger children in the close and increase the risk of crime in the area as it would inevitably be used illegally by cycles and motorcycles.
- ⑥ 100 extra homes would require provision of extra school places. Is the developer offering adequate contribution to support this.
- ⑦ Such a massive building would

393


2 Honeythorne Close,  
Hempsted,  
Gloucester,  
GL2 5LU



(7 cont.)

adversely affect wildlife in this area which is still of extensive amount, and is highly valued.

I would urge the refusal of this building application.



2 Honeythorne Close,  
Hempsted,  
Gloucester,  
GL2 6LU GL2 5LU

22 August 2012

Ref: 12/00725/OUT

RECEIVED

23 AUG 2012

REGENERATION

Dear Sir,

I wish to express my opinion  
by objecting to the above application.  
To build one hundred houses on  
this site would be a great mistake.

Who would ever wish to purchase  
a property overlooking The Hubbish  
TIP - the smell is very unpleasant,  
even here in Honeythorn Close.

I ask, who would wish to buy  
a house in such an unpleasant  
place.

There is also already an enormous  
<sup>amount</sup> of new housing being built between  
Hempsted Lane and the canal.  
Hempsted does not need any more -  
it would spoil the old village.

33 Honeythorn Close,  
Hempsted  
Ch'2 5LL

20/08/12

Dear Sir/Madam,

Notification of planning

Ref. 12/00725/OUT Old Hempsted Fuel Depot

Thank you for your letter of the 8th

Comments as follows.

In 2002 30 dwellings were allocated in the Councils Draft Local Development Frame work, access already there, most of the site being landscape conservation area near to landfill etc.

Honeythorn Close, A CLOSE:- STOP UP, PREVENT ACCESS TO, FINISH, COME TOGETHER, END, SHUT IN PLACE. This is specifically a turning area at the end of a narrow road open plan houses. Neighbours opposite have to reverse out as their drives are steep. So this cannot be opened, especially with heavy lobbies reversing down.

Public transport from Village one bus in 1 ~~hour~~ return. But at Monks Corner on By-pass easy from Site Access every 15, a crossing for return.

The School already over subscribed. with all the new developments in Hempsted.

Traffic in Hempsted lane bad enough at present increasing in Sept. with Uni. Students Parking.

**Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ**

21/08/2012

**REF 12/00725/OUT 100 HOUSES ON OLD HEMPSTEAD FUEL DEPOT**

Dear Mr Ristic,

We are writing to object to the building of 100 houses on the old fuel depot as we feel the application for 100 houses is too many for the size of the plot. We live on the lane and feel the traffic increase will affect the quality of life living in the village as the planned estate road id directly onto the lane. We also feel that the local school is unable to cope with the increased population. We feel that a greatly reduced application would be more in keeping with the locals and some creation of jobs should be Considered.

Regards, S Reynolds & D Reynolds



RECEIVED

GLoucester STICKS

23 AUG 2012

REGENERATION

GLoucester CITY COUNCIL  
PLANNING DEPARTMENT  
HERBERT WAREHOUSE  
THE DOCKS GLoucester GL1 2EQ

Your Ref 12/00725/OUT

Re: Houses on the fuel depot  
hempsted lane.

Dear Sir or Madam,

I object most strongly to building  
on this site.

My reasons being,

- ① TRAFFIC it is bad enough now,  
trying to get out of hempsted lane.
- ② School # has a job trying to



cope with the children they have now.

③ Flooding. It's on a flood plane we have had problems there before.

④ Tip. It is too near the tip, and the ponies have difficulties getting to the tip. When the students are at college hardly anything can get down the lane.

⑤ Cais. With more cars and more children there is going to be accidents. Please consider all these facts.

Yours Faithfully







Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ

BUSINESS SUPPORT  
SERVICES  
23 AUG 2012

23<sup>rd</sup> August 2012

Dear Mr Ristic,

I have recently relocated to the area and loved Hempsted Village so was dismayed to hear of a possible 100 new houses on Old Hempsted Fuel Depot. This would significantly change the whole area for the worst and in particular my house in Honeythorn Close where there would be a proposed access point. I am therefore writing to object strongly to the development.

Yours sincerely,



Janice Davison

Alan Thompson

22nd August 2012

Gloucester City Council.  
Planning Dept.

Re 12/00725/out.

We don't need any more Houses in Hempsted and the proposed exit into Hempsted Lane from the new site is not acceptable. We have enough problems with parking in Hempsted Lane without another road pouring traffic of at least 200 cars

Why do you need to build more Houses? Surely the school can't take any more pupils? it is only a small village school!!!

Please NO MORE HOUSES!!!

Thank you



15, HEMPSTED LANE,  
GLOUCESTER.

GL25 3N.

20.8.12.

Dear Mr. Rustin,

I strongly object to the proposal to build one hundred! houses on the site of the Hempsted Fuel Depot. Not only will it add to the congestion at the bottom of Hempsted here, it will be on a flood plain and will also be adjacent to the expanding recycling depot with its ongoing health problems.

I am confident, joining

with most of the residents,  
to oppose this impractical  
proposal.

Yours faithfully,



**RECEIVED**  
23 AUG 2012  
**REGENERATION**

11 St Swithuns Road  
Hempsted  
Gloucester  
GL2 5LH  
20 Aug 2012

Dear Mr Ristic

I would like to send you a letter of complaint in connection with more expansion of housing with in Hempsted area , I have live in Hempsted for over 12 years and I have see the damaging effect this has had on Hempsted , Hempsted is losing the village feel it did have , this is because of new homes with in the village and all around the surrounding area. I have problems get into my drive and out from 8.30 to 10.00 am and 3.00 to 4.00 pm because of the school , never was like this . So I would like to say please don't build within and around Hempsted am more.

Simon Lane



BUSINESS SUPPORT  
SERVICES  
22 AUG 2012

Gloucester City Council,  
Herbert Warehouse,  
The Docks,  
Gloucester.  
GL1 2EQ

BUSINESS SUPPORT  
SERVICES

22 AUG 2012

For the Attention of Mr Bob Ristic.



More Houses on the old fuel depot site.

21<sup>st</sup> August 2012

As a resident of Hempsted for more than fortyfive years I continue to despair at the prospect of even more housing being sanctioned in addition to the masses of properties already built on both sides of the Hempsted bypass.

The pressure on local services in terms of Schooling, Water, Sewage,Power and traffic is already far too high.

Parking for college students is inadequate and results in conjection in Hempsted Lane, and further demand for places at the school will exacerbate the headache of Schoolrun parking in St Swithens Road and High View.

I strongly request that no further housing is allowed in Hempsted.

Yours faithfully,

M.L.Perry.



Gloucester City Council.  
 Planning Dept.  
 Hebest warehouse  
 The Doars  
 Gloucester GL1 2EA

BUSINESS SUPPORT  
 SERVICES  
 23 JUL 2013

Dear Sirs

Re: Town + Country Planning Act 1990  
Ref. No 12/00725/out.

Location Old Hempsted Joel. Dept Hempsted Lane Gloucester

Your Letter Dated 12<sup>th</sup> July 2013

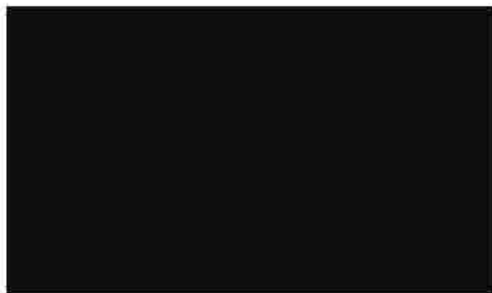
I have looked at the new layout for development.  
 The only difference I can see is the amount of dwellings  
 Proposed from 101. To 85.

My previous objections still stand (copy of last year's

Letter attached)

- ① No more houses this side of bye pass
- ② Site too close to refuse tip. Flooding vermin etc.
- ③ School not big enough
- ④ Traffic 85 houses = 70 cars at least still coming out in to Hempsted Lane.

I'm sure this is not the last we hear regarding  
 this site. But I STILL SAY NO MORE THANK YOU



Jane Hamilton  
 Alan Thompson.

16<sup>th</sup> August 2012

Gloucester City Council  
Planning Department  
Herbert Warehouse  
The Docks, Gloucester GL1 2EA

Your Ref. 12/00725/out

Old Hemptoned Fuel Depot Hemptoned Lane Glas.

once again I'm objecting To Building on This Site.

Reasons:-

- ① no more Houses wanted in Hemptoned.
- ② Site To Close To Refuge Tip - Flooding Vermin & Smo  
Seagulls Etc
- ③ School not able To Take More Children.
- ④ Traffic:- 100 units = at least 200 more Cars  
Trying To Get out of Site via Hemptoned Lane  
which in the Rush Hour is already a nightmare do  
To Traffic on bye pass.
- ④A Restricted Parking (Yellow Lines) are due To go i  
Hemptoned Lane Between Monks Corner + Honey Thorn  
Surely This Tells you what The Traffic is like  
like in Hemptoned Lane.

Please Consider The Residents who already  
live on the U. Page 160



not all residents are retired and comfortably off  
Some of us. Post retirement age still have to work for  
a living.


The Convenience Store has been closed for many years  
and has been converted into Flats!!

Public Services is that the one bus a day

Leaves empty. 10.50am returning 1.30pm. = 2½ hrs

IN-TOWN.

yours faithfully



JANE HAMILTON.

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Ms Mariana Straton.

*I object to this application. There is too much built up environment within the village, additional noise and pressure from the by pass residential areas. This development would add to all this. The difficulties with access into the main lane would also be an issue. Thank you*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

Ms Mariana Straton  
19 Sandalwood Drive  
Gloucester  
GL2 5XD

BUSINESS SUPPORT  
SERVICES  
28 AUG 2012



22 August 2012

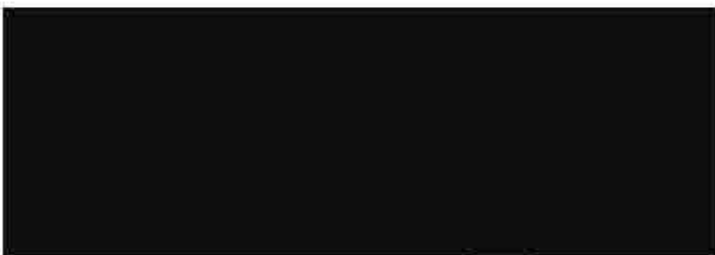
Dear Mr Ristic,

I wish to register my objection to plans for new housing on the site of the old Hempsted fuel depot.

There are other developments afoot in the area and it is hard to see why Hempsted needs so much new housing. It is not evident that there are plans to improve the local amenities to cater for the existing population let alone an ingress of new residents.

Please note of my objection to this development.

Yours sincerely,



MISS K TYLER

BUSINESS SUPPORT  
SERVICES  
28 AUG 2012



23 August 2012

Dear Mr Ristic,

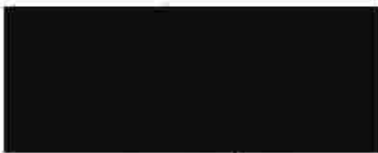
Ref: 12/00725/OUT

I am writing to register my objection to the construction of housing on the old Hempsted fuel depot.

There are already plans, as I understand it, for a housing development on the rugby ground on Hempsted Lane. The possibility has also been raised of house construction on what appears to be greenbelt land on Hempsted Lane.

I would ask that you take note of my objection.

Yours sincerely,



MRS ANN THOMPSON



Gloucester City Council,  
Herbert Warehouse,  
The Docks,  
Gloucester.  
GL1 2EQ

*For the attention of Mr. B. Ristic*

*Dear Sir,*

*I am writing to you regarding the proposed housing development at the old Hempsted Fuel depot site on Hempsted Lane.*

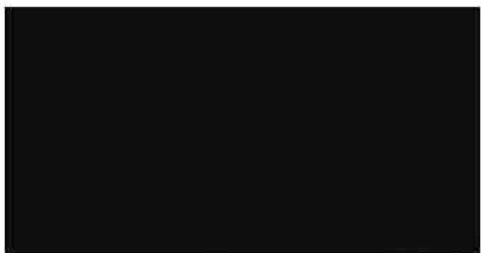
*As a resident of Hempsted Lane myself, I really would be against any development of any houses mainly because as it is at present with the size of school and the several developments of housing on Secunda Way, Hempsted is already over developed, with even more houses brings with it inevitably more crime which has more than proved to be the case after other developments in the past 10 years, despite residents at that time being assured this would not be the case.*

*Whilst I understand that nearly all towns and cities require development at some stage due to a national housing shortage, Hempsted I feel strongly has had its share of housing and what was once a village on it's own, is fast becoming a extension of the city, so please enough is enough.*

*Yours faithfully,*

  
*J. Wildsmith.*

Old fuel Depot.



Mr Bob Ristic

Dear Sir,

I have lived in Hempsted 81 of my 92 years & went to Hempsted old school. Hempsted was lovely and considered lucky to live there. I have seen many changes not for the better.

We do not want these houses, we are over crowded now, consider Honeythorn close they would be overlooked, and the noise would be dreadful - cars & children etc

It is hard enough getting out of Hempsted here now.

We are lucky to have Sainsburys right on our doorstep though.

Good luck in your efforts



Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

August 27, 2012

Dear Mr Ristic

**100 Houses on old Hempsted Fuel Depot  
REF. 12/00725/OUT**

With regard to the above application, we strongly object for the following reasons.

- We live in Hempsted village and feel that the increase in traffic and inhabitants will greatly effect the quality of life in the village.
- The local school, Hempsted C. of E. Primary School, will be unable to cope with the increased population.
- The proposed entrance into the site is too near to Monk's Corner and therefore will cause a backup of traffic during busy periods, which will make it a nightmare for the rest of old Hempsted to exit onto the bypass.
- We have concerns that the development may contain a specified housing designated for Social Housing, which may in turn be detrimental to the area and develop into another Kingsway, where we previously lived.
- Finally, we do not understand the need for another 100 houses in the Gloucester area as other developments are already in place, such as Kingsway and Monks Meadow, and have houses under development which are not selling.

Yours sincerely

Nathalie Gardner-Medwin and Neil Phillips





Gloucester City Council  
Herbert Warehouse  
The Docks,  
GL1 2EQ

23rd August 2012

**Re: 12/00725/OUT**

Dear Mr. Bob Ristic,

I am writing (again) to complain about the planning application for 100 dwellings being built on the Old Hempsted Fuel Depot. There are many different reasons why I wish to complain including some major problems such as flooding, noise, wildlife, traffic, pollution and many more. I am strongly against these houses being built because I have lived in Hempsted my whole life and I have attended Hempsted C of E Primary School. Furthermore, it has always been a quiet and peaceful village and I would hate it if this atmosphere was completely destroyed and it became a building site or a crowded and horrible place to live, which I believe will happen if the houses are built. I also see Hempsted as a historic village because there may be the remains of a roman wall. There is also an air raid shelter and Newark house, which is a very important historical building. By building houses, there would be no sign of any history in the area and future generations would only be able to imagine what it was like.

