



Gloucester City Council

Planning Committee

**Meeting: Tuesday, 9th June 2015 at 6.00 pm in The Civic Suite,
North Warehouse, The Docks, Gloucester, GL1 2EP**

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

AGENDA

1.	APPOINTMENTS MADE AT ANNUAL COUNCIL To note the following appointments made at the Annual Meeting of the Council:- Planning Committee Chair: Councillor Taylor Vice-Chair: Councillor Lewis Planning Policy Sub-Committee Chair: Councillor Taylor Vice-Chair: Councillor Lewis Members: Councillors Dee, McLellan and Smith
2.	APOLOGIES To receive any apologies for absence.
3.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
4.	MINUTES (Pages 7 - 14) To approve as a correct record the minutes of the meeting held on 12 May 2015.

<p>5.</p>	<p>AREA 4B1 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY - 14/01477/FUL (Pages 15 - 24)</p> <p>Application for determination.</p> <p>Contact: Development Control Tel: (01452) 396783</p>
<p>6.</p>	<p>34 BROOKTHORPE CLOSE - 15/00353/FUL (Pages 25 - 32)</p> <p>Application for determination.</p> <p>Contact: Development Control Tel: (01452) 396783</p>
<p>7.</p>	<p>THE AQUARIUS CENTRE, EDISON CLOSE - 15/00417/FUL (Pages 33 - 46)</p> <p>Application for determination.</p> <p>Contact: Development Control Tel: (01452) 396783</p>
<p>8.</p>	<p>PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (JANUARY - MARCH 2015) (Pages 47 - 58)</p> <p>To receive the report of the Senior Planning Compliance Officer detailing the level and nature of enforcement activity undertaken by the Planning Enforcement team between January and March 2015 together with an update on formal action being taken against more serious planning breaches and the results of legal actions undertaken.</p>
<p>9.</p>	<p>SECTION 106 MONITORING - PROGRESS REPORT 2014/15 (Pages 59 - 68)</p> <p>To receive the report of the Senior Planning Compliance Officer detailing new Section 106 Agreements entered into, contributions received and any other benefits realised as a result of Section 106 Agreements in the 2014/15 financial year.</p>
<p>10.</p>	<p>DELEGATED DECISIONS (Pages 69 - 90)</p> <p>To consider a schedule of applications determined under delegated powers during the month of March 2015.</p>
<p>11.</p>	<p>DATE OF NEXT MEETING</p> <p>Tuesday, 7 July 2015 at 6.00pm.</p>

M. Shields

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Martin Shields
Corporate Director of Services and Neighbourhoods

Date of Publication: Monday, 1 June 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.

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

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- Do not stop to collect personal belongings;
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HUMAN RIGHTS

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

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PLANNING COMMITTEE

MEETING : Tuesday, 12th May 2015

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), Noakes, Hilton, Hobbs, Toleman, Chatterton, Brown (substitute for Councillor McLellan) and Hansdot (substitute for Councillor Smith)

Officers in Attendance

Anthony Wilson, Head of Planning
Jon Sutcliffe, Development Control Manager
Caroline Townley, Principal Planning Officer
Caroline Ansell, Conservation Projects Officer
Claire Haslam, Neighbourhood Planning Officer,
John Baker, Consultant, Peter Brett Associates
Michael Jones, Solicitor
Atika Tarajiya, Democratic Services Officer (Secretary)

APOLOGIES : Cllrs. McLellan, Smith, Hanman and Dee

94. CHANGE TO AGENDA RUNNING ORDER

The Chair agreed to vary the running order in view of the public interest and registered speakers.

95. DECLARATIONS OF INTEREST

Councillor Toleman declared a non-prejudicial interest in item 7, 1 Albion Street, by virtue of his role as Councillor of Westgate ward.

96. MINUTES

The minutes of the meeting held on 7 April 2015 were confirmed and signed by the Chair as a correct record.

PLANNING COMMITTEE
12.05.15

97. COMMUNITY INFRASTRUCTURE LEVY - PRELIMINARY DRAFT CHARGING SCHEDULE

Planning Committee considered the report of the Cabinet Member for Regeneration and Culture seeking endorsement of the Community Infrastructure Levy-Preliminary (CIL) Charging Schedule for public consultation purposes.

The Head of Planning introduced John Baker, Consultant from Peter Brett Associates, who outlined the main areas of the report and advised that public consultation was being sought on the proposed CIL rates. He explained that the CIL differed from the S106 process in that it was intended to be used for general infrastructure contributions and had a wider remit than that of the s106 which was subject to tighter controls following the introduction of new government regulations in April 2015. He advised that works carried out on the infrastructure from the CIL proceeds would support the Joint Core Strategy (JCS).

The Head of Planning remarked that they were in the preliminary stages and further work on the viability and characteristics of developments would continue and could affect future CIL rates. He commented that public consultation would most likely generate interest from developers and the CIL rates would be revised if required following on from this.

The Chair opened up the matter for debate.

In response to Councillor's Lewis query regarding neighbourhood groups' use of CIL funds, the Head of Planning explained that these groups would be expected to spend the money on the proposals put forward in an approved Neighbourhood Plan, if present, and would be eligible for 25% of the CIL receipts. If no plan was present they would need to justify the requirement for the funds and would be eligible for 15% of the CIL proceeds and this would be capped at £100 per dwelling in the development.

The Chair questioned if the neighbourhood groups would be subject to restrictions on how the CIL funds were spent, like those placed on the local authority. John Baker reported that they were not bound by any legislative guidelines but that work was being carried out by the three JCS authorities on governance arrangements in this regard.

Councillor Lewis questioned when the Council would be in a position to start charging these rates on new developments. The Head of Planning stated that this would be once the provisional CIL rates were approved and planning permission granted on new developments. He explained that a charging notice would then be issued to the developers.

RESOLVED: That the preparation of the Preliminary Draft Charging Schedule for public consultation purposes which incorporates the proposed CIL rates outlined in section 12 of the report be endorsed.

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98. RIDGE AND FURROW PUBLIC HOUSE, GLEVUM WAY - 14/01220/FUL

The Principal Planning Officer presented an application submitted by WM Morrison Supermarkets PLC for the demolition of the Ridge and Furrow Public House and the erection of a petrol filling station to include new sales kiosk, 6 no. fuel pumps, and forecourt above ground fuel tanks, jet car wash and staff parking. She referred to the late material submitted by Mr Staddon on behalf of the Ridge and Furrow Campaign Group commenting that no change had been proposed to the recommendations following this.

The Principal Planning Officer explained that the item had been deferred from the March 2015 Planning Committee at the request of the applicant, who then submitted an appeal on the grounds of non-determination. She advised that the application would now be decided by the Planning Inspectorate and the application had been brought to this Committee to consider what decision would have been made, as this would form the basis of the appeal. She also made reference to paragraph 7.5, to revise the date, which should read 12 February 2015.

Councillor Gravells of Abbey ward addressed the Committee as an objector to the application.

Mr Gravells stated that the Ridge and Furrow Public House was at the heart of the community and a place where residents came to socialise. He reported that whilst out canvassing it was clear that many Abbey residents felt very strongly opposed to the demolition of the pub, which had been listed as a community asset. He stated that the plans for the petrol filling station would be detrimental to the visual impact of the area and cause serious safety concerns.

Councillor Gravells reflected that the local Morrisons supermarket had a community focus and served the residents well but the corporate head office cared little for the local community and refused his invitations to meet and discuss the matter. He commented that a notice of motion that he had submitted to Council on 27 March 2014 had attracted cross party support and was designed to protect Public Houses.

Phillip Staddon of PJS Solutions on behalf on the Save The Ridge and Furrow Campaign Group addressed the Committee as an objector to the application.

Mr Staddon remarked that that there were a number of planning aspects that were cause for concern, primarily the above ground fuel tanks which were a safety hazard and would adversely affect the overall appearance of the area. He stated that the application should be rejected in principle, as there was no requirement for a filling station at a site listed as a community asset. He commented that the applicant had shown little evidence of marketing the site to test its viability. He requested that these be included as an additional reason for refusal referencing the late submission of material.

Mr Staddon reported that many residents felt this to be a very controversial decision and felt that an appeal by way of written representations as requested by the applicant would not be appropriate. He requested the Committee ask the Planning Inspectorate for an Informal Hearing to allow representations for members of the local community.

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The Chair opened up the matter for debate.

The Chair reported that he felt the plans would have a harmful visual impact on the area. He commented that the proposals set out at the appeal could be resisted on the basis of the relevant policies in the National Planning Policy Framework (NPPF) and welcomed the recommendations put forward by Mr Staddon. He agreed on the principle of arranging an appeal to be heard at an informal hearing to allow community representation.