In 2007, the River Severn flooded and many families suffered from its disastrous effects on their houses. If 100 more houses are built, then there will be even more victims if this happens again. However, the land the 100 houses would be built on is in flood plain which means all of the houses could be flooded and it doesn't have to be anywhere near as bad as 2007 for this to happen. Another problem is that there won't be enough drainage, because the houses are so close to the river that the land is boggy. We have suffered from this ourselves, as our garden is always very boggy (even in summer), and it would be much worse for the other 100 houses.

In addition, Hempsted is a quiet village, but with 100 more houses it will be a lot louder. This will make it hard for me to concentrate on things I think are important such as homework and relaxing. It will also affect everyone else and create disruption throughout the village including the more important buildings like the local primary



school and church. I understand that there will always be some noise, but I think the noise from 100 more houses, which are very close together, is too much.

Also, Hempsted has always been an area full of wildlife, with a nearby canal and a river with fields surrounding it. There are many animals that live in the area where the houses would be built such as badgers and foxes. This means if the houses are built, their habitats will be destroyed so they will be forced onto busy roads where they are likely to be killed and their species will never return to the area again. This is not fair on the animals because they have the same rights to live in the area as we do and they create a peaceful atmosphere. I would hate it if this atmosphere was destroyed and future generations could not experience it by seeing the animals. I would definitely prefer to see animals alive rather than hit by a car.

There would be lots more cars on the roads if the houses are built which would make travelling a lot more difficult for my family and everybody else in the area. The traffic is quite bad at the moment because it is difficult to get in and out of our drive since there are more cars from the college, so by adding 100 more houses it would be impossible for us to get in and out of our drives and go anywhere if there is a traffic jam at the bottom of Hempsted lane. Also, with more cars, it will make emergency vehicle access more difficult throughout Hempsted and especially where the houses would be. On the plans for the houses there are a few small car parks, but these will just be filled with college students' cars so more parking would be required.

Currently, global warming is a big problem across the planet and the second biggest thing which causes it is pollution. A lot of this comes from cars and with 100 more houses, there would be more cars which would lead to an increase in pollution levels. This would be bad for the area because it could pollute the river so the effects would spread down the river and not just in one area and would make Hempsted feel like a city rather than a village. Also, grass, plants and trees reduce the amount of pollution in the area through photosynthesis, so by building houses over it, the pollution wouldn't just increase because the solution to keeping the pollution levels low would have been destroyed. In addition, the few trees that would be planted around the houses wouldn't be enough to stop the pollution from 100 more houses and over 100 more cars. It would therefore be more sensible to have a few houses surrounded by a forest than the current plans, but I can predict that this won't happen, because Bovale Ltd probably think about how viable it is rather than the environmental costs.

Another problem I have with the planned houses is the quality of them because they have small gardens and are very close together. Also, the views they will have out of their windows will either be views directly overlooking other houses or views of the

landfill sight. I wouldn't be able to live in a house where every day you are reminded of lots of other houses all around you and it won't just be the views that remind you of the landfill site because the smell coming from it would be horrible. I don't believe anybody should have to live in a house with these problems.

I think the worst part of having houses behind ours (and there are many to choose from) is privacy and from the housing plan, I have noticed that behind our house would be a small parking area to one side and three, two and a half story houses on the other side. I have complained about the lack of privacy in previous letters and I don't think much has changed. I can't even imagine how horrible it would be to be overlooked by **THREE** other houses. What happened to the idea of bungalows?

There was very little crime in Hempsted until houses were built along **Secunda Way**. However, the proposed houses would bring more people and a more crowded atmosphere. Therefore, I believe there would be more crime especially due to more teenagers having nothing else to do. This could be helped by Bovale Ltd providing funds for more youth clubs, sporting activities and maybe even more policing in the area, but I think this problem couldn't be solved completely because the atmosphere could never be changed back to how it is now.

At night-time, you can clearly see many stars in the sky which form different constellations and are interesting to look at. However, with 100 more houses, all very close together, it would create a lot more light pollution which means you would no longer be able to look at the stars. This is another problem that will affect future generations in the area because they will grow up having never seen what the night sky really looks like.

So far, Bovale Ltd has never said they were willing to provide funding for community buildings and I think they need to. This is because Hempsted already has an oversubscribed school, so if there are more children in the area, what school will they go to? They would have to travel a long way to find the next nearest primary school. Also, there aren't many local jobs in the village so it would be difficult for the unemployed to find jobs without having to travel a long way. There are also many other buildings which might need more funding from Bovale Ltd such as the police, sports clubs and youth clubs (as I have previously mentioned), the hospital, the church and the village hall.

In conclusion, I believe all of these problems will affect Hempsted and everyone who lives in it in very bad ways and the only way to completely stop them is to not build any more houses. The village residents have shown that this is what they think many times



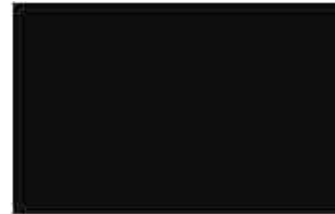
before and they shouldn't need to keep doing this for the rest of their lives. Please consider everything I have mentioned in this letter because they could turn into real problems if the houses are built.

Yours Sincerely,



James Clements, aged 14

Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ



27 August 2012

Dear Sir

**100 Houses on Old Hempsted Fuel Depot**

Further to previous letters I write to confirm my disbelief and anger that once again there is an application to build 100 houses on the old Hempsted fuel Depot.

An application for a previous build of 101 houses was turned down by the Planning Committee on several points, of which, I know you are aware of.

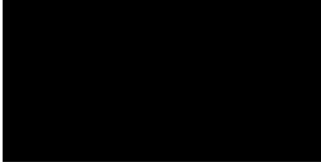
I cannot agree with the application for all the various reasons I have advised of previously and wish to log my feelings in relation to getting this application (with one less house than last time) thrown out.

Please acknowledge this letter and inform me when this Planning Application will be heard.

Yours faithfully



Mrs M E Stafford-Pruett



Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GL1 2EQ

27 August 2012

Dear Sir

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Further to previous letters I write to confirm my disbelief and anger that once again there is an application to build 100 houses on the old Hempsted fuel Depot.

An application for a previous build of 101 houses was turned down by the Planning Committee on several points of which I know you are aware of.

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Please acknowledge this letter and inform me when this Planning Application will be heard.

Yours faithfully



Mr K Stafford-Pruett

Dear Mr Ristic.

I am writing to object to the latest planning application at the old fuel depot at Monks Corner, Hempsted (Ref:-12/00725/OUT). Nothing has changed from the last two applications as far as I can see. This is not an ideal place to put homes, who wants to live on a tip road. We have enough houses in the village now, perhaps we could have a doctor and dentist on this site instead.

Yours sincerely

MRS. J. M. GUY

Gloucester City Council  
Herbert Warehouse  
The Docks,  
GL1 2EQ

27<sup>th</sup> August 2012

**Re: 12/00725/OUT**

Dear Mr. Bob Ristic,

I am writing to object to the development of 100 dwellings on the Old Hempsted Fuel Depot, Hempsted Lane, proposed by Bovale Ltd.

The site plan is clearly overdeveloped with the width of two semis covering the width of just one of our existing houses. The gardens are tiny and few have garages so there is barely any security or space. It seems hard to believe that the developers would manage to fit 100 houses in 10,000 square metres but I guess it's pretty easy when going upwards not outwards. 50% of the houses are 3 storey and there is not one bungalow, which to me indicates that there will be mainly families instead of elderly people, most probably first-time buyers so there will be a countless number of children all added to the lengthy waiting list of the village's already oversubscribed primary school. After attending this school, I would like other children to experience the excellent teaching that I did, but with too many children in the class, it will be difficult for the teachers to meet the individual needs of their pupils which they continuously struggle to do. Bovale Ltd. haven't offered to support the school through communal funding, claiming their development would be 'unviable' (quoted from The Citizen) which shows their greed and desperation. Also due to the tall houses being built on a hill, we will not only see the two houses directly behind our back garden but the houses behind those too. The plan shows very short gardens so these houses will be overshadowing us and will certainly invade our privacy and steal the sunlight. My neighbours along the road will have an even worse problem than us since there will be 3 storey houses behind them which shows Bovale Ltd. are doing this for the money without a doubt, and they are not being the least bit considerate to the existing residents.

I will not appreciate the noise from children, loud cars and pets. It will be distracting from school work which isn't fair as I try hard and want to do well, so I don't deserve to be put off from concentrating. Depending on how respectable these new neighbours will be, we may have unwanted items and waste landing in the garden from over the fence, particularly cat litter as we all know they don't like to use their own garden. According to 'www.police.co.uk' 36 criminal incidents were reported in June 2012 in Hempsted, mainly in Secunda Way where the housing estate has been expanded year upon year from 2001. This proves that housing estates only lead to trouble involving young people who will undoubtedly be living in the houses behind me, so the residents will feel unsafe and threatened.

The development will cause a loss of habitats to wildlife, particularly if protected species are on the site. In my opinion it doesn't matter if they are protected species or not, it is still unfair because they are settled at the moment. Endangered species should be a priority though so Bovale Ltd. will be to blame if we lose or put any endangered species under distress but you would never allow that to even happen, would you? Another problem with the site remains is that the soil is contaminated with oil; therefore the developers will need to



undergo extensive soil treatment which isn't worth it when it doesn't appear to be causing any problems as it is at the moment. It will take time and will disrupt the neighbours. There is also supposedly a World War II air raid shelter which should be treasured along with the other few remains of Gloucester's past.

Additionally, I'm sure traffic has been used as a main reason in most of the objection letters in the past. This is because it's very important to us. Ever since Secunda Way was constructed, we have had to face the hefty traffic every morning and evening when trying to leave Hempsted Lane. It will only get worse with at least 150 cars leaving for work and school every day joining the blockage, which will add unhealthy stress to the day. It also means more engines will be left running for longer so this will inevitably cause more pollution. Litter will also pollute the environment. Talking of waste, there are hundreds of empty houses already waiting to be occupied, so we do not need more. People can't afford to buy a house and start a family nowadays, as you probably know, so these planned houses are unlikely to be used either. Why can't we use what we've got before adding to it?

Another important reason is flooding. Part of the field is in floodplain and with good old English weather we could have an unexpected downpour just like that. The flooding and catastrophes of summer 2007 will never be forgotten about, especially those severely affected, and we will never know when the next will be. The development site and surrounding areas were severely flooded so if the houses had already been there, they would've been completely ruined and there would've been no access to the site. Building houses in part floodplain is a waste of resources, energy and money, when there are plenty of empty houses already built that aren't at such high a risk of being flooded. With concrete and brick roads, heavy downpours will not be absorbed into the ground easily and drains will struggle so water that can currently stay on the hill, will flow straight into our gardens which are already very moist.

Lastly, we can often smell the rotting landfill site and have to put up with many flies from there too so with the houses being nearer and on a hill, it will not be pleasant for the new residents although they will not realise until they have moved in. Would you appreciate this if you were in their position, spending all of your savings; or in our position, suddenly having a house the height of your own built higher up the hill overlooking you? I've also noticed the habitat area on the plan is the furthest it could possibly be from the existing houses so if this is open to the public, we won't be able to make use of it. There is absolutely nothing in this development for us, other than causing disruptions.

After applying and appealing since 2007, Bovale Ltd. are clearly desperate to do something with this land because they mistakenly bought in thinking it would be a big investment but due to the oil contaminated soil, the floodplain, the hill and the unhappy residents, the problems are clearly outweighing the benefits. As Hempsted residents have shown by not failing to object every year, we will not stop here. If the houses are built, we will complain against any disruptions to our current lifestyle so to save the hassle, on behalf of the whole of Hempsted village, please do what you've done best for the past five years, and reject! Thank you for your time. I hope this will be the last time I have to waste it.

Yours sincerely,

A solid black rectangular box redacting the signature of the sender.

R. J. Clements



Gloucester City Council  
Herbert Warehouse  
The Docks,  
GL1 2EQ

24<sup>th</sup> August 2012

Re: 12/00725/OUT

Dear Mr. Bob Ristic,

Once again, I am writing to oppose the new planning application for dwellings on the Old Hempsted Fuel Depot. I am complaining because I live adjacent to this land, so it will affect me enormously if it is built on.

I have worked at Hempsted Primary School for 10 years, I have always known it to be over-subscribed, now there are twice or even three times, the amount of children hoping to go there. Since they have built the new housing along Secunda Way, many children and parents have been turned away. So even more housing means there will be no chance for them to attend the school. In addition, where are the children from the proposed houses supposed to go for Secondary education, because Hempsted does not have a Secondary school close by?

As Hempsted has no doctors surgery, my family have to travel over a mile to the nearest doctor. Our doctor is very difficult to arrange appointments with, which can get extremely frustrating! New housing will make this even more of a problem for us and everybody else.

I have noticed on the plans that Bovale Ltd have removed the bungalows which they previously had applied to build. This means there will be no privacy for existing residents because we will be overlooked. I believe that Bovale have done this so they will receive more money from selling houses than they would from bungalows. This also means they can fit more houses in so it will be very crowded, and we would get more privacy from bungalows than houses, as we wouldn't be overlooked as much. I strongly disagree with the taller 2 and a half and 3 storey houses, as it will be a huge eyesore and they won't blend in with the existing housing in Hempsted village itself. Hempsted lane residents will all be overlooked unless bungalows are built, this will also totally wipe out any existing views we already have.

With more unnecessary housing to this tranquil historic village, it will bring lots more unwanted noise, pollution, traffic problems and it will cease all the existing wildlife that we regularly enjoy seeing and hearing.

The small village of Hempsted already has huge traffic problems including speeding cars and parking problems caused by reckless drivers and students attending the college at the docks. Also the Monks Corner junction at the roundabout into the bottom of Hempsted Lane, is presently very difficult for existing residents to pull into the main Secunda Way traffic stream and it is also very dangerous trying to turn into Hempsted Lane in that main traffic flow. The new housing plans, which are very close to this junction is going to cause further traffic queuing, delays and accidents, because it is also where the students park all day and evening. Since the new Gloucester College has been open it has a small carpark which is not adequate for the numbers of students attending. Therefore many of them park in Hempsted Lane. This area is in much more urgent need for car parking facilities for students, rather than housing. Additionally the exit for the planned houses is in a very dangerous part of that road and it is going to be causing more obstructions and a complete

nuisance to our existing problems. Hempsted Lane is not a very wide road and most of the time there is only one lane for traffic to travel along. This road is also a main route for the primary school. The Monks Corner shop adjoining Hempsted Lane/Secunda Way junction is in a very busy position for customers, and lorries and vans (including refuse lorries) pull over at the double yellow lines on the pavement to call in for snacks and food. This is an existing problem which will be worsened by any new traffic from the proposed housing.

Other companies have been building houses near to the Hempsted Lane junction, in Secunda Way for over 10 years and they are still building houses on land there now. So why do we need any more of our much appreciated countryside being used up for eyesoring modern buildings that don't blend in with the existing historical village.

If Hempsted is going to be packed with unwanted new housing, it is going to make the crime rate dramatically increase and there is very little for young people to do or places to go. We need more facilities, both indoor and outdoor, to keep young people occupied and happy. Hempsted is also a fairly tidy village and we wish to keep in its unique, historical, tidy, respectable condition.

I have lived in this village for twenty years and I moved here due to the peace and quiet, privacy and friendly neighbours. But most importantly the canal, river and outstanding views I enjoy taking in when walking my dogs around this area will eventually be destroyed if the developments continue around Hempsted, and I don't wish to have to travel further afield which won't be environmentally friendly by using my car.


My children attended Hempsted Primary School which has had a good reputation, but has always been very oversubscribed. It cannot continue with this good reputation, if it doesn't receive help with funding for a bigger and better school which will especially be needed if more houses are to be built.

I and my family have been fighting this from the very start and we will not give up as we are trying to look after our village and the surrounding environment. Any local housing is all about greed and money, not the future environment in this area or its history.

Yours Sincerely,

A solid black rectangular box redacting the signature of Mrs A. Clements.

Mrs A. Clements



27<sup>th</sup> August 2012

**REF: PLANNING APPLICATION 12/00725/OUT**

Dear Sir,

I am writing to say that I **STRONGLY OBJECT** to the above planning application for a number of reasons which I have listed below. These are the same reasons I objected to Bovale's previous applications.

**FLOODING:** We already know that the junction between Hempsted Lane and Secunda Way floods and the access road that is planned for the new houses passes through the floodplain (which they may raise). If these roads and areas flood (which they will), how will residents gain access to their property, the emergency access road through Honeythorn Close, or will they just abandon their cars in Hempsted Lane?

I believe that the houses along the lower part of Hempsted Lane have quite a high water table. There are many land drains throughout the gardens, and areas in my own garden never dry out even in the summer. Where is all the surface water from the existing properties and the new ones planned, going to go? At the moment some of the water drains on to the Old Fuel Depot as the drains at the bottom of the pitch, struggle to cope with the water.

**NOISE:** Noise comes from the reversing of vehicles on the landfill site, also the constant background noise coming from SAPA Factory (especially noticeable when there is a nightshift). Currently we tolerate all this, will the new home owners? **PLEASE DO NOT** grant permission for 100 dwellings behind us, which will further increase the noise levels with noise from 100 to 150 extra vehicles, parties, pets and children.

**SCHOOL:** The local school is oversubscribed and classes have too many pupils in them already! More houses in Hempsted means more children, **WHERE ARE ALL THE CHILDREN GOING TO BE EDUCATED.**

**DOCTORS** In Hempsted over the last few years you have allowed hundreds of houses to be built, maybe a few here and there, but it adds up to hundreds. **WE DO NOT HAVE A LOCAL DOCTOR'S SURGERY**, the nearest is Stroud Road and to get an appointment there takes forever, even getting to speak to them takes more than one telephone call. Another 100 dwellings can only make matters worse!

**VIEW:** I know that we are not entitled to a view, but when we purchased our house in 1991, we had a beautiful view from the rear bedroom windows, we could see beyond Highnam! But since then, you have allowed the landfill site to rise and block the view, Pressweld to build their factory and a stone recycling plant. I understand that a landfill has to go somewhere, so we tolerate the **SMELL** and **FLIES**, but will the new home owners? **PLEASE DO NOT** grant permission for 100 houses behind us, which will further reduce our view and quality of life.

**PRIVACY:** Privacy is another reason we purchased our house, apart from our direct neighbours, who are able to look into our garden from their bedroom windows, our garden and house is very private, and that's the way I would like it to stay! I **STRONGLY OBJECT** to two and three storey houses being built less than 40 feet away from our property on land higher than ours, with windows looking down into our house and garden.

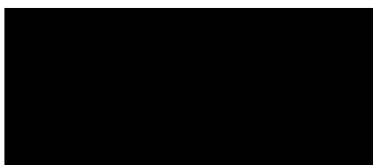
**FUNDING** If Bovale are granted permission to build these unwanted houses, they should provide adequate funding for the school and a doctors' surgery, so they can cope with the extra residents, who will live in the area. Also, Bovale should maintain the open spaces for many future years and not rely on the council to do it.

Once again, I object to 100 dwellings being built here, maybe the Gloucester City Council could find a better use for this land like parking for college students, which has become a nuisance. This would be a good opportunity for the council to show that they are interested in the quality of life of their existing residents, not just money and helping the developers who do not live here.

Finally and regrettably, I believe that you will not listen to our plea and eventually Bovale will gain permission to build these houses. I believe originally there were plans for about thirty houses, on this site, please force Bovale to reduce the number of houses proposed to a similar density as the surrounding houses in Hempsted, and parking for two cars on privately owned driveways. There should not be any shared car parking areas, which leads to antisocial behaviour, fly tipping, and security issues for houses backing onto them, vandalism, theft and noise. Also, an even mix of housing e.g. detached, semi-detached, bungalows, terraced, would lead to a more balanced and harmonious community. Most importantly, please only allow **bungalows to be built on the land backing directly on to existing houses.**

All these measures will significantly reduce the impact on the current residents, who live in Hempsted, and the way Hempsted looks from a distance.

From a concerned and optimistic Hempsted resident,



A.T Clements

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\)](#) at [Old Hempsted Fuel Depot Hempsted Lane Gloucester](#). The following objection was made today by Mrs Hilary Hill.

*Honeythorn Close is a quiet cul-de-sac with minimum traffic and minimum no. of pedestrians and noise and the residents of this Close want to keep it this way. I object to the Emergency Connection Gate being used for access by pedestrians or cyclists as it would become a rat run with everybody going from the new development to the Hempsted Post Office or Primary School I object that the Outline Planning Consent is still for 100 dwellings only one less than last time and also there is still no commitment by the developers to put money into the local community eg the local primary school which is already full. I also object to the Emergency Gate being used during the construction phase if planning permission is forthcoming - I do not want all noise of lorries - their vibration and mess and dust. Yours sincerely Hilary Hill  
Joint Resident owner of 10 Honeythorn Close Hempsted Gloucester GL2 5LU since 1996*


However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

.

Mrs Hilary Hill  
10 Honeythorn Close  
Gloucester  
GL2 5LU





Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester GL1 2EQ

25 August 2012

Dear Mr Ristic

Planning Application 12/00725/OUT

I would like to register my objection to the proposed residential development of 100 dwelling units on the old fuel depot on Hempsted Lane.

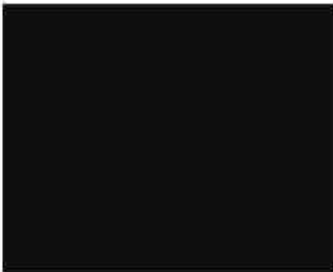
Whilst understanding that there may be a requirement for additional housing, the congestion that will follow due to presumably yet more vehicles at the northern end of Hempsted Lane will add to the current difficulties experienced by Hempsted drivers on the 'kidney roundabout'.

At peak periods there are queues right round Castle Meads Way by-pass and Llanthony Road coming into Hempsted and if there are 100 more houses to be accessed the situation will become even worse.

Yours sincerely



Diana Leighton



Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester GL1 2EQ

25 August 2012

Dear Mr Ristic

Planning Application 12/00725/OUT


I request you register my objection to the proposed residential development of 100 dwelling units on the old fuel depot on Hempsted Lane.

Whilst accepting that there may be a requirement for additional housing, the congestion that will follow due to presumably yet more vehicles at the northern end of Hempsted Lane will add to the current difficulties experienced by Hempsted Drivers on the 'kidney roundabout'.

I notice that the 'appearance landscaping, layout and scale are reserved for further consideration'. There is no mention of any contribution to the community amenities such as the school, the church, the playing fields, and road surface improvements to Hempsted Lane.

Yours sincerely



John Leighton 

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mrs Jennifer Lapington.

*our main concerns are the access into Honeythorn Close, over the years we have learnt that the emergency services do not need this opened. This is a friendly, private, quiet cul-de-sac, and as we have been told Security by design. up to now this is the way it is SECURE not a through road for pedestrians and cyclist. The number of houses are still far too many keep it how it was originally 30 houses and hempsted lane could cope with the one access, other than that this lane would be chaotic.*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is .

Mrs Jennifer Lapington  
24 Honeythorn Close  
Gloucester  
GL2 5LU



Dear Mr Ristic

I write to object to this proposed development on the basis of the housing density and the high probability of traffic problems at Monk Meadow with access being so close to the traffic island system at the end of Secunda Way.

With the proposed emergency gate into Honeythorn Close there is the possibility of pressure being brought at a later date to keep the gate open to relieve these problems at Monk Meadow if they materialised and create a "rat run" which would not be desirable.

The development as it stands will put additional demands on junior and secondary school places, Hempsted School in particular.

The Financial Viability Report dated 26th July 2012 shows that even with nil Affordable Housing the Developers Margin is a mere 0.50%.

Bovale concede the scheme is unviable as it stands and are proposing the Section 106 Contributions be scaled back to achieve sufficient returns. The bulk of Section 106 Contributions are for Education therefore I object to these contributions being scaled back.

I note that Bovale claim to be a widely respected land and property development company that specialises in identifying and remediating challenging sites and that a lot of work has gone in over several years in preparing this and earlier applications. My objections still stand.

Living in the older part of Hempsted we have access to our Church hall, and the Village Hall to meet and hold various events, time and again at various committee meetings it is said that Secunda Way creates a separation from the people living to the east of it in The Anchorage, Kaskelot Way, Soren Larsen Way, Quayside Way and so on with no provision of amenities for them to meet and socialise. Time and again we ask ourselves why our planning department does not make these a necessary part of the overall planning scheme.

Your Sincerely

Andrew Blewitt Jenkins  
72 Hempsted Lane  
Gloucester  
GL2 5JN

29<sup>th</sup> July 2013

**Re: 12/00725/OUT**

Dear Mr. Bob Ristic,

I object to the development of 85 dwellings on the Old Hempsted Fuel Depot, Hempsted Lane, proposed by Bovale Ltd.

The site plan is clearly overdeveloped with the width of two semis covering the width of just one in Hempsted Lane. The gardens are small and few have garages so there is barely any security or space. We will not only see the houses directly behind our back garden but the houses behind those too. With short gardens the houses will be overshadowing us.

Despite Hempsted Primary extending, the school will not be able to cope with the significant increase in children applying. If the school does try to accommodate these extra children, I am sure the standard of teaching and behaviour of the pupils will go downhill. Pupils' individual needs will not be met, which is unfair. Bovale Ltd. claimed their development would be 'unviable' (quoted from The Citizen last year) if they were to offer communal funding to the school, which shows their lack of interest in the community they are disrupting.

The crime rate in Hempsted has increased as more housing developments have been built off Secunda Way. This must be costly for Gloucester and Bovale's planning application in the evermore prime location, Hempsted, would only create more concern for the taxpayer and the safety of Hempsted residents. To add to my thoughts on the location, I can imagine the aims of allowing this development would be to provide more houses for the growing population. However I cannot imagine buyers will be interested in a house so close to the landfill site. If they were still interested, there would only be endless complaints involving the landfill site, the lack of medical facilities nearby, the traffic and the noise, all for the council to deal with.

The development will clearly cause loss of wildlife habitats, despite the conclusions of any environmental surveys. There is also supposedly a World War II air raid shelter which should be treasured along with the other few remains of Gloucester's past. Not to mention that Hempsted is a very unique part of Gloucester, so should remain a village.

Ever since Secunda Way was constructed, we have had to face hefty traffic. The development site and surrounding areas were severely flooded in Summer 2007 so a sudden heavy downfall could have a fatal effect on the traffic flow in Gloucester. Litter will

also be a problem. There are hundreds of empty properties already on the market, so surely we should aim to occupy these before building more. We need to be sustainable.

Bovale Ltd. are clearly desperate to do something with this land after applying since 2007, because they know it has no value unless it has planning permission. For this reason and after showing no interest in the community when they have had a countless number of chances to negotiate with us, I believe they do not deserve to be granted permission.

Yours sincerely,

R. J. Clements

30<sup>th</sup> July 2013

**Reference: 12/00725/OUT**

**Old Hempsted Fuel Depot, Hempsted Lane.**

Dear Mr. Ristic,

Surprisingly it is now over six years since Bovale Ltd. have been trying to get planning permission on the above named land in Hempsted. My family and I, along with other villagers, have fought against any more housing in our peaceful village consistently as we strongly feel we need to preserve our unique part of Gloucester. It is a beautiful area and should be enjoyed by future generations. As a resident I am proud of Hempsted's good name and wish it remains so.

The Secunda Way bypass is very busy at all times. Residents and visitors find it a constant battle to access the village via the tiny junction at Monks Corner with the added problems of vehicles parked along the lane, again at all times. Any housing at the Old Fuel Depot would cause even more congestion due to the proposed entrance being so close to the junction. This would be very inconvenient and stressful for all drivers using the junction. This end of Hempsted Lane is a main route for the local primary school as well as college students, who park along the lane. I find it very frustrating when I cannot get into or out of my own driveway due to parked cars and other road users, some who expect me to give way when I cannot.

If the Old Fuel Depot is to be developed, then the landscape and history of the area will definitely be destroyed as the field will have to be dug up to remove the underground empty fuel tanks. This will inevitably kill all wildlife and natural plant life too. This field is thriving and peaceful for existing wildlife. Houses will create noise, traffic problems, stress, and accidents.

Although the local primary school is possibly enlarging to cope with growing numbers of children starting each year, from my knowledge the school will never be able to cope with the demand for more places. The proposed new class for five year olds would not have been enough for the waiting list three years ago never mind now. The waiting list a few years ago had triple numbers wanting places for Reception, so I imagine now there will be even more. With more housing, many families will not be guaranteed to join their local primary school, which is



inconvenient for them. This has been happening for years. Hempsted Primary School has managed to keep its good name and reputation, but with added children it will be in danger of losing that, also the space it has outside compared to other city primary schools who have little or none. Parking at school times has been a regular problem. With added housing this will certainly get a lot worse, causing danger to children at busy times. In addition to this, how are Gloucester senior schools supposed to accommodate more intakes when they are already full or oversubscribed? Hempsted has not got its own senior school.