Councillor Hilton thanked Councillor Gravells and Mr Staddon for their representations in objecting to the proposed development. He reflected that the pub served a very large area and voiced his serious concerns regarding the lack of market research. He commented that it was very unusual to have above ground fuel tanks, which would be large and have a significant adverse impact on the surrounding area. He requested that a public hearing be requested to decide the appeal.

Councillor Chatterton highlighted the distance of the hostile mitigation barriers on the current plans advising that they did not meet the Counter Terrorism Security Advisor's requirements and could therefore be additional grounds for refusal. He also stated that the Ridge and Furrow was a social venue that was accessed by families and voiced his concerns regarding safety. The Principal Planning Officer concurred that the hostile mitigation barriers did not meet the minimum requirement.

Councillor Noakes expressed her dissatisfaction with the applicant's handling of the application process, preventing the City Council from determining the application. She commented that the Ridge and Furrow also catered for Barnwood residents and concurred with Mr Staddon's recommendations and request for a public hearing into the appeal.

In response to Councillor Lewis query regarding the various modes of appeal, the Development Control Manager explained that written representations would be straight forward and the Planning Inspectorate would consider the representations already received concerning the application and the local objectors would be given a further chance to comment to the Inspectorate once the appeal was registered. He advised that an Informal Hearing would be a public meeting where representations could be made to the Planning Inspector. He advised that a Public Local Inquiry was adversarial and costly in nature and would have a strong legal focus where robust evidence would need to be presented. The Principal Planning Officer advised the Committee that it would be the decision of the Planning Inspectorate which mode of appeal would apply.

Councillor Lewis welcomed the idea of an informal hearing, to allow representatives a chance to comment on the proposals. He stated that the proposals for a petrol filling station should be rejected in principle.

The Principal Planning Officer advised that the applicant's decision to appeal on the ground of non-determination could not be used as a reason for refusal. The Planning Officer explained that the Council's Interim Planning Policy Statement on

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Public Houses was not a formally adopted Planning Policy and would hold limited weight.

The Principal Planning Officer reported the consideration of The Ridge and Furrow as an asset of community value under the Localism Act 2011 could be a material planning consideration, and the weight to be attached to it would be a matter for the decision taker.

The Chair moved to accept the points put forward by Mr Staddon as detailed in the Late Material report but removing the reference to “an unneeded and undesirable petrol filling station. This was seconded by Councillor Lewis.

RESOLVED: That the City Council’s position in relation to the appeal is that an Informal Hearing should be requested and the appeal should be dismissed for the following reasons:

- 1. By virtue of their scale, appearance and prominent siting adjacent to Abbeymead Avenue, the proposed above ground fuel tanks together with the associated external infrastructure and palisade fencing would appear unduly incongruous and would have both an unacceptable and harmful impact on the visual amenities of the street scene and character of the area as a whole. The proposal is therefore contrary to Policy BE.7 of the Second Deposit City of Gloucester Local Plan (2002) and paragraphs 56 and 64 of the National Planning Policy Framework.**
- 2. Insufficient information has been provided by the Applicant to satisfy the Local Planning Authority that the above ground fuel tanks will be adequately protected from potential accidental or intentional damage by vehicles contrary to paragraph 58 of the National Planning Policy Framework.**
- 3. The proposal would involve the destruction and permanent loss of a much valued community pub, which is an integral part of the District Centre that serves the local community, and its replacement with a petrol filling station. The community pub has played a significant role in the cultural and social life of the area, and has made a significant and positive contribution to the well-being of the local community. The pub which, has been listed as an Asset of Community Value, has not been marketed to demonstrate that it cannot continue as a viable business to fulfil its longstanding community role. Accordingly, the loss of this pub, along with its recreational, dining, children’s play area, performance space, sporting facilities and general social, meeting and interaction facilities, would undermine and be harmful to the local community’s cultural and social well-being and would reduce the community’s ability to meet its day to day needs. For all of these reasons, the proposal seriously conflicts with the principles of sustainable development and, in particular, with paragraphs 7, 69 and 70 of the National Planning Policy Framework and with the Council’s emerging interim Planning Policy Statement on Public Houses.**

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It is further resolved that delegated powers be given to the Development Control Manager to amend or withdraw the second reason subject to further advice from Consultees in relation to the amended plans submitted as part of the planning appeal.

99. 1 ALBION STREET - 15/00219/FUL

Councillor Hilton and Councillor Brown left the meeting before the start of this item.

The Conservation Projects Officer presented an application submitted by Ms Henrietta Lampkin for the retention of the Sash-Box UPVC windows. The Officer explained that the applicant had installed the UPVC windows within 8 months of the Southgate Street Area Article 4 coming into effect and therefore this application was retrospective.

Councillor Toleman of Westgate ward addressed the Committee in support of the applicant and took no further part in the debate or vote on the application.

Councillor Toleman explained that on this occasion the installation had not followed the normal method of fitting double glazing to be more authentic to the original style.

Councillor Toleman reflected that this development enhanced the area and contributed to its vitality. He remarked that in her report the Conservation Officer objected only to the material of the windows rather than their style. Councillor Toleman expressed concern that the sheen and glaze of the windows were referenced to and felt that this was not a viable cause for objection. He reflected that infrastructure already present in the street was not in line with the historic aspects of the area and stated that the house adjacent to No 1 Albion Street had UPVC windows that were completely out of character and the applicant had carried out the installation in order to invest in a sustainable future.

The Chair opened up the matter for debate.

Councillor Chatterton reported that he had carried out a site inspection of the property and found it difficult to distinguish between the UPVC and timber sash windows. He felt that discretion should be exercised on this occasion and concluded that he would not be able to support the Officer's recommendation.

Councillor Lewis stated that he agreed with Councillor Chatterton's comments but understood the reasons for the Officer's recommendation and the need to comply with the Section 4 Article. He felt that the installation actually improved the viability of the property and indicated that he would not support the Officer's recommendation.

The Chair remarked that he too had carried out a site inspection and felt that the quality of the workmanship was high and praised the effort gone into retaining the original style of window. He felt that single glazing was not sensible or energy efficient. He stated that he would not support the Officer's recommendation.

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Councillor Chatterton moved to vote against the Officer's recommendation and this was seconded by Councillor Noakes.

RESOLVED: That planning permission be granted to retain the sash-box UPVC windows.

100. 1 POPLAR CLOSE - 15/00301/COU

The Principal Planning Officer presented an application submitted by Mr Frank Dallimore for the proposed change of use of amenity land to residential garden and the erection of a 1.8 metre high fence. She drew Member's attention to the late material submitted by the applicant's agent which outlined details of the proposed replacement tree planting schedule. She commented that this had resulted in a revised recommendation as laid out in the late material.

The Chair opened up the matter for debate.

Councillor Hobbs expressed his approval of the revised plans, stating that they were much more sensitive to the wider community than previously submitted plans. He questioned how the Council were able to impose conditions if the applicant was not the land owner.

The Principal Planning Officer advised that the applicant had sought permission from Persimmon Homes to buy all the land in question and then submitted his planning application and would be subject to the conditions imposed.

RESOLVED: That planning permission be granted subject to the conditions set out in the report.

101. AREA 4B1 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY - 14/01477/REM

The Development Control Manager advised that this item had been deferred to the next Planning meeting to be held on Tuesday 9 June 15 as requested by the applicant.

The Committee asked that a written confirmation of this request from the applicant be obtained to prevent the statutory deadline passing and prevent it being appealed before being presented to the Committee.

102. SECTION 106 PLANNING OBLIGATIONS

Planning Committee considered the report of the Development Control Manager outlining the Section 106 Planning Obligations. The Development Control Manager explained that in line with Government guidance One Legal were currently in the progress of drawing up sample model clauses to speed up the planning process. He advised that the proposal put forward in the report would be for applications where reasonable progress with any s106 obligation had not been demonstrated

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after a period of three months from the Committee's original decision. He remarked that it was unlikely that it would be required but would be useful in such instances.

The Chair reflected that it would be a useful enforcement tool and prevent unnecessary delays.

Councillor Hobbs welcomes the proposals and questioned whether additional costs incurred could be recuperated. The Development Control Manager explained that they currently recovered legal costs and would continue to do so but were not able to recover the costs of the Planning Officer's time.

Councillor Toleman queried how the proposals could enforce applicants to speed up their processes. The Development Control Manager advised that the application could be brought to Committee and there would be grounds for refusal if the s106 were not completed. He commented that there were occasions where the delay was justifiable and these would be considered.

RESOLVED: That the Development Control Manager be authorised to consider referring applications back to Committee to be reconsidered in the event of negotiations or progress with any required s106 obligation not being completed or showing demonstrable progress towards completion after a period of three month's from the Committee's original decision.

103. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of February 15.

RESOLVED: That the schedule be noted.

104. DATE OF NEXT MEETING

The Chair asked Members to note that the next meeting would take place on Tuesday 9 June 2015 at 18:00.

Time of commencement: 17:30 hours

Time of conclusion: 19:35 hours

Chair

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	9TH JUNE 2015
ADDRESS/LOCATION	:	AREA 4B1 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY.
APPLICATION NO. & WARD	:	14/01477/REM QUEDGELEY FIELDCOURT
EXPIRY DATE	:	31ST MARCH 2015
APPLICANT	:	LINDEN HOMES
PROPOSAL	:	RESERVED MATTERS APPLICATION FOR THE ERECTION OF 131 ONE, TWO, THREE AND FOUR BEDROOM DWELLINGS, INCLUDING APARTMENTS AND HOUSES WITH VEHICULAR ACCESS, DRAINAGE AND ASSOCIATED WORKS ON AREA 4B1
REPORT BY	:	JOANN MENEAUD
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN 2. PREVIOUS SITE LAYOUT REVISION K 3. CURRENT SITE LAYOUT REVISION U 4. MAY COMMITTEE REPORT 5.LETTER FROM PEGASUS PLANNING DATED 19TH MAY

UPDATE REPORT

- 1.0 This application was due to be considered by Planning Committee in May, however the application was taken off the agenda to allow for further discussions as the concerns previously raised had not been fully addressed.
- 1.1 Since that time we have now held a very constructive meeting with the applicant and agent to discuss the issues of concern. Primarily these related to the road layout, provision of parking, the mix and siting of the affordable housing and some relationships between dwellings as detailed within section 6 of the attached committee report from May. The overriding concern was the principle of using shared road surfaces throughout the whole development and the implications for pedestrian safety, vehicle speeds and car parking.

- 1.2 Amended plans have now been submitted and the agent has provided details of the changes within the attached letter. The main revisions are as detailed below.
- 1.3 The plans propose a reduction in the area of shared surface along the main access road into the estate with the introduction of a footpath on its eastern side. I consider that this is a definite improvement but that with further minor changes, the footpath could extend along the full length of the road. This road will serve a large number of properties and will also provide a direct link with the footpath network within the open space to the north.
- 1.4 The plans also propose to reduce the overall length of the road to the eastern boundary by designing it as two cul de sacs with a pedestrian link between the two, rather than the long continuous road as previously proposed. I consider that this has a number of positive effects including helping to reduce speeds and providing a more attractive environment to the new residents in that area, whilst still providing convenient pedestrian routes through the development.
- 1.5 The introduction of a new pedestrian link is also welcomed and will provide easier and more direct access from the development to Faulds Drive.
- 1.6 On the whole properties are provided with parking/garaging within or next to the plot however there are few examples where this has not been possible. Generally I am satisfied that the agent has explored all opportunities for providing convenient parking for residents within the layout and parking provision varies between one and three spaces per dwelling. There are also a number of areas allocated for visitor parking located throughout the development and also adjacent to the open space to the north.
- 1.7 Our concerns with the affordable housing previously related to the size of the clusters and the concentration of the larger properties together resulting in particularly high child densities within the rented units within these areas. Changes are proposed under the amended plans to provide better integration of the tenures of the affordable housing however further clarification and suggestions have been put to the agent. A bungalow has not been promoted within this scheme however a large four bedroom eight person property is proposed and this is welcomed and will meet the housing need of a larger family.
- 1.8 Given the timing of the receipt of the amended plans and the requirement to finalise the committee report I have not yet received consultation responses and can not form a recommendation until these have been received and the applicant has considered the other suggestions and improvements that could be made to the scheme. Copies of the current and proposed layout are attached to the report and all details associated with this application can be viewed in detail at

<http://glcstrplnng12.co.uk/online-applications/simpleSearchResults.do;jsessionid=A4418CC8C4243C83AAC5E791ADB89D1A?action=firstPage>

1.9 Members will be provided with further details within the late material update report.

2.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

2.1 No formal recommendation can be made at this stage.

Decision:

Notes:

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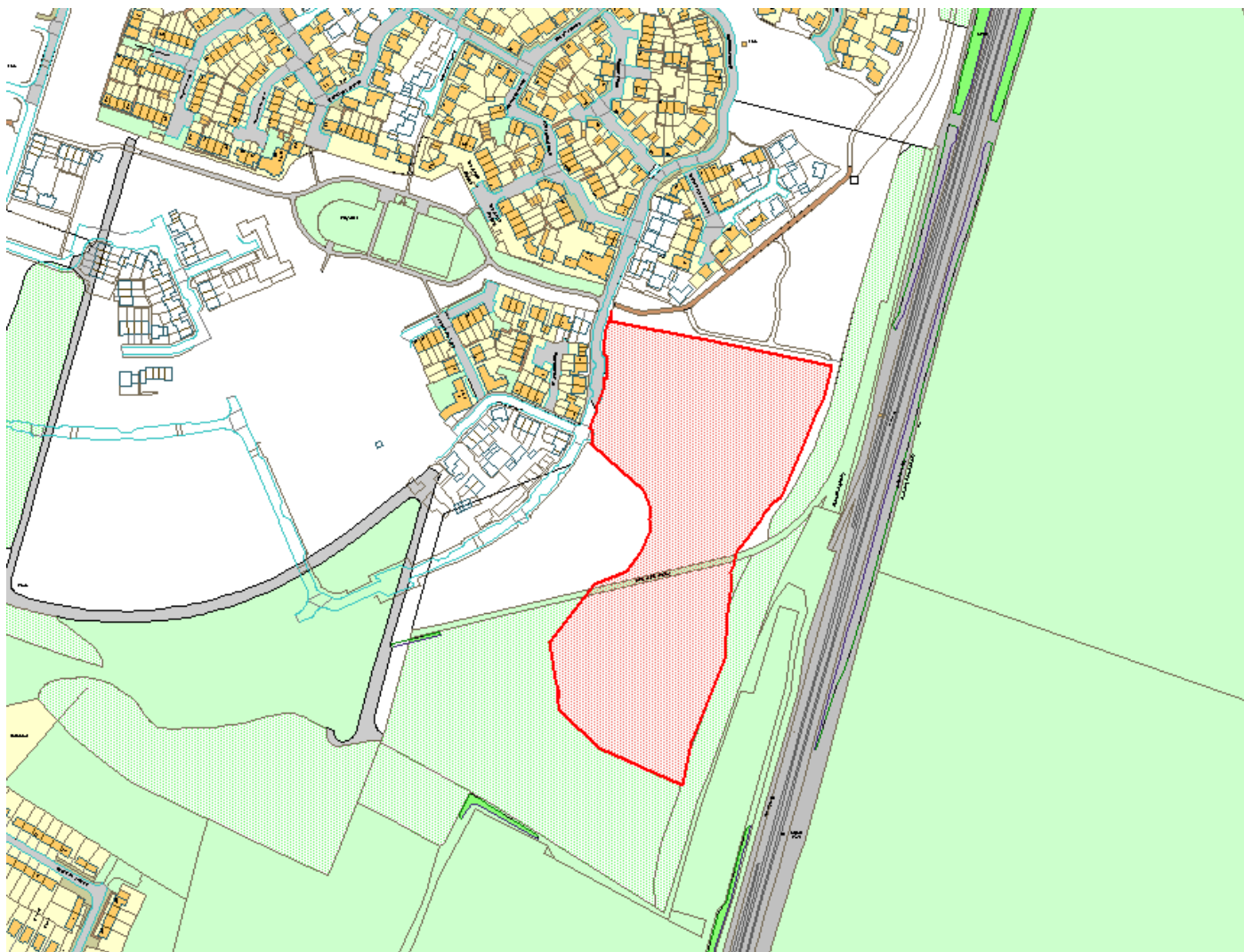
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Person to contact: Joann Meneaud
(Tel: 396787)

14/01477/REM

**Land To East West Of A38 And
Naas Lane
Quedgeley
Gloucester**

Planning Committee 09.06.2015



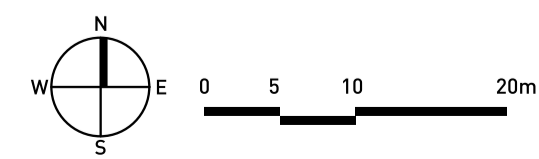
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Key:

- SITE BOUNDARY
- PROPOSED BUILT FORM
- LOCATION OF LOW COST HOUSING
- LOCATION OF AFFORDABLE RENT HOUSING
- LOCATION OF LIFE TIME HOMES COMPLIANT HOUSING
- 1.8M BRICK WALL
- 1.8M CLOSE BOARD TIMBER FENCE
- 1.8M TIMBER PANEL FENCE
- 0.9M METAL RAILINGS
- 0.45M TIMBER KNEE RAIL
- 1.8M TIMBER GARDEN GATE
- LINK TO EXISTING PUBLIC FOOTPATH/CYCLEWAY
- CAR PORT FOR DISABLED PARKING PROVISION
- RCP REFUSE COLLECTION POINT

ACCOMMODATION SCHEDULE				
UNITS	BEDS	SIZE	NO.	
PRIVATE DWELLING				
210	Mid Terrace	2 666	8	5,328
220(230) FOG	Detached	2 714	5	3,570
310	Semi-Detached	3 799	14	11,186
310	End Terrace	3 799	9	7,191
320	Semi-Detached	3 880	14	12,320
320	Terrace	3 880	1	880
320	End Terrace	3 880	10	8,800
330	Detached	3 909	4	3,636
340x	Semi-Detached	3 1154	8	9,232
340x	Terraced	3 1154	3	3,462
410	Detached	4 1187	8	9,496
420	Detached	4 1286	5	6,430
430	Detached	4 1358	2	2,716
			91	84,247
AFFORDABLE DWELLING				
1B APT		1 522	6	3,132
2B APT		2 727	5	3,635
Special apartment		2 850	1	850
A24i FOG		2 748	2	1,496
A24LT		2 834	2	1,668
A34		3 891	7	6,237
A34LT		3 943	4	3,772
4B&P		4 1095	5	5,475
4B&P		4 1499	1	1,499
			33	27,764
LOW COST DWELLING				
210		2 666	4	2,664
310		3 799	3	2,397
			7	5,061
TOTAL UNITS			131	117,072
GROSS AREA		2.59 HA (6.40 ACRES)		
NETT AREA		2.44 HA (6.03 ACRES)		
NETT DENSITY		54 DPH	19,417 SQFT/ACRE	
POS/NON DEVELOPABLE LAND		0.15 HA (0.37 ACRES)		
Affordable housing average size		77 sqm	841 sqft	
Low cost housing average size		67 sqm	723 sqft	



4B1 KINGSWAY, QUEDGELEY - SITE LAYOUT Pegasus Urban Design

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Key:

- SITE BOUNDARY
- PROPOSED BUILT FORM
- LOCATION OF LOW COST HOUSING
- LOCATION OF AFFORDABLE RENT HOUSING
- LOCATION OF LIFE TIME HOMES COMPLIANT HOUSING
- 1.8M BRICK WALL
- 1.8M CLOSE BOARD TIMBER FENCE
- 1.8M TIMBER PANEL FENCE
- 0.9M METAL RAILINGS
- 0.45M TIMBER KNEE RAIL
- 1.8M TIMBER GARDEN GATE
- LINK TO EXISTING PUBLIC FOOTPATH/CYCLEWAY
- CAR PORT FOR DISABLED PARKING PROVISION
- REFUSE COLLECTION POINT
- PEDESTRIAN BOLLARD (TBC WITH LA HIGHWAYS)

ACCOMMODATION SCHEDULE				
UNITS		BEDS	SIZE	NO.
PRIVATE DWELLING				
210	Mid Terrace	2	666	8
220(230) FOG	Detached	2	714	5
310	Semi-Detached	3	799	14
310	End Terrace	3	799	9
320	Semi-Detached	3	880	14
320	Terrace	3	880	1
320	End Terrace	3	880	10
330	Detached	3	909	4
340x	Semi-Detached	3	1154	8
340x	Terraced	3	1154	3
410	Detached	4	1187	8
420	Detached	4	1286	5
430	Detached	4	1358	2
				91
AFFORDABLE DWELLING				
1B APT		1	522	4
2B APT		2	727	5
Special apartment		2	850	1
A24i FOG		2	748	2
A24LT		2	834	2
A34		3	891	7
A34LT		3	943	4
4B4P		4	1095	5
4B8P		4	1499	1
				33
LOW COST DWELLING				
210		2	666	4
310		3	799	3
				7
				131
				117,072
GROSS AREA			2.59 HA (6.40 ACRES)	
NETT AREA			2.44 HA (6.03 ACRES)	
NET DENSITY		54 DPH		19,417 SQFT/ACRE
POS/NON DEVELOPABLE LAND			0.15 HA (0.37 ACRES)	
Affordable housing average size		77 sqm	841 sqft	
Low cost housing average size		67 sqm	723 sqft	
ALLOCATED PRIVATE PARKING SPACES			255	
ON-STREET VISITOR PARKING SPACES			34	
OFF-STREET VISITOR PARKING SPACES			11	
TOTAL PARKING SPACES			300	

4B1 KINGSWAY, QUEDGELEY - SITE LAYOUT Pegasus Urban Design

CCO/JCO/BRS.5693

19 May 2015

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

BY EMAIL ONLY

Dear Joann

Town and Country Planning Act 1990 (as amended)
Land at Parcel 4B1 Kingsway, Quedgeley, Gloucester
Reserved Matter Approval
Application Ref: 14/01477/REM

I write following our meeting on 15th May and am pleased to enclose an amended layout (Rev U) that addresses your concerns. I set out below a description of the amendments made.

Parking

As discussed at the meeting, County Highway officers have no objection to the amount of car parking proposed (subject to a TRO) but we are conscious that the experience of earlier phases of the wider development is that parking provision has been insufficient and has led to overspill parking. We have therefore increased the total amount of parking to 300 spaces.

I have also compared the amount of parking proposed to that of earlier phases nearby. The table below demonstrates that the schemes reviewed have a similar dwelling mix, but the current planning application has significantly more parking per dwelling. Phase 4B2 directly adjoins the application site and has only 11 fewer dwellings but 94 fewer parking spaces for example.

It is also very significant that the current application achieves an average parking ratio of over 2 spaces per dwelling, whereas nearby phases did not average 2 spaces per dwelling.

Scheme	No. of dwellings	Mix	Total no. of parking spaces	Parking ratio per dwelling
Current planning application	131	6x1 bed, 27x2 bed, 77x3 bed, 21x4 bed	300	2.29
Phase 4B2 (10/00468/REM)	120	3x1 bed, 25x2 bed, 60x3 bed, 16x4 bed	206	1.7
Phase 4a4 (13/00362/REM)	99	19x2 bed, 67x3 bed, 13x4 bed.	167	1.68

Page | 1

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL

T 01454 625945 F 01454 618074 www.pegasuspg.co.uk

The amount of parking provision is clearly very preferable compared to previous schemes and I would be grateful if you could inform Members of that fact via your committee report.

Nearly all parking is on-plot and where the existing road layout has not enabled this, off-street parking has been provided as close to the associated dwelling as is practicably possible. Most spaces 'touch' the plot of the dwelling they serve and all are an acceptable distance away from plots, so no parking spaces are at a distance from homes such that their use would be discouraged. Other nearby developments have off-plot parking too.

Shared Surface

The shared surface proposed is informed by the hierarchy of streets and Framework Plan approved at Outline planning stage and you have agreed that the principle of using shared surface is acceptable.

In terms of pedestrian safety, the shared surface has been designed to provide an acceptable balance between allowing suitably wide shared surfaces to accommodate vehicles and pedestrians and preventing vehicle speeds in excess of 15 mph. A stage 1 road safety audit for the scheme has been undertaken and County Highway officers agree with the finding that the proposals are safe for pedestrians and vehicles alike.

The amended layout proposes a reduction in the length of shared surface (adjacent to plots 30-33) and a new pedestrian link through the scheme. This pedestrian link means that the total distance that pedestrians walking to plots 69-79 in particular will have to walk on shared surface in order to access the wider area is greatly reduced. Overall legibility and permeability is enhanced too. The shared surface along the eastern site boundary has also been split into 2 separate lengths although a pedestrian/cycle link has been retained.

Relationship Between Plots

I understand that your sole remaining concern is in relation to the courtyard area in the north west corner of the site and plots 103 and 107 in particular. This area is constrained by the existing road to the west which prevents parking directly off this road and the sewer easement to the east. Together with the need to provide acceptable window to window distances and the necessary space for a turning head, there is almost no scope to change this relationship. We have tested alternatives since our meeting but can find no alternative solution.

We consider that it is right to avoid a dead space of parking and the proposed dwellings set around the courtyard provide natural surveillance of the courtyard and frame this space.

We have moved plot 103 as far south as physically possible whilst still maintaining acceptable turning dimensions within the courtyard, creating better separation between plots 103 and 107. Plot 107 is a wide frontage property with windows overlooking the courtyard and it should also be noted that plot 107 benefits from roof lights that will provide significant daylight to rooms.