Hempsted does not have a doctors surgery, we all have to travel to other areas of Gloucester to see a doctor, even a dentist.

Since the new Sainsbury's supermarket was built approximately five years ago, there still is a lot of spare land boarded off which now is left overgrown and looks a horrid mess. The boarding has been there for the whole time, and nothing seems to have happened to clear it. Why can't that land be used rather than allowing companies to mess up the beautiful natural fields we have, it doesn't make sense to me.

More housing means more people, more traffic, more noise, more violence, which will all eventually lead to an overpopulated, unkempt part of Gloucester. Hempsted is one of the very few unique, scenic, historic, pretty areas of the city of Gloucester, so please don't change it to be a run-down village. This village has got a good reputation, but it is already close to being ruined and overcrowded.

I ask you not to allow Bovale Ltd or any other housing company to build at Hempsted Village as we are in such a beautiful part of Gloucester. The tourists come to Gloucester to enjoy this pretty natural part of Britain just as it is. Hempsted is a pretty, quiet, small, happy village, please keep it this way and do not allow any more housing to ruin this side of Gloucester. If a time comes when you insist on spoiling this lovely part of Gloucestershire then I would ask that you only consider bungalows to be built, not houses. At least then, the existing residents will not get overlooked, we will keep our privacy. However the traffic problem will still remain.

Yours sincerely,

Mandy Clements.

31st July 2013

REF: **AMENDED PLANNING APPLICATION 12/00725/OUT**

Dear Sir,

I am writing to say that I **STRONGLY OBJECT** to the above planning application for a number of reasons which I have listed below. These are the same reasons I objected to Bovale's previous applications.

**FLOODING:** We already know that the junction between Hempsted Lane and Secunda Way floods and the access road that is planned for the new houses passes through the floodplain (which they may raise). If these roads and areas flood (which they will), how will residents gain access to their property, the emergency access road through Honeythorn Close, or will they just abandon their cars in Hempsted Lane? I believe that the houses along the lower part of Hempsted Lane have quite a high water table. There are many land drains throughout the gardens, and areas in our garden never dry out even in the summer. Where is all the surface water from the existing properties and the new ones planned, going to go? At the moment some of the water drains on to the Old Fuel Depot as the drains at the bottom of the pitch, struggle to cope with the water.

**NOISE:** Noise comes from the reversing of vehicles on the landfill site, also the constant background noise coming from SAPA Factory (especially noticeable when there is a nightshift). Currently we tolerate all this, will the new home owners? **PLEASE DO NOT** grant permission for 85 dwellings behind us, which will further increase the noise levels with noise from 100 to 150 extra vehicles, parties, pets and children.

**SCHOOL:** The local school is oversubscribed and classes have too many pupils in them already! More houses in Hempsted means more children, **WHERE ARE ALL THE CHILDREN GOING TO BE EDUCATED.**

**DOCTORS** In Hempsted over the last few years you have allowed hundreds of houses to be built, maybe a few here and there, but it adds up to hundreds. **WE DO NOT HAVE A LOCAL DOCTOR'S SURGERY**, the nearest is Stroud Road and to get an appointment there takes forever, even getting to speak to them takes more than one telephone call. Another 100 dwellings can only make matters worse!

**VIEW:** I know that we are not entitled to a view, but when we purchased our house in 1991, we had a beautiful view from the rear bedroom windows, we could see beyond Highnam! But since then, you have allowed the landfill site to rise and block the view, Pressweld to build their factory and a stone recycling plant. I understand that a landfill has to go somewhere, so we tolerate the **SMELL** and **FLIES**, but will



the new home owners? **PLEASE DO NOT** grant permission for 100 houses behind us, which will further reduce our view and quality of life.

**PRIVACY:** Privacy is another reason we purchased our house, apart from our direct neighbours, who are able to look into our garden from their bedroom windows, our garden and house is very private, and that's the way I would like it to stay! I **STRONGLY OBJECT** to two/three storey houses being built less than 40 feet away from our property on land higher than ours, with windows looking down into our house and garden.

**FUNDING** If Bovale are granted permission to build these unwanted houses, they should provide adequate funding for the school and a doctors' surgery, so they can cope with the extra residents, who will live in the area. Also, Bovale should maintain the **open spaces** for many future years and not rely on the council to do it.

**SURVEYS** As this application has now been running for over 6 years I ask that Gloucester City Council check all paperwork and surveys that Bovale Ltd submit is still correct, relevant and up to date.

Once again, I object to 100 dwellings being built here, maybe the Gloucester City Council could find a better use for this land like parking for college students, which has become a nuisance. This would be a good opportunity for the council to show that they are interested in the quality of life of their existing residents, not just money and helping the developers who do not live here.

Finally and regrettably, I believe that you will not listen to our plea and eventually Bovale will gain permission to build these houses, as this land will be of no value to them without planning permission. They and the contractors they employ, do not live in the area, do not show any interest in funding areas like local school and doctors, they just want to build the houses, take the profit, and leave us with all the problems they have created.

I believe originally there were plans for about thirty houses, on this site, please force Bovale to reduce the number of houses proposed to a similar density as the surrounding houses in Hempsted, and parking for two cars on privately owned driveways. There should not be any shared car parking areas, which leads to antisocial behaviour, fly tipping, and security issues for houses backing onto them, vandalism, theft and noise. Also, an even mix of housing e.g. detached, semi-detached, bungalows, terraced, would lead to a more balanced and harmonious community. Most importantly, please only allow **bungalows to be built on the land backing directly on to existing houses and not 2/3 story houses overshadowing them.**

All these measures will significantly reduce the impact on the current residents, who live in Hempsted, and the way Hempsted looks from a distance.

From a concerned and optimistic Hempsted resident,

A.T Clements

Development Control,  
Herbert Warehouse,  
The Docks,  
Gloucester,  
GL1 2EQ

30<sup>th</sup> July 2013

**REF: 12/00725/OUT**

Dear Mr Bob Ristic,

I am writing to complain about the planning application of 85 dwellings on the Old Hempsted Fuel Depot. I strongly disagree with these plans as I have for the past six years, since Bovale Ltd first applied. Firstly, the houses are not needed. There are currently just under 1800 empty houses in Gloucester which could be used as housing, so why do we need more houses built, and more disruption to be caused?

Another problem I have with the housing plan is the quality of them, because they have small gardens and are very close together. Also, the views out of the windows will either be views directly overlooking other houses, or views of the landfill sight. I wouldn't be able to live in a house, where every day you are reminded of multiple houses all around you, and it won't just be the views that remind you of the landfill site, because the smell coming from it would be horrible. I do not believe anybody should have to live in a house with these problems, and I doubt anybody would because they wouldn't buy such poor quality houses in the first place.

If these houses are built the population of Hempsted will increase a lot. There are not enough facilities in the area for this. There is no local doctor's surgery and the school is too small even though it is considering expanding. However, if the school was going to expand, how could the same high standards of teaching be given to so many more pupils? I think either a lot more money needs to be put into local facilities or no more houses should be built.

The larger population in Hempsted would also cause problems regarding traffic. It is very difficult for us to get in and out of our drive in our car, so an increase in traffic will just make this worse. The traffic will also cause a lot of pollution in Hempsted, which will ruin the clean and environmentally friendly atmosphere which has always existed. The traffic will also lead to car collisions. I remember an accident where a car collided with a tree at the end of my neighbours' drive a few years ago. I think the trees and overall appearance of



Hempsted Lane is very important and I would hate to see other collisions, due to the higher number of cars, ruin it completely.

I have never known of there being much crime in Hempsted, which makes the residents feel quite safe compared to other areas in Gloucester. With a higher number of young people from the houses with nothing to do as there are no facilities for them, I expect the crime rate would increase and the sense of safety would soon disappear. I think this would affect the elderly and more vulnerable residents in Hempsted.

The increase in the number of young people would also cause the amount of noise to increase. Hempsted has always been quiet and being a teenager, I spend most of my life asleep, so I wouldn't like to hear loud music from houses at night which would quickly annoy me and possibly cause me to increase the crime rate in Hempsted myself, to stop this disruption.

I think the worst part of having houses behind ours is privacy and from the housing plan, I have noticed that behind our house would be a small parking area to one side and two, two and a half story houses on the other side. I have complained about the lack of privacy in previous letters and I do not think much has changed. I cannot imagine how horrible it would feel to be overlooked by **TWO** other houses. What happened to the idea of bungalows?

I also see Hempsted as a historic village because there may be the remains of a roman wall. There is also an air raid shelter and Newark House, which is a very important historical building. By building houses, there would be no sign of any history in the area and future generations would only be able to imagine what it was like.

Also, Hempsted has always been an area full of wildlife, with a nearby canal and a river with fields surrounding it. There are many animals that live in the area where the houses would be built such as bats, badgers and foxes. This means if the houses are built, their habitats will be destroyed so they will be forced onto busy roads where they are likely to be killed and their species will never return to the area again. This is not fair on the animals because they have the same rights to live in the area as we do and they create a peaceful atmosphere. I would hate it if this atmosphere was destroyed and future generations could not experience it by seeing the animals. I would definitely prefer to see animals alive rather than hit by a car.

At night-time, you can clearly see many stars in the sky which form different constellations and are interesting to look at. However, with 85 more houses, all very close together, it would create a lot more light pollution which means you would no longer be

able to look at the stars. This is another problem that will affect future generations in the area because they will grow up having never seen what the night sky really looks like.

In conclusion, I believe all of these problems will affect Hempsted and everyone who lives in it in very bad ways, and the only way to completely stop them is to not build any more houses. The village residents have shown this is what they think many times before and they should not need to keep doing this for the rest of their lives. Please consider everything I have mentioned in this letter because they could turn into real problems if the houses are built.

Yours Sincerely,

James Clements

we would like to place our objections against the outline planning application on the mod site in hempsted.our main concerns are the emergency access from honeythorn close this is a quiet cul-de-sac and the residents would like it to stay this way.

This would have a big impact on us all in honeythorn and problems would arise. this site is not suitable for any housing being so close to the tip, and the many problems this site has. hempsted lane is busy enough, without adding more traffic by the bypass. all the local schools are full so where would these children go to if this happens. there appears to be no funds from the developers into the village.

this is definitely a no more housing for hempsted.

Roy And Jenny Lapington

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\)](#) at [Old Hempsted Fuel Depot Hempsted Lane Gloucester](#). The following objection was made today by Mr Jonathan Hill.

*Honeythorn Close has been a quiet cul-de-sac since it was built 30 years ago - this was the reason we bought No 10 Honeythorn Close 16 years and it is great to be tucked away from the hustle and noise of main roads. We strongly object to the Emergency Connection gate being open to allow access to future foot pedestrians or cyclists who are resident in the proposed new development. We also strongly object to this Emergency Connection gate being open or being used by construction lorries during the construction of the new development - all such construction traffic must at all times enter through the main access into the new development off Hempsted Lane - otherwise our houses in Honeythorn Close will be subject to vibration & noise from the lorries and dirt from the site The developers should also be made to make a substantial contribution to the Community in particular to Hempsted Primary School which is already full. Yours sincerely Jon and Hilary Hill Owners and Residents 10 Honeythorn Close Hempsted Gloucester GL2 5LU*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is .

Mr Jonathan Hill  
10 Honeythorn Close  
Gloucester  
GL2 5LU

Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mr Mike Edwards.

*Dear Sir Reference:-Proposed Development: Old Hempsted Fuel Depot, Hempsted Application for Planning Permission Ref: 12/00725/OUT I refer to the above planning application and would like to make the following objections: 1) The number of proposed dwellings far exceeds that outlined as acceptable in the 2002 Local Plan. Although not adopted, the Plan gives an indication of the density of dwellings originally thought acceptable by Gloucester City Council. Such density of the proposed housing is not in keeping with the density of current residential dwellings and the proximity of the proposed new house adjacent my property on Hempsted Lane is unacceptably close and would begin to turn an otherwise mainly rural community into an urban one. This is out of context with the rest of the old village. Even though the development would not be visible from Hempsted Lane, it would still be visible from the back of the village, from the public footpath on top of the ridge along Lady Well and from Honeythorne Close and would detract from the countryside setting currently enjoyed. 2) My property is the first house after the edge of the development site in Hempsted Lane and I envisage a further increase in traffic outside my house at peak times. The opening of the South West by pass has already increased traffic and normal through-traffic from the village is forced to queue at the roundabout at Monks Corner. A further addition to this problem with additional traffic coming from the new development will only add to the problem. Therefore the additional amount of traffic should be minimized, which can only be done with a reduction to the number of dwellings being built. 3) In addition to point 2, noise pollution at peak times will also be an issue and a disturbance. Therefore, the fewer the houses, the less noise and fume pollution. 4) I am concerned about the proximity of the residential development to the end of my property. Dwellings being built at the end of my garden would encroach on my privacy with upper stories overlooking my garden. At present, tall leylandii trees ensure we are not overlooked at the base of the garden so plans to remove these completely would mean loss of privacy. Any houses to the right of my property would also threaten loss of privacy. 5) I would query the effect of so many additional houses to the well-being of the local community. The village has few amenities and, for example, Hempsted Primary School is already over subscribed. There is an inadequate bus service, running only twice daily into Gloucester, no doctor or dentist and I would hope that any developer would consider contributing towards improved village amenities to accommodate increased population. 6) Finally, I am concerned that any substantial development on the land in question would have a detrimental effect on the wildlife currently there. At present we see Owls, and Bats regularly fly in our garden coming from the adjacent Oil Depot site and woodpeckers can often be seen and heard in the trees on site and these would be threatened by the arrival of a large number of dwellings in a small area. Whilst I believe a development of some kind on the land would be beneficial, I also believe that it has to be in context with the rest of the old village and therefore smaller in size than that proposed. A sympathetic rather than a financially- driven approach has to be one of the main considerations here. Yours Faithfully Mike Edwards*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

.

Mr Mike Edwards  
36 Hempsted Lane  
Gloucester  
Gloucestershire  
GL2 5JN



Dear Sirs,

With regard to the planning application for 85 dwellings at the old Hempsted Fuel Depot, we would like to register our objection.

The land remains an important buffer between the industrial area on Hempsted Lane, and the old village. Development on this land would effectively join the village to the centre of Gloucester and would destroy the village's rural feel.

This land is also an important habitat and safe haven for wildlife, where they can be unaffected by human presence. As your bat report suggests, there are many species of bats that are currently using this area.

I note that the developers, Bovale Homes are not adequately dealing with the problem of the old underground oil tanks and are simply building around them. Surely this cannot be acceptable to leave potentially dangerous and contaminated equipment in place next to housing? At present the green space between these oil tanks and Honeythorn close maintain this separation.

Hempsted village does not have the infrastructure to cope with more housing. The school is at capacity and even children who live close to the bypass have been unsuccessful at gaining a place at the school. The LEA recently proposed that Hempsted School move to a 1.5 intake, but this was rejected on the basis that the infrastructure of the village cannot cope with additional road or foot traffic in and out of the school. Building an additional 85 dwellings would presumably equal 20 or more children requiring a place at the school on top of the current intake. It simply cannot cope, and I very much doubt that Bovale Homes will offer anywhere near enough section 106 monies (or whatever it is called now) to make the necessary infrastructure changes to cope, let alone pay for an additional new school somewhere nearby, which would be a much better solution.

Traffic on Hempsted Lane is already busy, and the narrowness of the road between the post office and the bottom of the pitch where it meets the bypass, makes traffic flow difficult.

Hempsted does not have any facilities such as doctors, dentists, or a library, so residents already have to travel by car to reach these facilities in the centre of Gloucester where parking is difficult and expensive. These facilities, particularly the doctor's surgeries are already working at full capacity.

Please consider our objections. There are strong feelings in the village against ANY further development, as the village is in real danger of losing its important rural feel, that Gloucester City Council have highlighted many times in the past most recently in your conservation area document and on the information board situated on the footpath to the east of Hempsted Lane connecting to the Gallops.

A recent vote by residents regarding the potential of development on land to the East of Hempsted Lane resulted in 83% against development. This shows the strength of feeling in the village.

Kind regards

Ray and Trudi Dyer  
100 Hempsted Lane  
Hempsted  
Glos  
GL2 5JS

Sent from my iPad

Dear Bob,

I refer to your letter inviting comments on this application. As my property is adjacent to the site I have made comments on all of Bovale Ltd's previous applications for the development of this site.

1. **General:** I am no expert but the application appears to basically be a resubmission of all of the material submitted to, and considered by, the Planning Committee on 2 August 2011. I can see no attempts to address the concerns raised by the Committee and which led it to refuse that application. Consequently, I would assume the Committee will be consistent and refuse the current application.

2. **Discrepancy:** my general point is reinforced by the discrepancy in the proposed number of dwelling units.

The letter I received inviting me to comment on the application refers to "up to 100 dwelling units".

The application document states "100 dwelling units".

Whilst the the accompanying statement from Harrislamb (dated 27 July 2012) states that the proposal is for a "residential development comprising 101 dwellings (including 13 two-bed; 86 three-bed, 1 four-bed and 1 five-bed unit)" (section 7.1, page 26 refers).

In view of the potential significance to the existing local residents/communities I think we need to be absolutely clear as to what is being proposed and what we are being asked to comment upon!

3. I accept that the site is considered to be "brown-field" and as such is developable for residential use. I know that the the City Council's planning framework has allocated a limited portion of the site for residential use. I believe that this is a measured and balanced approach and do not object to it. However, I have strong views about the extent of the proposed development and the impact it will have on existing communities and services.

4. I retain the the view that up to 100 dwelling units;100 dwelling units, or 101 dwelling units (whichever is the correct figure) is an over-development of the site; will have

unnecessary and detrimental effects on the residents of Honeythorn Close, and will generally have an unacceptable impact on this part of the village.

In this context I therefore wish to lodge the following **Objections:**

(i) Too many dwelling units are proposed and this is not in keeping with, and will not compliment, the surrounding environment - the City Council's own current planning policies refer to development of up to 30 units on this site!

(ii) There would be an adverse impact on the traffic movements both entering and leaving the village - access onto and off of the current junction at the bottom of Hempsted Lane is already precarious with residents experiencing regular queues and "near misses" - the traffic from an additional 100/101 units would significantly exacerbate an already increasing problem.

(iii) The developer continues to take the view that contributions to the local infrastructure are not possible - this is an untenable position; development of



whatever scale will generate needs for services and place greater demands on the existing infrastructure - contributions must be made to meet the associated costs - it cannot be left to the Council taxpayer to subsidise developments!

(iv) Honeythorn Close was not designed to accommodate pedestrian through traffic that is why it is called a Close! Consequently the proposal to provide a pedestrian access is unacceptable.

From my perspective key issues are:

- the design of the properties' frontages are open and have been based on it remaining a cul-de-sac.
- there is evidence that where links of this nature are made, unfortunately, antisocial issues emerge (e.g. media reports have highlighted problems that residents have experienced elsewhere in Gloucester where communities have been linked and restrictions (unsuccessfully) put in place. The current example is the coverage of problems at the end of Chatsworth Avenue in Tuffley (see the Citizen dated Friday 10 August, and also Friday 23 October 2009 coverage)).

Please do not hesitate to contact me if you require any further information and/or clarification of the points made.

Yours sincerely  
Chris Stock  
26 Honeythorn Close  
Hempsted.

**From:** STOCK, Chris .  
**Sent:** 22 August 2012 08:24  
**To:** Ristic Bob (  
**Subject:** Old Hempsted Fuel Depot, Hempsted Lane, Gloucester  
**Importance:** High  
**Sensitivity:** Personal  
Bob,

Thank you for your letter dated 8 August and your subsequent help in accessing the proposal documentation online. I will be submitting comments on the application in due course, however at this stage I have 3 queries which I would be grateful if you could help me with; they are-

### **1. Apparent Discrepancies in the number of proposed dwelling units?**

- Your letter refers to "up to 100 dwelling units".
- The application document states "100 dwelling units".
- The accompanying statement from Harrislamb (dated 27 July 2012) included in the submitted documentation states that the proposal is for a "residential development comprising 101 dwellings (including 13 two-bed; 86 three-bed, 1 four-bed and 1 five-bed unit)" (section 7.1, page 26 refers).

Please can you confirm the number of dwelling units that the Planning Committee will be asked to determine?

### **2. Documentation:**

From my skim through the documentation the only new material submitted by the applicant appears to be the application form and the accompanying statement from Harrislamb (dated 27 July 2012) – is that your understanding or have I missed something?

### **3. Experiences Elsewhere:**

You will know from our previous discussions/representations submitted in respect of previous applications to develop this site that a fundamental issue of concern is the proposed emergency access via Honeythorn Close. We know from media reports about problems that residents have experienced elsewhere in Gloucester where communities have been linked and restrictions put in place. The current example is the coverage of problems at the end of Chatsworth Avenue in Tuffley (see the Citizen dated Friday 10 August, and also Friday 23 October 2009 coverage).

In this context will the Planning Committee be made aware of these issues, and will the Police be asked to review their previous comments on this specific aspect of the proposal in the light of the Tuffley experiences?

Regards.

Chris

(26 Honeythorn Close, Hempsted)

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: Housing at Hempsted  
**Date:** 31 July 2013 10:10:23

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Index as com and rep

**Caroline Troughton**  
**Business Support Manager**  
**Business Support Service**

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**From:** Geraint Jones  
**Sent:** 30 July 2013 19:24  
**To:** Development Control  
**Subject:** Housing at Hempsted

REF 12/00725/OUT

Dear Mr Ristic,

I wish to register my OBJECTION to the request from Bovale Homes for the building of 85 dwellings near the old fuel depot, Hempsted.

Hempsted can no longer support additional homes. There is no space left at the school and the lane is too narrow to accommodate even more traffic.

Existing new home owners are parking their vehicles on the lane making it a hazardous journey into and out of the village.

Having lived in Hempsted for 40 years I have witnessed continuous degradation of the quality of village life and this has to stop.

HEMPSTED IS SATURATED – ENOUGH IS ENOUGH.

Yours sincerely,

Geraint Jones

**From:** [Development Control](#)  
**To:** [Mario Constantinou](#)  
**Subject:** FW: 12/00725/out  
**Date:** 31 July 2013 10:13:35

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Pls index

Caroline Troughton  
Business Support Manager  
Business Support Service

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-----Original Message-----

From: Amy Price  
Sent: 30 July 2013 18:17  
To: Development Control  
Subject: Ref: 12/00725/out

Dear Mr Bob Ristic,

I would like to object against the planning permission going ahead near the Old Hempsted Fuel Depot.

Our village prides itself on being neighbourly, offering the 'outside of town' charms and security. By developing further houses in our village, this will destroy everything that Hempsted village has built its reputation and pride upon. Ultimately you will also encourage more crime to move to this village by building further houses.

There is not much countryside remaining in Gloucester do not build upon what is left.

Yours sincerely,

Amy Price  
A Hempsted resident

Sent from my iPhone

FAO: Bob Ristic

Bob,

I've read Severn Trent Water's limited comments with interest and assume this response is based on a technical consideration of the plans.

As parts of the Hempsted community continue to experience problems with sewer issues etc... is it possible for the Planning Committee to be advised (by Severn Trent) of:

- The nature of the continuing issues and their causes?
- Severn Trent's plans/timescales for addressing these issues?

You will appreciate from many of the comments submitted by residents to date that a major issue is the adverse impact of further development on an already overstretched infrastructure.

Regards.

Chris Stock

█

**To:**  
**Subject:**  
**Date:**

█  
[Development Control](#)

REF: Proposed Development at Hempsted ref: 12/00725/OUT  
01 August 2013 21:52:32

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**Objection:**

Dear Sirs

I wish to object the above Bovale development near the Old Hempsted Fuel Depot as Hempsted must retain its separate identity and uniqueness as a village. We residents of Hempsted wish to retain both the historical and cultural aspects and keep the semi rural status it still enjoys bordering the outskirts of Gloucester, but separate from it. We are currently at saturation point in terms of the infrastructure around the village and I believe there are not sufficient plans in place to support existing planned development in terms of doctors, dentist, and school places let alone the capacity of Hempsted Lane itself to take extra traffic and sewage outflow. No provisions are being made for cycle tracks to enable safe cycling to take place. The current junction/exit of Hempsted Lane and Secunda Way has already been ill-thought through with traffic on the main road blocking our exit at peak times.

On this basis I oppose this development most strongly.

Your truly

█

Hempsted Lane resident

Ref: 12/00725/OUT

**Objection:**

Dear Sirs

I wish to object the above Bovale development near the Old Hempsted Fuel Depot as Hempsted must retain its separate identity and uniqueness as a village. We residents of Hempsted wish to retain both the historical and cultural aspects and keep the semi rural status it still enjoys bordering the outskirts of Gloucester, but separate from it. We are currently at saturation point in terms of the infrastructure around the village and I believe there are not sufficient plans in place to support existing planned development in terms of doctors, dentist, and school places let alone the capacity of Hempsted Lane itself to take extra traffic and sewage outflow. No provisions are being made for cycle tracks to enable safe cycling to take place. The current junction/exit of Hempsted Lane and Secunda Way has already been ill-thought through with traffic on the main road blocking our exit at peak times.

On this basis I oppose this development most strongly.

Yours truly

Hempsted Lane resident

Dear Bob Ristic

I write to object to the proposed housing development at the old fuel depot at Hempsted. In recent years, especially after the extensive developments between the bypass and canal, traffic on Hempsted Lane has been increasing. At the same time road side parking has increased, virtually turned Hempsted Lane into a single track lane. Hempsted Primary school is due to double the number of pupils, most of them taken to and from school by car. I expect that access to the proposed development will be via Hempsted lane and therefor further increase the traffic problems.

Tommi Nielsen  
49 Hempsted Lane  
Hempsted  
Gloucester GL2 5JS



Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mrs Jennifer Lapington.

*i would like to object to this application, the houses have been refused several times before and in my opinion nothing has changed, hempsted lane is busy enough, and honeythorn our major concern should be left as a quiet cul de sac.*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

.

Mrs Jennifer Lapington  
24 Honeythorn Close  
Gloucester  
GL2 5LU

4 Honeythorn Close  
Hempsted  
Gloucester  
GL2 5LU

26th August 2012

REF - 12/00725/OUT

Dear Mr Ristic,

I am writing this letter in objection to the Notification of Planning Application I have recently received

My husband and I moved to Hempsted village in April this year, and after looking at several houses in local areas we chose to live here for numerous reasons.

From our front window we look on to a lovely field, and from the kitchen a magnificent view of Gloucester Cathedral. With your current plans, this could all be at risk and in replacement looking at new build houses, and a mass of cars something we didn't envisage having to look at.

The village has a some beautiful looking luxury houses here, and by putting in brand new houses like all other new housing estates would make the area look out of character and scruffy, once again ruining the current look and feel of the village.

Hempsted village is just that, a village with local amenities for the houses here. One of the main attractions of living here is that it is quiet, idyllic and has beautiful green areas of open space, which you are prepare to sacrifice for yet more houses.

It was only a few years back that all the new houses have been built on the new side of Hempsted, with even more still being built. Why the need for yet more, and in the process ruining the village that has been here for years?

We are expecting our first child and are delighted that it will be able to go to the local school, however, if more houses are built where will all these families send their children? There is not the room for anymore children to attend the current one, so does this also mean another school being built?

With any new houses comes the need for more shops, supermarkets, public houses all of which will ruin the village atmosphere currently in Hempsted, and put the local village post office and shop at potential loss

The increase in traffic is a major concern for me. That new bypass is already heavy with traffic at all times of the day. I work on the road, and daily use the bypass and the congestion is Immense from 8-9.30am and then again from 4-6pm, with a built up of traffic all day long. This road can not cater for any more traffic with just people getting to and from there properties and safely.

Where would the access point be for this new development, I assume it would mean more reworking of the current road, as the current system would not work? Again yet more building and disruption to the village.

I think it is disgusting that yet more houses are being considered, for an area that has already been under development in recent years sacrificing the current village here in Hempsted

Kindest Regards

Hayley and Scott Young

*5 St Swithuns Road  
Hempsted  
Gloucester  
GL2 5LH*

Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

1st August 2013

**BUSINESS SUPPORT  
SERVICES  
- 2 AUG 2013**

Dear Sir,

**Re: Hempsted Fuel Depot**

I understand that there is an application for planning consent to build 85 houses on the above named site.

I further understand that applications have been put in before but rejected due to the strength of complaints from local residents.

I wish to protest about the current planning application. Hempsted has seen enormous expansion in recent times and in my view does not need any further houses.

Hempsted does not have the facility for further properties. There is only one very small School which is already over subscribed. There is no GP Surgery in the village and no other facilities save for a Post Office and of course the new Sainsburys.

As already stated there has been massive development in recent years with the Gallops Development and Monk Meadow.

To build houses on the old Hempsted fuel depot is going to mean access being granted onto Hempsted Lane.