Affordable Housing

The amended layout proposes 2 bedroom units close to the public open space in place of 4 bedroom units to mix up the size of units as requested by your housing officer.

I would be grateful for your confirmation that all comments regarding affordable housing are addressed. We have worked hard to provide the precise mix sought and this includes providing an oversized disability compliant accommodation and bespoke 4 bed 8 person unit.

Pedestrian Refuge Areas and Junction Adjacent to Plot 98

The amended layout shows dedicated pedestrian refuge hardstanding areas on the 2 corners closest to the public open space.

We have investigated the opportunity to reduce the radius of the proposed junction. However, the radius is already the minimum required in order to achieve the refuse vehicle tracking sweep.

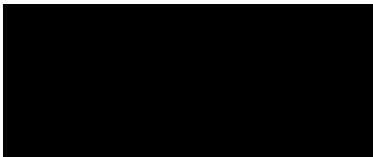
Garage Doors

High quality garage doors will be utilised and these will be shown in the house pack that is being updated now. The FOG units will have glazed panels to doors. I can also confirm that a mix of colours will be used to match front doors, and the garage door colours will be referenced in the house pack.

You will appreciate that we tested numerous options and alternatives and worked positively to address all concerns and comments that have been raised wherever possible.

I trust that you will now find the proposed design to be acceptable and that the application will be reported to the June planning committee with a positive recommendation for approval. I look forward to your response.

Yours faithfully



Chris Cox
Principal Planner
e-mail: 

enc

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **9TH JUNE 2014**

ADDRESS/LOCATION : **34 BROOKTHORPE CLOSE, GLOUCESTER**

APPLICATION NO. & WARD : **15/00353/FUL
TUFFLEY**

EXPIRY DATE : **15TH MAY 2015**

APPLICANT : **MR TONY NORTNEY**

PROPOSAL : **TWO STOREY SIDE AND REAR EXTENSION
TOGETHER WITH CHANGE OF USE OF
SIDE PIECE OF LAND FROM OPEN SPACE
TO DOMESTIC CURTILAGE AND
REPOSITIONING OF GARDEN WALL.**

REPORT BY : **BOB RISTIC**

NO. OF APPENDICES : **SITE LOCATION PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located on the eastern side of Brookthorpe Close, a residential cul-de-sac accessed from Tuffley Lane.
- 1.2 The application relates to no.34 Brookthorpe Close, the left hand property in pair of semi-detached dwellings and a strip of amenity land to the northern side of the dwelling house. The property backs onto the railway embankment to the east and flanks onto a landscaped amenity area to the north, which includes three trees.
- 1.3 The application seeks planning permission for the change of use of a 2 metre wide strip of amenity land adjacent to the side elevation of the house, to residential curtilage in order to allow for the construction of a 2 storey side and rear extension and a repositioned garden wall.
- 1.4 The proposed extension would be 4.27 metres wide and would project 4.3 metres beyond the rear elevation of the house. The first floor would be set back from the front elevation of the house by 1 metre, with the resultant reduction in the ridge height. The proposal would also involve the repositioning of the rear garden wall, which would extend from the north-eastern corner of the proposed extension.

- 1.5 The proposal would extend in part onto the adjoining amenity land which is City Council ownership and the adjacent 2 metre wide strip would be conveyed to the applicant in order to accommodate the proposed development.
- 1.6 This application has been brought before the planning committee as it relates (in part) to City Council owned land and objections the planning application have been received.

2.0 RELEVANT PLANNING HISTORY

- 2.1 None

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policies are relevant:
- 3.4.1 **B.10 – Trees and Hedgerows on Development Sites**
Where trees and hedgerows make a valuable contribution to the amenity and/or nature conservation value of a site, the City Council will seek their retention in development proposals.
- BE.21 - Safeguarding of Amenity**
Planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers
- 3.5 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy in October 2013. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City

Council's Local Development Framework Documents, which reached Preferred Options stage in 2006.

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

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

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

4.0 CONSULTATIONS

4.1 City Tree Officer – No objections subject to a condition requiring a foundation method statement or compensatory tree planting provided.

4.2 Gloucestershire County Highways – Raised no objection.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 The occupiers of four neighbouring properties were notified of the application by letter and a site notice was also posted.

5.2 In response, two letters of representation have been received. The comments raised are summarised below:

- There are 3 trees on the land they are wishing to buy
- Object loss of trees to allow this eyesore to be erected
- These trees have bird nests every year
- Would destroy that habitat
- The cul-de-sac is used for visitor parking
- The proposed extended driveway could be blocked by visitor cars
- Houses do not back on directly to the railway lines is for safety reasons
- If a train derails it would have some space to stop before hitting the houses along that side of the road
- The extension to meet the embankment that could cause more deaths
- It will look out of place in the street and would block the view of Robinswood Hill

- 5.3 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, or via the following link, prior to the Committee meeting:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00353/FUL>

6.0 OFFICER OPINION

- 6.1 The application proposes the change of use of a 2 metre wide strip of amenity land and the constriction of a 2 storey side and rear extension.
- 6.2 The proposed flank wall of the extension would be set approximately 3 metres away from two mature birch and cherry trees. While these trees are not significant enough to warrant specific protection they nevertheless contribute to the visual amenities of the area and soften an otherwise urbanised cul-de-sac.
- 6.3 The flank wall of the development will be relatively close to the trees and concerns have been expressed that the development may adversely impact or require the removal of the trees.
- 6.4 The matter has been raised with the applicant who has advised that they have no intentions or requirements for the trees to be removed in order to undertake the development and they are pursuing a 'pile and beam' foundation design to avoid damage to the tree roots.
- 6.5 It is considered that subject to the detailed design of the foundation, which can be secured by condition the works should be able to be undertaken without the loss of the existing trees. This foundation design would also protect the extension from the tree roots in the future
- 6.6 Should it not be possible 'once on site' or if the trees are adversely impacted a further condition requiring compensatory tree planting will be required to mitigate any damage or loss.
- 6.7 Subject to appropriate conditions, the City Council Tree Officer has raised no objections to the development.
- 6.8 The cul-de-sac has a variety of house types and designs as well as a mixture of construction materials. Accordingly the proposed extension to no. 34 would not be out of keeping with the varied character of the area.
- 6.9 The extension has been set back from the front elevation of the house at first floor level, which has formed a reduction in the ridge line and as a result would give a subservient appearance to the proposal.
- 6.10 The rear part of the extension has been revised in order to incorporate a hipped roof and as a result reduce the overall massing of this part of the development.

- 6.11 This rear part of the extension would be set away from the attached neighbour and as a result of the design separation and orientation, would not adversely impact the living conditions of the occupier of this property in terms of any loss of light or overbearing effects.
- 6.12 The extension would be set over 25 metres from the terrace to the northern end of the cul-de-sac. As a result of this significant separation there would be no harm to the living conditions of the occupiers of these properties in terms of loss of light or overlooking.
- 6.13 While concerns have been expressed regarding the loss of views, it should be noted that this is not a material planning consideration and that the outlook from the northern end of the cul-de-sac is already limited by virtue of the existing trees within the verge area.
- 6.14 Concerns have been raised with regards to development closer to the railway embankment and the risk of derailment. The extension would be set 7.3 metres from the base of the embankment. In planning terms there is no requirement for separation from the line and the risk from derailment upon the development is conjecture and not a reason to withhold planning permission.
- 6.15 The incorporation of a strip of verge into the domestic curtilage of the property would not result in any significant harm to the visual amenities of the area and the proposal would not affect the wider footpath linkages in the area.
- 6.16 The extension would replace the existing attached garage at the property and the proposed extension would be approximately 1.9 metres wider. This enlarged property and plot width would not have a significant impact upon on-street parking provision or result in a severe impact upon the highway network.

6.0 CONCLUSION/REASON FOR APPROVAL

- 6.1 It is considered that subject to compliance with conditions, the proposed development would have an acceptable appearance and would not result in any harm to the character or appearance of the area or the living conditions of neighbouring occupiers. For these reasons the proposal is considered to be in accordance with policies B.10 and BE.21 of the Gloucester City Council Second Deposit Local Plan 2002.

7.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 7.1 That planning permission is granted subject to the following conditions:

Condition 1

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

Reason

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

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing no.8852/01 and 8852/02 received by the Local Planning Authority on 20th March 2015 and any other conditions attached to this permission.

Reason

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

Condition 3

No development shall take place until a detailed scheme showing the complete scope and arrangement of the foundation design and ground works of the proposed development have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the approved details.