Hempsted Lane is already a busy road and would not cope with further traffic and it would lead to major congestion at the junction at the bottom of Hempsted Lane at Monk Meadow corner. It would almost certainly lead to considerable tailbacks of traffic at peak times and there are no traffic lights or any other means of controlling traffic flow and therefore congestion and build up, on Hempsted Lane is inevitable. In actual fact, at rush hour in the morning it is already difficult coming out of Hempsted Lane onto the ring road by Monks Corner and this development would simply exacerbate the difficulties that residents already face.

The development would have an impact upon the environment. Hempsted is still (just about) a pleasant village with an almost semi rural feel. There are still fields and meadows around the village. This planning application would seriously impact upon the general environment. There are other developments planned along Hempsted Lane such as the site at Gordon League and the meadow land to the North of Gordon League. If these applications are granted then the whole feel and nature of the village will be seriously damaged.

In addition, students from Gloucestershire College cause difficulties on Hempsted Lane by parking on the side of the road almost back to Gordon League Rugby Club and this means that traffic coming down Hempsted Lane often has to wait for oncoming traffic and vice versa.

For all of the above reasons and to preserve the nature and character of Hempsted I believe that this planning consent should not be granted.

Yours sincerely

**PAUL GRIFFIN**

Yew Tree Lawn,  
152 Hempsted Lane,  
Gloucester GL2 5JY  
30th July 2013.

Dear Sir

Proposal of 85 dwellings  
near Old Hempsted Fuel Depot

Development simply not  
viable. Totally misguided.  
First look at suitability  
of roads, school, utilities,  
etc. Chaos would reign!

BUSINESS SUPPORT  
SERVICES  
- 2 AUG 2013

Yours faithfully,

Grace Pearson  
(nee Ashbee)

Mr Bob Ristic,  
Development Control,  
Herbert Warehouse,  
The Boekes,  
Gloucester GL1 2EQ



**5 St Swithuns Road  
Hempsted  
Gloucester  
GL2 5LH**

Mr Bob Ristic  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

**BUSINESS SUPPORT  
SERVICES  
- 2 AUG 2013**

01/08 August 2013

Dear Sir,

**Re: Hempsted Fuel Depo**

I understand that there is an application for planning consent to build 85/100 houses on the above named site.

I have objected to this in the past and again feel that this would be a retrograde step for Hempsted and therefore object strongly. Applications have been put in before but rejected due to the strength of complaints from local residents.

I wish to add my protest about the current planning application. Hempsted has seen enormous expansion in recent times and in my view does not need any further houses.

Hempsted does not have the facility for further properties. There is only one very small School which is already over subscribed. There is no GP Surgery in the village and no other facilities save for a Post Office and of course the new Sainsburys.

As already stated there has been massive development in recent years with the Gallops Development and Monk Meadow.

To build houses on the old Hempsted fuel depo is going to mean access being granted onto Hempsted Lane.


Hempsted Lane is already a busy road and would not cope with further traffic and it would lead to major congestion at the junction at the bottom of Hempsted Lane at Monk Meadow corner. It would almost certainly lead to considerable tailbacks of traffic at peak times and there are no traffic lights or any other means of controlling traffic flow and therefore congestion and build up up Hempsted Lane is inevitable.

In addition, students from Gloucestershire College cause difficulties on Hempsted Lane by parking on the side of the road almost back to Gordon League Rugby Club and this means that traffic coming down Hempsted Lane often has to wait for oncoming traffic and vice versa.

For all of the above reasons and to preserve the nature and character of Hempsted I believe that this planning consent should not be granted.

Yours sincerely

Marlene Simms





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

12 Honeythorn Close  
Hempsted  
Gloucester  
GL2 5LU

31 July 2013

Dear Mr Ristic,

Your Ref: 12/00725/OUT - Old Hempsted Fuel Depot, Hempsted Lane

First I should say that I welcome the proposal to develop this area of land realizing that it is within the city and mindful of the need for provision of more housing. However I urge the Planning Authority to take this opportunity to give Gloucester a well designed area of housing which will include affordable housing wherein the occupants will be happy to live and to ensure that sufficient funds are made available to the local school for expansion and for the provision of other social amenities.

I do have a number of specific concerns:

1. The suggestion of up to **85** dwellings is an inappropriate density. Somewhere in the region of 50 would be more acceptable.
2. Landscaping of the flood plain and the presence of buildings and roads further up will reduce the 'sponge' effect of open ground. Will this raise the flood plain even further? Will this jeopardise the houses presently at Monks Corner and the bottom of Hempsted Lane which were close to flood water in 2007?
3. As it appears that the old fuel tanks are being left in situ and the land left untouched will this area with its associated contamination be well fenced to prevent children from getting in to play?
4. The Waste Disposal Site is planning a Transfer Station in close proximity to this site.
5. Are there any badgers or bats on this site which has been untouched for quite a number of years.
6. Is the possibility of access through Honeythorn Close a concern in this Outline Application? If as before it would be for Emergency Use Only who would hold the key for years to come? *If there were free access there could be serious safety issues.*

Yours sincerely,

Mrs Sarah Goss



Gloucester City Council  
 (attn Bob Ristic Esq)  
 Herbert Warehouse  
 The Doeks  
 Gloucester  
 GL1 2EQ

**BUSINESS SUPPORT  
 SERVICES**  
 20 AUG 2012

Dear Sir,

Old Hempsted Fuel Depot Hempsted Lane Gloucester  
 Your Reference 12/00725/OUT dated 8 August 2012

Thank you for your letter about the outline application for residential development on the former Hempsted Fuel Depot. This response is written on the account of myself (the signatory) and my wife. Whilst we cannot raise objections because we live in the adjacent Honeythorne Close or in Newark House— for we do neither – we can raise them as residents of Hempsted Village. Our objections are based on the following:

Where is the school capacity to be found to accommodate the children that will inevitably live in the new houses? To the best of our knowledge all the local schools are full already.

The same question applies to medical facilities for the families, though we have no knowledge of the state of existing facilities.

What provision will be made to protect the environs from flooding – witness the events of 2007?

How will the current road system – Hempsted Lane and the “lozenge” round-about – cope with the extra traffic that will inevitably ensue?

From where (given the existing road system) will residents enter and exit the site?

How will the residents be protected from the smell from Hempsted tip? In due course the tip will close because there will be no more capacity, and as it looks at the moment the Incinerator at Javelin Park will be built (if it ever is) in the far longer than shorter term.

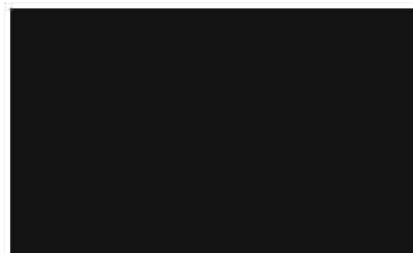
How will the residents be protected from the noise of traffic going to and from the tip (whilst it exists).

From the reports in the Citizen the housing stock to be built on the site is only 1 repeat 1 unit less than previously envisaged.

There appears to be no provision whereby the developers provide funds to improve local amenities; we understood that such provision is mandatory.



Mr R. Ristic  
Gloucester City Council  
Herbert Warehouse,  
The Docks  
GL1 2EQ



Dear Mr Ristic,

**12/00725/OUT**

**Old Hempsted Fuel Depot, Hempsted Lane, Gloucester**

I am much alarmed to learn that an 'Application for Housing Development' is once again being sort, maybe one dwelling less!! and on a flood plain, as we witnessed in 2007, at times so much water on the road near the entrance to the field, MONKS CORNER was cut off from Hempsted Lane.

We understand that many dwellings in the New Hempsted, stand empty, so why more housing?

I am greatly disturbed that there will be access into Honeythorn Close, no matter what type of access it will be abused, and the Close will become a car park in times of flooding. Also I will no longer feel secure in my own home, as I do now, with caring neighbours.

It is essential the dividing STONE WALL, between my property and the proposed site be retained.

  
M. Bagness (Mrs)

**BUSINESS SUPPORT  
SERVICES**

21 AUG 2012



BUSINESS SUPPORT  
SERVICES

20 AUG 2012

20/8/12

Dear Mr Ristic,

Old Fuel depot, Hempsted Lane GLOUCESTER 12/00725/OUT

Thank you for your consultation letter of 8<sup>th</sup> August about the above.

I am reminded of that old adage "if at first you don't succeed ..... again"  
Bovale started at 152 houses then 127 then 102 and now 100 but this time around  
saying, in effect, "we made a serious error of commercial judgement a few years ago  
when we bought this land; please help us make a profit by waiving any Sectn 106  
monies by giving a permission for a rotten submission" The effrontery beggars belief,

Please maintain the robust refusal position you have adopted in the past, it appears to  
me that there are no redeeming features in the present submission that deserve any  
thing more than outright rejection. You have on file my objections to the previous  
submissions and I shall be pleased if you will read them together with this present  
objection,

The officer report for application 08//01049OUT is an exemplary analysis of all that  
is wrong with this development concept and could well form the basis of refusal for  
the present submission and I hope that a refusal of permission will be your verdict on  
this present totally unacceptable application.

I am still extremely concerned as to what has happened to ..' the high levels of inter  
alia Arsenic, Lead, Cadmium, Mercury and Zinc (all deadly poisonous chemicals)  
'that were identified, as being present o the site. in the original contamination report  
that was part of the very first submission; I can only assume that they are still there!

This submission is still totally unacceptable and I hope that you will reject it as before  
and let the company plead their case at a public inquiry when the inadequacies of their  
submission can be fully exposed.

*Tom Smeaton*

Regeneration Directorate, The Dock

16<sup>th</sup> August 2012

Gloucester City Council  
Planning Department  
Herbert Warehouse  
The Docks Gloucester GL1 2EA

BUSINESS SUPPORT  
SERVICES

21 AUG 2012

Your Ref. 12/00725/out

Old Hempsted Fuel Depot Hempsted Lane Glos.

once again I'm objecting To Building on This Site.

Reasons:-

- ① NO MORE Houses wanted in Hempsted.
- ② Site To Close To Refuge Tip - Flooding Vermin & Smell  
Seagulls Etc
- ③ School not able To Take More Children.
- ④ Traffic:- 100 units = at least 200 more Cars  
Trying To Get out of Site via Hempsted Lane  
which in the Rush Hour is already a nightmare due  
To Traffic on Bye Pass.
- ④A Restricted Parking (YELLOW LINES) are due To go in  
Hempsted Lane Between Monks Corner + Honey Thorn Close  
Surely This Tells you what The Traffic is already  
Like in Hempsted Lane.

Please Consider The residents who already  
live in Hempsted and do NOT APPROVE This  
application.

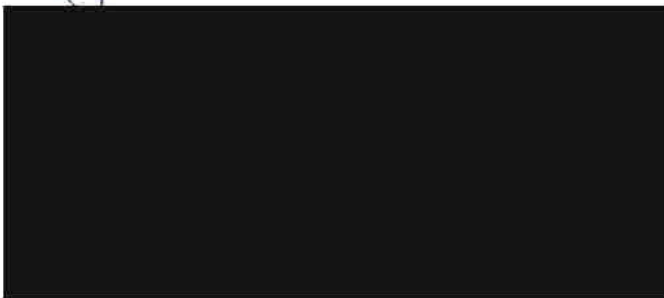
Not all residents are retired and comfortably off  
Some of us. Post retirement age still have to work for  
a living.

The Convenience Store has been closed for many years  
and has been converted into Flats. ||

Public Services is that the one bus a day  
Leaves Hemsted. 10.50AM returning 1.30PM. = 2½ hrs

IN-TOWN.

yours faithfully



BUSINESS SU  
SERVICE

15.8.12.

20 AUG 20

To Town & Country Planning re -  
DEVELOPMENT HEMPTSED FUEL DEPOT.

I am very much against the above application to build 100 houses on this site.

This is the fourth time planning has been sought - is it not yet clear the area is not ideal.

It floods - is near the tip and access will be onto a very busy road. No funding for the many children a development like this will bring. All this before the distress to residents close by. Need to go on - Scrap it - would you live there?



Hello

Comments have been submitted regarding proposal [Outline application for residential development of up to 100 dwelling units with means of access and public open space. \(Appearance, landscaping, layout & scale reserved for future consideration\) at Old Hempsted Fuel Depot Hempsted Lane Gloucester.](#) The following objection was made today by Mr Terry Platten.

*We can not see how reducing development by one can make a difference, so all previous objections still stand, particularly extra traffic, flooding & school not large enough with no room to expand.*

However, there has been a problem with the automatic email notification of the case officer. Please check that the case officer email address for case 12/00725/OUT is still valid.

The officer currently associated with the case is Bob Ristic and the registered email address is

.

Mr Terry Platten  
Monks Corner Shop  
Hempsted Lane  
Gloucester  
Gloucestershire  
GL2 5JN

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<b>Meeting:</b>	<b>PLANNING COMMITTEE - 3<sup>rd</sup> FEBRUARY 2015</b>	
<b>Subject:</b>	<b>PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (OCTOBER to DECEMBER 2014), AND 2014 ANNUAL REVIEW</b>	
<b>Report Of:</b>	<b>ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER</b>	
<b>Wards Affected:</b>	<b>ALL</b>	
<b>Key Decision:</b>	<b>No</b>	<b>Budget/Policy Framework: No</b>
<b>Contact Officer:</b>	<b>ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER</b>	
	<b>Email: andy.birchley@gloucester.gov.uk</b>	<b>Tel: 396774</b>
<b>Appendices:</b>	<b>1. SUMMARY OF ENFORCEMENT ACTIVITY</b>	
	<b>2. NOTICES IN EFFECT AT 1<sup>st</sup> JANUARY 2015</b>	

## FOR GENERAL RELEASE

### 1.0 Purpose of Report

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

### 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 Gloucester City 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 80 new enforcement enquiries were investigated between October and December 2014, and in total 284 during the year as a whole. This is consistent with previous years; total new investigations usually being close to or over 300 per annum
- 4.2 A total of 76 investigations were concluded in the quarter, and 294 in total during 2014. The majority of cases have resulted in compliance with the Council's requirements, or alteration/agreement of details following negotiation, submission and (conditional) approval of a retrospective planning application. The Council's pre-application service has been valuable in bringing parties together to discuss issues, and seek resolution.
- 4.3 In all, a total of 178 different planning investigations were worked on between October and December 2014, and 396 during the year as a whole. Some of these relate to cases opened prior to 2014, the vast majority of which have now been concluded. 102 cases remain under investigation.
- 4.4 The following identifies some of the areas of work undertaken during the quarter, excluding specific cases identified in Appendix 2, or in section 5.0 below:
- Unauthorised signs have been removed from Highways land (including on traffic light posts and barriers) at 48 separate locations between October and December, and 98 locations during 2014 as a whole. This work is in addition to, and does not form part of, the investigations identified above (with the exception of flyposting cases).
  - Following reports of works being undertaken to the shopfront at 117-119 Westgate Street (former Keelings Newsagents) – a Grade II Listed Building – officers visited the premises and ensured works ceased immediately, under formal caution. Fortunately most of the historic shopfront remains in place, and the owners have agreed to fully reinstate those parts removed. Planning enforcement officers are monitoring to ensure these works are undertaken, and if not formal (legal) enforcement action will be considered.
  - Despite advertisement consent being given at 5A Hopewell Street (Win Discount Carpet Shop), subject to control over the hours the business can illuminate its signage, this condition appears to have been ignored, and is subject to enforcement action.
  - Works to build a dwelling have commenced at Cherry Tree Cottage, off Stamps Meadow. While planning permission is in place, a number of conditions have not yet been observed, and there also some differences from the approved plan. The owner and developer have been approached, and officers are awaiting responses or agreed actions from the owner.
  - There have been a number of enquiries concerning works at the Wotton Hall Club, and the adjacent former Barnwood Builders site (to build a supermarket). These include complaints about the extraction details for the new restaurant, and operational hours, all of which have now been resolved.
  - There have been enquiries concerning the provision of a number of landscaping schemes within the City. With the planting season (for trees, hedgerow, bushes etc) usually between November and March, the team has been working with developers

and landowners to ensure that required landscaping schemes are or will be in place over the next couple of months.

## **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 merit action in the public interest, then formal action will be pursued to remedy a planning breach. This usually involves some or all of the following:

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

5.2 Appendix 2 identifies those cases where a Notice has been served or was in force at 1<sup>st</sup> January 2015, showing progress against the Council's stated requirements. 9 new Notices were served between October and December 2014, with 6 Notices complied with in the same period. 18 Notices are currently awaiting compliance.

5.3 A total of 29 new Notices were issued during 2014, the highest number since recording began in 2006. In part this is due to a concerted attempt by officers to conclude some of the more problematic (and longer standing) planning breaches by assertively setting out the Council's requirements, following breakdown of negotiations. There is also speculation that some developers are becoming more confident in the light of relaxed planning regulations, and are either misinterpreting or disregarding planning requirements, to their advantage. This can be a costly mistake, as the Council will become aware of any significant breaches, and take firm and proportionate action as necessary.

5.4 The following Notice has been the subject of an enforcement appeal, since March 2014, and is awaiting a determination by the Planning Inspectorate:

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

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

- 4 Glencairn Avenue - untidy garden cleared.

Direct action has been taken to remove planning breaches at 12 separate locations during 2014 (excluding advertisements removed as described in section 4.4). Many of these relate to the clearance of untidy or overgrown land, mostly domestic gardens. 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 102 cases under investigation, and will receive further enquiries during the January to March 2015 quarter, working to try to resolve or meet a satisfactory outcome in as many of these cases as possible.
- 8.2 The team has been working closely with Customer Services to provide more information on the Council's webpage, and to advise front line staff on where to direct certain common enquiries received by the team. It is envisaged that this will result in less non planning enforcement issues being received by the team, and also better and more information being provided by the public at the point of enquiry, which will assist officers in their investigations.
- 8.3 The review of working practices continues. 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 are sought from those responsible for the breach, and remain as a charge against the land until such time as it is paid. Financial Services have been consulted in the preparation of 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 is often more cost effective. Legal Services have been consulted in the preparation of 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

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## APPENDIX 1 –ENFORCEMENT ACTIVITY

	<b>2010 TOT</b>	<b>2011 TOT</b>	<b>2012 TOT</b>	<b>2013 TOT</b>	<b>JAN- MAR 2014</b>	<b>APR- JUNE 2014</b>	<b>JULY- SEPT 2014</b>	<b>OCT- DEC 2014</b>	<b>2014 TOT</b>
<b>NEW ENQUIRIES RECEIVED</b>	<b>303</b>	<b>287</b>	<b>314</b>	<b>308</b>	45	94	65	80	<b>284</b>
<b>TYPE OF BREACH (New enquiries):</b>									
Operational development	<b>57</b>	<b>95</b>	<b>94</b>	<b>98</b>	14	24	23	27	<b>88</b>
Breach of Condition	<b>33</b>	<b>27</b>	<b>28</b>	<b>31</b>	4	15	5	7	<b>31</b>
Unauthorised change of use	<b>66</b>	<b>68</b>	<b>60</b>	<b>70</b>	14	17	16	13	<b>60</b>
Works affecting a Listed Building	<b>2</b>	<b>5</b>	<b>9</b>	<b>9</b>	3	1	0	2	<b>6</b>
Unauthorised advertisement	<b>92</b>	<b>62</b>	<b>94</b>	<b>40</b>	4	18	7	21	<b>50</b>
Section 215 (Untidy land / property)	<b>45</b>	<b>24</b>	<b>21</b>	<b>41</b>	4	17	13	9	<b>43</b>
General Amenity Tree Preservation Order	<b>0</b>	<b>4</b>	<b>2</b>	<b>1</b>	0	0	0	0	<b>0</b>
Conservation Area	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	0	0	0	0	<b>0</b>
Not Planning Enforcement	<b>7</b>	<b>2</b>	<b>4</b>	<b>16</b>	2	2	1	1	<b>6</b>
	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	0	0	0	0	<b>0</b>
<b>PROGRESS:</b>									
Total cases worked on in qtr				<b>421</b>	160	151	131	178	<b>396</b>
Unresolved at qtr end	<b>140</b>	<b>88</b>	<b>123</b>	<b>112</b>	72	85	98	102	<b>102</b>
<i>Total Notices issued</i>	<b>19</b>	<b>17</b>	<b>23</b>	<b>23</b>	8	6	6	9	<b>29</b>
<i>Total prosecutions</i>	<b>7</b>	<b>5</b>	<b>1</b>	<b>3</b>	3	0	0	0	<b>3</b>
<i>Total cases closed</i>	<b>272</b>	<b>338</b>	<b>280</b>	<b>319</b>	85	81	52	76	<b>294</b>
<b>REASON FOR CASE CLOSURE:</b>									
No evidence of breach	<b>80</b>	<b>100</b>	<b>82</b>	<b>107</b>	18	19	14	22	<b>73</b>
No further action taken	<b>47</b>	<b>68</b>	<b>37</b>	<b>59</b>	16	17	12	9	<b>54</b>
Complied with Retrospective Planning Permission given	<b>126</b>	<b>153</b>	<b>140</b>	<b>116</b>	37	35	20	35	<b>127</b>
Other Powers Used	<b>17</b>	<b>17</b>	<b>21</b>	<b>37</b>	11	9	6	9	<b>35</b>
					3	1	0	1	<b>5</b>



## APPENDIX 2 – NOTICES IN EFFECT – 1<sup>st</sup> JANUARY 2015

ADDRESS	BREACH	TYPE OF NOTICE	STATUS
Former 26 Worcester Street (demolished building)	Demolition (on a prominent City Centre junction within the Conservation Area) was granted subject to landscape/screening that has never been implemented, leaving this highly visible area looking untidy.	S215 Notice	Scheme of landscaping, and timetable to implement, has been agreed. Awaiting works to be undertaken (to be completed by end of March 2015)
72 Alma Place	Overgrown and untidy back garden	S215 Notice	Notice not complied with, Council to organise works to be undertaken, and charge the cost back to the owner
71 Nine Elms Road	Untidy front and rear gardens, collapsed fences and abandoned car	S215 Notice	Compliance date – 25 <sup>th</sup> January - not yet reached
Manor Farm, Kingsway Local Centre and environs	Unauthorised stationing/operation of hot food vending van on Scheduled Ancient Monument / within setting of Listed Building	Enforcement Notice (material change of use)	No trading/stationing of van should take place from 2 <sup>nd</sup> January 2015, and if so legal action will be considered.
37-39 Worcester Street (Tanner Hall Scheduled Ancient Monument)	Unauthorised display of vehicles for sale, including signage	Enforcement Notice (material change of use)	Trading to cease at end of January 2015, and signage removed

<b>ADDRESS</b>	<b>BREACH</b>	<b>TYPE OF NOTICE</b>	<b>STATUS</b>
76 Oxford Road	Overgrown and untidy front and rear gardens	S215 Notice	Matter being dealt with by Gloucestershire Social Services – land to be cleared
51 Salisbury Road	Overgrown and untidy rear garden	S215 Notice	Compliance date – 19 <sup>th</sup> February - not yet reached
134 Tredworth Road	<i>Operation of a (delivery only) take away from residential property, including unauthorised signage</i>	<i>Enforcement Notice (material change of use)</i>	<i>Use has ceased, and signage removed</i>
10 Westgate Street (Cellys)	<i>Unauthorised changes to shopfront, including inappropriate advertisement scheme</i>	<i>Listed Building Enforcement Notice</i>	<i>Changes to fascia and shopfront now undertaken, in line with planning approval given (but previously not implemented)</i>
30 Quail Close	<i>Unauthorised change of use from residential to mixed use residential / childcare nursery</i>	<i>Enforcement Notice (Material Change of Use)</i>	<i>Unauthorised use ceased, confirmed by neighbours. Notice complied with</i>
4 Glencairn Avenue	Overgrown garden	S215 Notice	<i>Works not completed, so undertaken in default by council appointed contractor, and charged back to the occupiers.</i>
47-49 Worcester Street	<i>Unauthorised changes to windows and door (within the Worcester Street Conservation</i>	<i>Enforcement Notice</i>	<i>UPVC windows replaced with alternative, as agreed with Conservation.</i>

<b>ADDRESS</b>	<b>BREACH</b>	<b>TYPE OF NOTICE</b>	<b>STATUS</b>
	<i>Area) – UPVC replacements</i>		
<i>97 Eastgate Street</i>	<i>Unauthorised alterations to shopfront within Eastgate and St Michael's Conservation Area</i>	<i>Enforcement Notice</i>	<i>Works undertaken</i>
107 Cheltenham Road	Untidy garden	S215 Notice	Some but not all works have been undertaken. Final warning given to complete or works will be organised by Council and charged back to the owner.
Land adjacent to Gospel Hall, Matson	Field not reinstated to previous condition (including levels) following use as a works compound	Enforcement Notice	Further action pending the outcome of a planning application received, proposing sports pitches on the land
Former GLOSCAT, Brunswick Road	Works/deliveries taking place outside permitted hours	Breach of Conditions Notice	Ongoing monitoring
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. Works taking place January 2015
151 Bristol Road	Unauthorised change of use from storage unit to car repairs	Enforcement Notice (Material Change of Use)	Appeal made against Notice – awaiting decision from the Planning Inspectorate

<b>ADDRESS</b>	<b>BREACH</b>	<b>TYPE OF NOTICE</b>	<b>STATUS</b>
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	Owner and business tenant have agreed to undertake works by May 2015
138 Stroud Road	Unauthorised changes to shopfront works	Enforcement Notice	Business tenant has agreed to reinstate shop to previous condition by end of January 2015
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	Discussions under way with owners
21 Stroud Road (Hay House)	Works undertaken are not in compliance with planning permission given, and in breach of a number of conditions – mostly relating to design features, materials and finishings	Enforcement Notice	Most works have now been completed in accordance with agreed details. Awaiting details / implementation of bin storage and cycle parking
122 Eastgate Street	Unauthorised alterations to shopfront within Eastgate and St Michael's Conservation Area	Enforcement Notice	Works due to start by February 2015

<b>ADDRESS</b>	<b>BREACH</b>	<b>TYPE OF NOTICE</b>	<b>STATUS</b>

**Notices in bold served within October to December 2014 quarter**

*Notices in italics have been complied with or otherwise concluded during October to December 2014 quarter*

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# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**Tuesday, 3<sup>rd</sup> February 2015**

**DELEGATED DECISIONS**

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

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

## Abbey

13/00557/FUL

CJR

Ridge And Furrow Gloucester Gloucester GL4 4BL

Demolition of the Ridge and Furrow Public House and the erection of a petrol filling station to include sales kiosk, canopy, 6 no. fuel pumps, forecourt, underground fuel tanks, carwash, alterations to boundary treatments and associated access arrangements.

WDN 04/11/2014

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14/01169/FUL

CARLH

8 Rumsey Close Gloucester GL4 5JY

Erection of boundary wall located adjacent to the highway.

G3Y 27/11/2014

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14/01114/FUL

CARLH

24 Oakridge Close Gloucester GL4 4SE

Erection of single storey rear extension

G3Y 12/11/2014

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## Barnwood

14/01121/TCM

BOBR

Communication Station (Vodafone) Barnett Way Gloucester

Prior approval for siting and appearance of a 17.5 metre telecom pole and ancillary cabinets to replace existing equipment.

GATCMZ 03/11/2014

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14/00316/FUL

JOLM

Units 3 - 4 Eastern Avenue Retail Park Eastern Avenue Gloucester GL4 3EA

Hybrid planning application for the variation of conditions 7 and 8 of planning permission 53102/01/OUT to enable the reconfiguration of Unit 3 (1279sqm) and Unit 4 (459sqm), removal of mezzanine within unit 4 and to extend the goods to be sold from the resultant units, together with the provision of a new 57.6 sqm mezzanine floor for non trading purposes within reconfigured Unit 4 (total of 516sqm)

G3Y 10/11/2014

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14/01233/PDE

EMMABL

4 Eastern Avenue Gloucester GL4 4LH

Erection of rear conservatory (depth: 4.5 metres from rear elevation of original dwellinghouse, maximum height: 3.2 metres, height of eaves: 2.1 metres)

ENOBJ 26/11/2014

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14/01082/ADV

BOBR

Virgin Active Fitness Centre Barnwood Link Road Gloucester GL4 3HR

Display of 3 no. illuminated signs.

GFY 06/11/2014

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14/00930/FUL

FEH

29 North Upton Lane Gloucester GL4 3TB

Demolition of outbuildings and garages, conversion of existing house into 2 x 1 bed and 1 x 2 bed apartments and single and two storey extension to provide additional apartments (3 x 2 bed), alteration to driveway and parking.

WDN 28/11/2014

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14/01166/TCM

BOBR

Communication Station (Vodafone) Metz Way Gloucester

Prior approval for siting and appearance of a replacement 17.5 metre telecom pole and ancillary cabinets to replace existing equipment.