Reason

These details are required prior to any ground works taking place in order to prevent the unnecessary damage to or loss of trees in accordance with policy B.10 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Should it not be possible to ensure the protection of the trees through a suitable foundation design under (Condition 3 of this permission), or if the trees are adversely impacted as a result of the construction process, precise details of compensatory tree planting upon the adjoining grass verge area shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the extension hereby permitted. This compensatory planting shall be implemented in accordance with the approved details no later than the first planting season following the first occupation of the extension.

Reason

In the interest of the visual amenities of the area and in accordance with policy B.10 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

No development including demolition or site clearance shall be commenced on the site or machinery or material brought onto the site for the purpose of development until full details regarding adequate measures to protect the adjoining trees 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

These details are required prior to the commencement of works in order 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 policy B.10 of the Second Deposit City of Gloucester Local Plan (2002).

Note 1

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

Decision:

Notes:

.....

.....

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

15/00353/FUL

34 Brookthorpe Close
Gloucester
GL4 0LJ

Planning Committee



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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	9TH JUNE 2015
ADDRESS/LOCATION	:	THE AQUARIUS CENTRE, EDISON CLOSE
APPLICATION NO. & WARD	:	15/00417/FUL QUEDGELEY FIELDCOURT
EXPIRY DATE	:	1ST JULY 2015
APPLICANT	:	MR GRAHAM HOWELL
PROPOSAL	:	ERECTION OF 1 NO. BUILDING WITH USE CLASS B1/B8 AND ANCILLARY A1 USE, ASSOCIATED LOADING YARD, CAR PARKING AND LANDSCAPING/
REPORT BY	:	CAROLINE TOWNLEY
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is a vacant plot located to the east of Edison Close within the Waterwells Business Park. The site is bounded by Gloucestershire Constabulary Headquarters car park to the southern corner with the Custody Suite to the west and existing commercial development to the north and east.
- 1.2 The application seeks full planning permission for the erection of a commercial building with a total gross internal floorspace of 1116 square metres and 20 car parking spaces. The floorspace would comprise of 836 square metres for storage and distribution (Use Class B8), 150 square metres for light industrial (Use Class B1(c)) and 130 square metres of ancillary retail space.
- 1.3 It is intended that the unit would be occupied by a company supplying materials for use by fine artists, specialist decorators, gilders and signwriters. The predominant part of the business involves the storing, picking, packing and distribution of materials to customers and businesses by parcel carrier. The operation also includes a limited degree of assembly such as the stretching of canvas over frames to be used by artists.
- 1.4 The application also proposes an area of approximately 130 square metres of floorspace to the front of the unit for ancillary sales to the public.

Approximately 95% of the sales are mail order with the remainder being walk in customers.

- 1.5 The unit has a dual pitched roof with a height of approximately 8.5 metres to eaves and 10 metres to the ridge. The proposed materials comprise of a combination of glazing and grey vertical cladding.
- 1.6 The application forms indicate that the building would be in operation 24 hours a day 7 days a week. It is intended that the retail area would be open to customers between the hours of 08.30 to 17.30 Monday to Saturday. The application forms state that 32 full time and 10 part time staff would be employed on the site equating to a full time equivalent of 36 employees.

2.0 RELEVANT PLANNING HISTORY

- 2.1 Waterwells Business Park was allocated for business use in the Interim Adoption Copy of the Additional Area Post 1991 Boundary Extension Local Plan (Policy E.1 (a)). This allocation was made following a recommendation by the Local Plan Inspector. The site is shown as an employment commitment in the First and Second Stage Deposit Local Plans (June 2001 and August 2002).
- 2.2 An outline planning application (95/00126/OUT) for the comprehensive development of land for Class B1, B2 and B8 employment with ancillary A1, A2 and A3 uses, open space, park and ride car park, landscaping, associated drainage and highway works was submitted on 22nd February 1995. All matters were reserved for future consideration. Part of the outline application area fell within the area administered by Stroud District Council.
- 2.3 The application was subsequently amended to delete reference to Class B2 (general industrial) because of the range of uses allowed within the class and the desire that the development should be of a high visual quality. It was agreed at that time if a specific B2 use was proposed it would need to be justified and would be judged on its individual merits.
- 2.4 An outline planning application (01/00776/OUT) for the development of the former RMC site immediately south of Naas Lane for Class B1 business use (light industry and offices) and storage and distribution (B8) and a new distributor road was granted on 17th February 2004. It is on this part of the site that the current application relates to.
- 2.5 There have subsequently been various detailed applications and permissions for individual sites within the original business park and former RMC site, with many of the buildings now completed.

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two

comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.

- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policy is the most relevant:
- Policy FRP.9 (Light Pollution)
 - Policy FRP.10 (Noise)
 - Policy FRP.15 (Contaminated Land)
 - Policy BE.1 (Scale Massing and Height)
 - Policy BE.6 (Access for All)
 - Policy BE.21 (Safeguarding of Amenity)
 - Policy TR.9 (Parking Standards)
 - Policy TR.12 (Cycle Standards)
 - Policy E.4 (Protecting Employment Land)
- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils 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.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan
 - The extent to which there are unresolved objections to relevant policies; and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.
- 3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure

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

4.0 CONSULTATIONS

- 4.1 **Gloucestershire County Council (Highways)** – Recommend that no highway objection be raised subject to the inclusion of conditions.
- 4.2 **Quedgeley Parish Council** – No comments received.
- 4.3 **Severn Trent Water** – No objection to the proposal subject to the inclusion of a condition requiring the submission and approval of plans for the disposal of surface water and foul sewage.
- 4.4 **Worcestershire Regulatory Services (Contaminated Land advisors)** - The proposed site is located on a former landfill site known to be producing landfill gas. It is therefore recommended that a condition is applied to any planning permission in order that the risks posed from contamination are appropriately investigated and addressed.
- 4.5 **Environmental Health Officer** – No objection subject to conditions.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 The application has been publicised through the display of a site notice. In addition 21 properties have been notified of the application in writing.
- 5.2 No letters of representation have been received.
- 5.4 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, or via the following link, prior to the Committee meeting:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00417/FUL>

6.0 OFFICER OPINION

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Siting and Design of the Building

- 6.2 The proposed scale and design of the building is comparable to the surrounding commercial units on adjacent sites. The front elevation will incorporate an area of glazing and on the basis there will be future

development to the north and south east of the proposed building the design and use of materials is considered acceptable.

Use

- 6.3 Outline planning permission was granted for use of the wider land for Class B1 business use (light industry and offices) and B8 (storage and distribution) and these uses are therefore considered acceptable. The current application also proposes 130 square metres for ancillary retail use. (Use Class A1), which will be used as a showroom where customers can view goods, seek advice, see demonstrations (on occasions), collect online orders (click and collect) as well as displaying a small stock of materials for direct sale to the public. Information provided by the proposed occupier indicates that sales made directly from the building amount to 2.5% of annual turnover and the floorspace attributed to the sales is small. On this basis it is clear that this element of the business is genuinely ancillary to the main use of the building for the distribution of art materials and on this basis there is no policy objection.

Residential Amenity

- 6.4 The proposed building would be located some 123 metres from the frontage of the closest residential property in Naas Lane and 116 metres from the front garden boundary. There are also existing commercial buildings and as yet undeveloped land between the application site and the residential properties in Naas Lane. The application proposes unrestricted working hours for the unit.
- 6.5 Given the distances involved, the nature of the use and the intervening buildings and future development, it is not considered that the proposal will result on any significant adverse impact on the amenity of the occupiers of residential properties in Naas Lane. On this basis and subject to the condition recommended by the Environmental Health Officer requiring the submission and approval of a Noise Management Plan, it is not considered necessary to restrict the proposed hours of operation for this site.

Parking and Highway Issues

- 6.6 The application site adjoins a currently un-adopted section of highway. Edison Close is accessed via the Class 4 Telford Way and Waterwells Drive and provides convenient accessibility to the principal Class 1 A38 Southern Connector. The site is located close to public transport which offers a sustainable mode of transport which has the potential to reduce the reliance of the private car.

Access

- 6.7 The development proposes two access points, the southernmost access is existing and is proposed to serve the parking area. This access is designed in accordance with Manual for Gloucestershire Streets design guidance and is suitable for two way working.
- 6.8 The second northernmost access would serve the proposed service yard and has been constructed in accordance with the design guidance for an access

onto a Minor Industrial Road. The access is a bell mouth style vehicle crossover approximately 11 metres in width narrowing to an access drive of approximately 7 metres.

Visibility

- 6.9 In the absence of a speed survey the Highway Authority has determined the suitability of the emergent visibility using guidance contained in Manual for Streets and concluded that appropriate visibility can be achieved, the access complies with the design guidance for new accesses onto Minor Industrial Roads and can therefore be regarded as safe and suitable.