GATCMZ 14/11/2014

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## Barton & Tre

14/01129/OUT

FEH

28 Vicarage Road Gloucester GL1 4LD

Proposed dwelling to the side of 28 Vicarage Road (outline - all matters reserved for future consideration)

GOP 12/11/2014

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14/01024/ADV	CARLH
5A Hopewell Street Gloucester	
Erection of 2no statically illuminated advertisement signs (RETROSPECTIVE)	
GFY	06/11/2014
14/01161/FUL	FEH
84 Falkner Street Gloucester GL1 4SJ	
Erection of two bedroomed chalet bungalow on land to the rear of 84, 86 and 88 Falkner Street	
REFREA	05/11/2014
14/00805/FUL	EMMABL
1 Knowles Road Gloucester GL1 4TW	
Erection of 1 no. three storey dwellinghouse, attached to side elevation of existing dwellinghouse	
REF	18/11/2014
14/01061/FUL	CARLH
13 Conduit Street Gloucester GL1 4XF	
Installation of external wall insulation	
G3Y	14/11/2014
14/01152/PDE	CARLH
30 Blenheim Road Gloucester GL1 4ER	
Single storey rear extension, measuring 5490mm in depth, 2430mm in height to the eaves and 3972mm in height to the ridge	
ENOBJ	05/11/2014

## Elmbridge

14/00765/FUL

CARLH

Sir Thomas Rich's School?Oakleaze?Gloucester?GL2 0LF?

Proposed two storey extension to provide changing rooms, office and kitchen to ground floor with hospitality area and external patio to the first floor together with an external staircase.

G3Y 17/11/2014

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## Grange

14/01055/COU

BOBR

173 Bodiam Avenue?Gloucester?GL4 0TN?

Change of use of ground floor to provide 'child minding' for up to 12 children.

GP 12/11/2014

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14/01143/FUL

CARLH

49 Randwick Road?Gloucester?GL4 0NH?

Two storey side and rear extension; change of roof from flat to pitched upon existing rear dormer; extension of existing dropped kerb by 1 metre.

WDN 18/11/2014

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## Hucclecote

14/01119/TCM

CARLH

Communication Station?Lobleys Drive?Gloucester??

Prior approval with regard to the siting and appearance of a replacement 15metre high telecom pole and ancillary cabinets

GATCMZ 05/11/2014

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14/01159/CONDIT

GAJO

Green Farm?Green Lane?Gloucester?GL3 3QY?

Discharge of condition 3 of 14/00697/LBC - window details

ALDIS 12/11/2014

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14/01149/FUL CARLH

27 Ashwood Way Gloucester GL3 3JE

Erection of front and rear single storey extensions

G3Y 19/11/2014

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14/00883/FUL CARLH

25 Lynmouth Road Gloucester GL3 3JD

Two storey side extension and single storey rear extension and conservatory

G3Y 05/11/2014

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## Kingsholm &

14/01177/TPO JJH

1A Orchard Close Gloucester GL2 9BB

London Plane tree at 1A Orchard Close - 5m crown lift, 40% Crown reduction, 25% Crown thin.

TPDECS 14/11/2014

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14/01105/FUL CARLH

62 Deans Way Gloucester GL1 2QD

Erection of a single storey rear extension (RETROSPECTIVE)

GA 04/11/2014

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14/01160/TRECON JJH

26 Hinton Road Gloucester GL1 3JS

Silver birch in rear garden. 30% crown reduction.

TCNOB 14/11/2014

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14/00948/LBC

CARLH

78 London Road Gloucester GL1 3PG

I would like to lower the height of the chimney stack of the rear extension of the building. I propose to lower the height of the chimney stack to the rear extension to a height of approx. two feet above the apex of the roof line. The chimney pots will then be re fitted to this lowered chimney stack. One of the stacks appears to be of a 1950's design and I would if you so wish replace this with one of a Regency/Victorian design. All three chimneys are currently capped with modern stainless steel caps. I would try to have them recapped in a manner more in keeping with the age of the building if you so wish.

RET 28/11/2014

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14/01101/COU

EMMABL

13 Alexandra Road Gloucester GL1 3DR

Change of use from student accommodation to 1 no. single family dwellinghouse

G3Y 20/11/2014

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14/01120/TCM

EMMABL

Mercia Road Gloucester

Prior approval for siting and appearance of a 15 metre high telecom pole and ancillary cabinets to replace existing equipment.

TELPRI 05/11/2014

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14/01387/TCM

BOBR

Gloucester Royal Hospital Great Western Road Gloucester GL1 3NN

To remove existing 6no. antennas and replace with 6no. new antennas on existing pole mount supports and new off set brackets together with associated ancillary works.

NOB 26/11/2014

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## Longlevens

14/01123/FUL

CARLH

57 Innsworth Lane Gloucester GL2 0DH

Erection of rear conservatory

G3Y 06/11/2014

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14/01168/FUL BOBR

8 Cypress Gardens Gloucester GL2 0RB

Loft conversion with two dormer windows to rear.

G3Y 27/11/2014

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14/01080/FUL GAJO

16 Coniston Road Gloucester GL2 0NA

Two storey and single storey extension at rear plus erection of garden room

G3Y 04/11/2014

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## Matson & Ro

14/00858/FUL JOLM

Courtlands Dental Surgery 208 Painswick Road Gloucester GL4 4PH

Variation of conditions 2 and 6 of planning permission reference 13/00775/FUL in relation to the use of render to the front elevation of the building rather than the cladding as approved.

G3Y 14/11/2014

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14/01042/FUL GAJO

13 Collingbourne Road Gloucester GL4 6BG

First floor extension over flat roof extension to provide a bathroom and bedroom.

G3Y 07/11/2014

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14/01307/TPO JJH

Tesco Express Eastern Avenue Gloucester GL4 6QS

Reduce 5 no. Birch trees which are growing into neighbour's property and over PFS canopy. Reduce by 2m all the way around making sure that canopy is 1.5m clear of neighbouring house and PFS roof. Remove vegetation growing around vapour return stack. Using qualified operatives remove branches, vegetation etc and remove all generated waste from site to licensed facility.

RET 07/11/2014

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14/01057/FUL

EMMABL

St Augustines Church, Matson Lane, Gloucester, GL4 6DX

Erection of replacement canopies on south-eastern (front) elevation and south-western side elevation, provision of access ramp, and replacement wall adjacent to landscaped area towards the front of site

G3Y

20/11/2014

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## Moreland

14/01139/TCM

BOBR

Vodafone Site 73071 Opp 161, Stroud Road, Gloucester

Prior approval for the siting and appearance of a replacement 15 metre high telecom pole and ancillary cabinets.

GATCMZ

12/11/2014

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14/01118/COU

EMMABL

45 Tuffley Avenue, Gloucester, GL1 5LU

Conversion of day nursery to 1 no. dwellinghouse

G3Y

21/11/2014

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14/01225/PDE

EMMABL

6 Dorney Road, Gloucester, GL1 5QL

Erection of rear conservatory (depth: 4 metres from rear elevation of original dwellinghouse, maximum height: 2.95 metres, height of eaves: 2.22 metres)

ENOBJ

26/11/2014

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14/01059/FUL

FEH

The Lunchbox, 177 Bristol Road, Gloucester, GL1 5TQ

Demolition of single storey corrugated roof storage building. Proposed construction of first floor extension and single storey extension to provide a residential property. Reinstatement of the brick boundary wall and construction of car parking

WDN

07/11/2014

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14/01207/TPO

JJH

Frampton Corner?Seymour Road?Gloucester??

London Plane (to front of No.2) - Remove dead wood, reduce stem toward building by 2m.

TPDECS 26/11/2014

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14/01079/FUL

FEH

87 Stroud Road?Gloucester?GL1 5AH

Construction of 7 residential units, comprising 4 no. 1 bed houses and a block of 3 no. 2 bed apartments, following demolition of all existing buildings on site.

G3Y 19/11/2014

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14/01012/FUL

GAJO

66 Bloomfield Road?Gloucester?GL1 5BP

Provision of single storey Bedroom/Shower room extension at rear for the welfare of the disabled occupant

G3Y 03/11/2014

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## Podsmead

14/00984/FUL

ADAMS

Land At Former Gas Works?Bristol Road?Gloucester??

Erection of standby electricity generation plant

G3Y 17/11/2014

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## Quedgeley Fi

14/01185/NMA

CJR

Mayos Land?Bristol Road?Quedgeley?Gloucester??

Non-material amendment to planning permission 13/01013/REM comprising an amendment to the approved landscaping scheme to incorporate additional hedgerow planting.

NOS96 18/11/2014

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14/00660/FUL	JOLM
Units 11 And Unit 11A Kingsway Community Centre Naas Lane Quedgeley Gloucestershire (Unit 11A) to Bar Bar childrens nursery (class D1) with internal alterations .	
G3Y	07/11/2014
14/01145/ADV	CARLH
Waterwells Drive/Davy Way Quedgeley Gloucester	
Advertisement showing the sponsor's name.	
GFY	19/11/2014
13/00585/OUT	JOLM
Land To East West Of A38 And Naas Lane Quedgeley Gloucester	
Renewal of outline planning permission for the re-development of the former RAF Quedgeley site (00/00749/OUT) granted 26th June 2003 in relation to the employment area (20 hectares) on Framework Plan 5.	
G3Y	03/11/2014
14/01142/ADV	FEH
Severn Vale Drive Quedgeley Gloucester	
Erection of 5 Freestanding signs on roundabout	
GFY	12/11/2014
14/01087/TCM	BOBR
Grass Verge Naas Lane Quedgeley Gloucester	
Prior approval for siting and appearance of a 17.5 metre telecom pole and ancillary cabinets to replace existing equipment.	
TELPRI	03/11/2014
14/01236/PDE	CARLH
30 Hadow Way Quedgeley Gloucester GL2 4YJ	
Erection of rear conservatory, measuring 3500mm in depth, 2200mm in height to the eaves and 3100mm in height to the ridge	
ENOBJ	26/11/2014

14/00443/FUL

JOLM

St James Church 12 School Lane Quedgeley Gloucester GL2 4PN

Use of land granted permission as an extension to St James' Churchyard for the purpose of burials and burying cremated remains

G3Y

27/11/2014

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## Quedgeley S

14/01323/FUL

CARLH

12 Acer Grove Quedgeley Gloucester GL2 4TH

Proposed Single Storey Rear Extension

WDN

26/11/2014

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## Tuffley

14/01072/FUL

CARLH

325 Stroud Road Gloucester GL4 0AY

Erection of single storey side extension to provide living accommodation for elderly relative

G3Y

13/11/2014

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14/01115/FUL

EMMABL

144 Finlay Road Gloucester GL4 6TF

Erection of single storey rear extension

G3Y

28/11/2014

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14/01039/CONDIT

EMMABL

Land To Rear 72 Forest View Road Gloucester GL4 0BY

Discharge of pre-commencement condition nos. 3 (landscaping scheme) and 5 (details of disposal of surface water) of planning permission reference no. 14/00322/FUL

ALDIS

04/11/2014

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## Westgate

14/01237/TPO	JJH
Westgate Island St Oswalds Road Gloucester	
3no Lombardy Poplar on Westgate Island - Fell.	
TPDECS	26/11/2014
14/01151/LBC	CARLH
The Westgate 56 Westgate Street Gloucester GL1 2NF	
Installation of replacement sash windows to first and second floors of front elevation	
G3L	12/11/2014
14/01130/ADV	CARLH
17 Southgate Street Gloucester GL1 1TG	
Erection of internally illuminated fascia sign for 'Card Market'	
GFY	18/11/2014
14/00891/JPA	EMMABL
9 - 13 St Johns Lane Gloucester GL1 2AT	
Prior approval for change of use from offices (B1a) to flats (C3)	
AAPRZ	18/11/2014
14/01180/TRECON	JJH
Church Farm St Swithuns Road Gloucester GL2 5LH	
1. Leyland cypress hedge bounding 3 Chartwell Close - reduce to 3 metres. 2. 2no Silver birch 1 no beech close to boundary with 3 Chartwell - reduce to 6 metres. 3. 1no Maple in rear garden reduce to 7metres. 4. 1no "fir" tree (appears to be a pine) close to boundary with 13 St Swithuns Road - reduce to 6 metres.	
TCNOB	14/11/2014
14/01259/TPO	JJH
7 The Forge Gloucester GL2 5GH	
Willow Tree - remove 2 limbs (to ground level) which are over hanging fence and car park	
TPDECS	26/11/2014

14/00889/COU  
9 - 13 St Johns Lane Gloucester GL1 2AT

EMMABL

Change of use at ground floor level from gym (Use Class D2) to 1 no. self-contained flat (Use Class C3)

G3Y 20/11/2014

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14/01196/LAW  
18 The Oxebode Gloucester GL1 1RZ

CARLH

Change of Use to facilitate 2no 1 bedroomed flats, and associated alterations

NPW 07/11/2014

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14/00688/JPA  
Conway House 31 - 35 Worcester Street Gloucester GL1 3AJ

BOBR

Prior approval for change of use from offices (B1a) to flats (C3).

AAPRZ 13/11/2014

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14/01205/TPO  
15 The Gallops Gloucester GL2 5GB

JJH

Beech Tree - Reduce & reshape crown by 25% (2 - 3 metres of length of branches),  
Remove deadwood, sever ivy at the base.

TPREF 11/11/2014

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14/01068/FUL  
Southgate News & Food 65 Southgate Street Gloucester GL1 1TX

FEH

New Shop front, reinstatement of architectural details including timber painted sash windows and new cast iron gutter

G3Y 12/11/2014

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14/00874/CONDIT  
20 Eastgate Street Gloucester GL1 1PA

FEH

Discharge of conditions 3 (Noise associated with plant), 4 (Scheme for ventilation) & 5 (Waste removal and recycling) of consent 14/00552/COU.

ALDIS 17/11/2014

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14/01022/LBC	FEH
18 Berkeley Street Gloucester GL1 2JB	
Apply tanking to cellar to convert to a 1 bedroomed apartment	
G3L	06/11/2014
14/01023/LBC	FEH
20 Berkeley Street Gloucester	
Apply tanking to basement to create 2 bedroomed apartment	
G3L	06/11/2014
14/01232/EIA	ADAMS
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Stree	
Environmental Impact Assessment Scoping Opinion request for proposal to vary conditions 6 and 7 of permission ref. 02/00271/OUT (as amended) - to amend the masterplan and schedule of development	
SCO	14/11/2014
14/00923/LBC	CJR
Regus North Warehouse The Docks Gloucester GL1 2FB	
Installation of demountable partitioning to divide open plan offices and increase the size of the existing corridor. Relocation of existing floor power boxes and installation of additional radiators.	
G3L	06/11/2014
14/00887/COU	EMMABL
9 - 13 St Johns Lane Gloucester GL1 2AT	
Change of use at ground floor level from office reception and offices (Use Class B1) to gym (Use Class D2)	
G3Y	20/11/2014

## 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
ENOBJ	Household Permitted Development No Objections
EOBJ	Household Permitted Development Objections
RPA	Refused Prior Approval
ECREF	Household Extension Refused - Commenced
AAPR	Approved Prior Approval