Parking

- 6.10 The application proposes 20 car parking spaces, 16 of which are new and would be included within the curtilage of the site with an addition 4 spaces provided for in the existing perpendicular spaces opposite the site in Edison Close. The Highway Authority has confirmed that the amount, location and dimensions of the spaces are acceptable.
- 6.11 Edison Close is within reasonable cycling distance from residential development and as such should provide appropriate cycle parking to encourage alternative modes of transport to reduce the use of high emission vehicles as per paragraph 39 of the NPPF. Safe, secure and covered cycle storage facilities should be provided, conveniently located to pedestrian entrances and positioned to allow for passive surveillance should be provided and can be secured by condition.
- 6.12 The service yard will require HGV vehicles to reverse from the highway, any delay caused will be minimal with suitable vehicular to pedestrian inter-visibility to ensure any conflicts are minimised. This manoeuvre is indicative of the surrounding commercial units.

Vehicular Trip Generation

- 6.13 Vehicular trips generation has been determined by a TRICS analysis based upon the Use Class and its associated gross floor area. The development as a whole would generate approximately 41 trips per day with 4 trips occurring per peak hour. The residual cumulative impact for the proposed development would not be regarded as severe and the Highway Authority has raised no objection to the application.

7.0 CONCLUSION

- 7.1 Overall and subject to conditions, the proposed use, design, scale and siting of the building is considered acceptable and it is not considered that the development would have any significant adverse impact on the occupiers of residential properties or on highway safety. The development is considered to be in accordance with the principles outlined in the NPPF and relevant policies in the Second Deposit City of Gloucester Local Plan (2002).

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

That planning permission is granted subject to the following conditions:

Condition 1

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

Reason

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

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 7474/ PL01, PL02, PL04 received by the Local Planning Authority on 1st April 2015 and 7474/PL03A received on 23rd April 2015 and any other conditions attached to this planning 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 3

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

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

Reason

To ensure that appropriate measures are in place prior to the commencement of development to reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.

Condition 4

Before the development hereby permitted commences a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority which specifies how noise from deliveries taken at and dispatched from the site will be controlled so as not to cause a noise nuisance. The use of the development shall be carried out in accordance with the approved details unless an alternative Management Plan is agreed in writing by the Local Planning Authority.

Reason

To ensure that appropriate measures are in place prior to the commencement of development in order to protect the amenity of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

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

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with sustainable objectives of Gloucester City Council and Central Government and policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002). The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 6

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

A. Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;

- (ii) an assessment of the potential risks to:
- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

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

B. Submission of Remediation Scheme

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

C. Implementation of Approved Remediation Scheme

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

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

D. Reporting of Unexpected Contamination

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

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

E. Long Term Monitoring and Maintenance

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

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

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

Reason

To ensure that appropriate measures are in place prior to the commencement of any works 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 7

Notwithstanding the details submitted no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

Reason

To ensure that appropriate measures are in place prior to the commencement of development in the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with policies BE.21 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

No development shall commence on site or machinery or materials brought onto the site for the purpose of development until a landscape scheme has been submitted to and approved in writing by the local planning authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.

Reason

To ensure that appropriate measures are in place prior to the commencement of development to ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policy BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

The landscaping scheme approved under condition 8 above shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policies BE4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 10

No construction shall take on the premises before 8am on weekdays and 8.30am Saturdays nor after 6pm on weekdays and 1pm on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

Reason

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

Condition 11

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

Reason

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

Condition 12

The development hereby permitted shall not be brought into use until the vehicular access has been laid out and constructed in accordance with submitted drawing no. 7474/PL02 and maintained thereafter.

Reason

To reduce potential highway impact by ensuring the access is suitably laid out and constructed in accordance with Paragraph 35 of the NPPF.

Condition 13

The development hereby permitted shall not be brought into use until the vehicular parking facilities have been provided in accordance with the submitted plan drawing no. 7474/PL02 and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with Paragraph 35 of the National Planning Policy Framework.

Condition 14

The development hereby permitted shall not be brought into use until details of secure and covered cycle storage facilities for a minimum of 4 bicycles has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 35 of the National Planning Policy Framework.

Condition 15

The showroom area shall be restricted to the area defined on the proposed floorplan, (drawing no. 7474 PL03a), received by the Local Planning Authority on 23rd April 2015 and used only for the display, demonstration and sale of art materials as indicated in the Applicants letter dated 14th April 2015 and shall at all times remain ancillary to the main use of the building.

Reason

The Council wishes to retain control the specific use of the premises, as a general retail use in this location would conflict with the provisions of the National Planning Policy Framework and policy S.4a of the Second Deposit City of Gloucester Local Plan (2002).

Statement of Positive and Proactive Engagement

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

Decision:

Notes:

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

15/00417/FUL

The Aquarius Centre
Edison Close
Quedgeley
Gloucester

Planning Committee 09.06.2015





Meeting:	PLANNING COMMITTEE – 9th June 2015		
Subject:	PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (JANUARY to MARCH 2015)		
Report Of:	ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER		
Wards Affected:	ALL		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER		
	Email: andy.birchley@gloucester.gov.uk	Tel: 396774	
Appendices:	1. SUMMARY OF ENFORCEMENT ACTIVITY		
	2. NOTICES IN EFFECT AT 1st APRIL 2015		

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 January and March 2015
- 1.2 To provide an update on formal action being taken against more serious planning breaches, including the results of legal actions undertaken.

2.0 Recommendations

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

3.0 Background and Key Issues

- 3.1 Gloucester City Council's Planning Enforcement function is based in the Private Sector Housing team, and is part of the Council's Public Protection Service. The team is made up one full time Enforcement Officer, and a Senior Planning Compliance Officer, and also involves the monitoring of Section 106 legal (planning) agreements.
- 3.2 The team operates according to the provisions of the Planning Enforcement Plan, approved in September 2013 by both 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 70 new enforcement enquiries were investigated between January and March 2015. This does not include numerous general enquiries that do not need or warrant formal investigation, or other actions that are taken, such as removing unauthorised signage from the highway.
- 4.2 A total of 64 investigations were concluded in the quarter. In all, a total of 166 different planning investigations were worked on. 108 cases remain under investigation.
- 4.3 The following identifies some of the areas of work undertaken during the quarter, excluding specific cases identified in Appendix 2, or in section 5.0 below:
- An abnormally high number of allegations concerning unauthorised changes of use of land or property were reported and investigated during the quarter. These are typically more time consuming and take longer to conclude, as they require monitoring over a period of time to build up evidence, as opposed to operational development breaches which are normally self evident.
 - There has also been an unusually high number of land encroachments during the quarter, some of which are also a breach of planning regulations in terms of the use of the land or any buildings erected upon it. The enforcement team have been working closely with Gloucestershire Highways, and in particular the City Council's Asset Management, to agree the best approach to these types of issues, and seek accurate surveyed plans as supporting evidence for any enforcement action.
 - The enforcement team have been working closely with the newly formed ONELegal on a number of planning issues and to date the new arrangements have been working well.
 - There remains a number of planning breaches in connection with Manor Farm at Kingsway, which the development control and planning enforcement teams have been addressing with the owners.
 - The Enforcement team has been working closely with landowners in Podsmead regarding a number of concerns raised in connection with the landscape buffers and bunds designed to visually and acoustically separate the industrial and residential areas. Following approaches from the team the landscape buffer between the British Gas site and residents of Betjeman Close has now been planted. Officers are also in discussions with occupiers of a neighbouring site where vegetation has been removed and the bund significantly reduced.
 - The Enforcement team has also been working closely with the Police's wildlife officer in connection with destruction of habitat at land in Hempsted.
 - The team continues to work with a number of developers across sites within the City where the housing has been completed without the requisite landscaping, public open space and play area schemes being fully implemented.

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 1st April 2015, showing progress against the Council's stated requirements. 1 new Notice was served between January and March 2015, with 9 Notices complied with in the same period. 10 Notices are currently awaiting compliance.

5.3 The following Notice was the subject of an enforcement appeal, which has now been determined by the Planning Inspectorate, in the Council's favour:

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

While the use has now ceased, there are outstanding works to be done to the building to return it to its condition prior to unauthorised development taking place.

- No other Notices served are subject to appeal

5.4 Direct action was undertaken during the quarter in respect of the following untidy land, by a Council appointed contractor, following non compliance with a s215 Notice:

- 72 Alma Place
- 107 Cheltenham Road
- 71 Nine Elms Road
- 51 Salisbury Road

There has been a concerted effort to undertake works this quarter before spring growth makes the condition of the land even worse, increasing the amount of works required and the costs involved. These costs are usually charged to the owner, but 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 108 cases under investigation, and will receive further enquiries during the April to June 2015 quarter, working to try to resolve or meet a satisfactory outcome in as many of these cases as possible.
- 8.2 In addition to supporting the Council's Conservation team with the Southgate Street Townscape Heritage Initiative, the enforcement team will also be working alongside colleagues in the Council's Private Sector Housing team in pro-actively identifying and addressing housing standards and overcrowding issues.
- 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

APPENDIX 1 – ENFORCEMENT ACTIVITY

	2011 TOT	2012 TOT	2013 TOT	2014 TOT	JAN- MAR 2015	APR- JUNE 2015	JULY- SEPT 2015	OCT- DEC 2015	2015 TOT
NEW ENQUIRIES RECEIVED	287	314	308	284	70				
TYPE OF BREACH (New enquiries):									
Operational development	95	94	98	88	22				
Breach of Condition	27	28	31	31	6				
Unauthorised change of use	68	60	70	60	28				
Works affecting a Listed Building	5	9	9	6	0				
Unauthorised advertisement	62	94	40	50	8				
Section 215 (Untidy land / property)	24	21	41	43	5				
General Amenity	4	2	1	0	0				
Tree Preservation Order	0	1	0	0	0				
Conservation Area	2	4	16	6	1				
Not Planning Enforcement	0	1	2	0	0				
PROGRESS:									
Total cases worked on in qtr			421	396	166				
Unresolved at qtr end	88	123	112	102	108				
<i>Total Notices issued</i>	17	23	23	29	1				
<i>Total prosecutions</i>	5	1	3	3	0				
<i>Total cases closed</i>	338	280	319	294	64				
REASON FOR CASE CLOSURE:									
No evidence of breach	100	82	107	73	22				
No further action taken	68	37	59	54	11				
Complied with	153	140	116	127	27				
Retrospective Planning Permission given	17	21	37	35	4				
Other Powers Used				5	0				

APPENDIX 2 – NOTICES IN EFFECT – 1st APRIL 2015

ADDRESS	BREACH	TYPE OF NOTICE	STATUS
15 The Moat, Quedgeley	Overgrown and untidy rear garden	S215 Notice	Deadline for completing works not yet reached
72 Alma Place	Overgrown and untidy back garden	S215 Notice	Gardens now tidied through council organised works – costs being recovered from owner
71 Nine Elms Road	Untidy front and rear gardens, collapsed fences and abandoned car	S215 Notice	Gardens now tidied through council organised works – referred to ONELegal to recover cost from owner for this and previous works undertaken
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)	Van ceased operating
37-39 Worcester Street (Tanner Hall Scheduled Ancient Monument)	Unauthorised display of vehicles for sale, including signage	Enforcement Notice (material change of use)	Car sales now ceased at this location

ADDRESS	BREACH	TYPE OF NOTICE	STATUS
<i>76 Oxford Road</i>	<i>Overgrown and untidy front and rear gardens</i>	<i>S215 Notice</i>	<i>Owner has cleared untidy gardens to satisfaction of the Council</i>
<i>51 Salisbury Road</i>	<i>Overgrown and untidy rear garden</i>	<i>S215 Notice</i>	<i>Gardens now tidied through council organised works – costs being recovered from owner</i>
<i>107 Cheltenham Road</i>	<i>Untidy garden</i>	<i>S215 Notice</i>	<i>Some but not all works have been undertaken. Remaining works undertaken by council arranged contractor - – costs being recovered from owner</i>
<i>Former GLOSCAT, Brunswick Road</i>	<i>Works/deliveries taking place outside permitted hours</i>	<i>Breach of Conditions Notice</i>	<i>No further breaches witnessed (confirmed by local residents). Media site works now complete (origin of complaint)</i>
<i>138 Stroud Road</i>	<i>Unauthorised changes to shopfront works</i>	<i>Enforcement Notice</i>	<i>Works undertaken to satisfaction of Council</i>

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	Consent given for temporary boarding screened with heritage images to improve its appearance. Almost all boarding in place, images to be applied in the coming weeks.
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
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 mostly undertaken, issue remains with finishing of first floor elevation (plastic not render)
151 Bristol Road	Unauthorised change of use from storage unit to car repairs	Enforcement Notice (Material Change of Use)	Appeal successfully defended and occupiers have now vacated building. Works to restore access remain outstanding.

ADDRESS	BREACH	TYPE OF NOTICE	STATUS
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 the end of May 2015 or legal action considered.
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 installation of gates and repairs to louvres
122 Eastgate Street	Unauthorised alterations to shopfront within Eastgate and St Michael's Conservation Area	Enforcement Notice	Works due to start

Notices in bold served within January to March 2015 quarter

Notices in italics have been complied with or otherwise concluded during January to March quarter

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Gloucester City Council

COMMITTEE	: PLANNING
DATE	: 9th JUNE 2015
SUBJECT	: SECTION 106 MONITORING - PROGRESS REPORT 2014/15
DECISION TYPE	: FOR INFORMATION ONLY
WARD	: ALL
REPORT BY	: ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER
NO. OF APPENDICES	: 1 – AGREEMENTS SIGNED 2014/15 – SUMMARY DETAILS 2 – CONTRIBUTIONS RECEIVED 2014/15 – SUMMARY DETAILS
REFERENCE NO.	: PT

1.0 PURPOSE OF REPORT

- 1.1 To identify new Section 106 agreements entered into, contributions received, and any other benefits realised as a result of Section 106 Agreements in the 2014/15 financial year.

2.0 RECOMMENDATIONS

- 2.1 The Committee is asked to RESOLVE that progress be noted.

3.0 RESOURCES

- 3.1 The Planning Enforcement team undertakes a full review of all outstanding s106 obligations (on agreements signed since 2000), at the end of each financial year, and subsequently reports on progress to members. More urgent or pending matters are dealt with on a more immediate basis throughout the year.

4.0 PROGRESS – AGREEMENTS AND PAYMENTS

- 4.1 8 agreements were signed during 2014/15, although four of these are variations on existing agreements, and a further agreement is for contributions to education, to be monitored by Gloucestershire County Council. Summary details are provided in Appendix 1, showing just over £50,000 of contributions agreed.
- 4.2 Not all works or ‘public benefits’ agreed are financial contributions. For example, some agreements identified in Appendix 1 include restrictions on the use of land and operation of business.
- 4.3 Over £400,000 worth of contributions was received in 2014/15. These payments are almost exclusively towards sports or leisure provision, and public open space and play area improvements. A breakdown of payments is provided in Appendix 2.

5.0 PROGRESS – WORKS

5.1 Contributions received from s106 funding have been used to undertake a large number of projects in 2014/15, including:

- Refurbishment of St Michael's House (37 St Michaels Square and 23 Brunswick Road) to provide housing for young people in need, through Gloucester YMCA.
- Highways improvements at Walls Roundabout - now complete
- A project to improve drainage and the head wall of the River Twyver, where it crosses into St Oswalds, are under way. Works currently out to tender.
- Tree planting undertaken at various locations around the City including the Spa, Brunswick Road, Former GLOSCAT site, and Milton Avenue.
- Westgate Leisure Area - works are being considered under application 15/00145/DDD for "Landscape and engineering works to enhance existing public open space including creation of footpaths, footbridges, fishing & viewing platforms, BMX track, realignment of existing car parking, entrance gates and fencing, wetland habitat features, scrapes & seasonal ponds". If approved, this will be funded by s106 contributions paid through the St Oswalds development.

5.2 In addition to the above works at Kingsway continue apace, with the new community 'facility' building, playing fields, sports pavilion, tennis courts, and BMX track all complete and in use. Environmental improvements to the Daniel's Brook corridor are well under way, with a new pedestrian bridge, paths, landscaping works and interpretation boards being provided to date.

5.3 A large amount of improvements to public open spaces, pathways, and sports and play facilities around other areas of the City have been provided during 2014/15, including:

- Additional play equipment has been provided at Monk Meadow play area, in partnership with the Monk Meadow Quay Community Group.
- Additional play equipment, railings and other environmental improvements have been undertaken at Gloucester Park.
- Play equipment has been installed at Robinswood Hill, at the main entrance off Reservoir Road

6.0 FUTURE WORK

6.1 A full review of all outstanding Section 106 obligations will next be undertaken at the end of the 2015/16 financial year, and a report on progress presented to Planning Committee.

6.2 In the meantime, officers will keep under review those developments about to commence works, complete, or reach key 'triggers' at which stage payments or

other obligations are due, as well as work on any new agreements signed during 2015/16.

7.0 CONCLUSION

7.1 Section 106 Agreements continue to provide a valuable source of funding towards the provision of public benefits and 'infrastructure' to offset the impacts of development. This is in addition to a large amount of other benefits provided by the developer, most notably but not exclusively affordable housing, and public open space.

8.0 FINANCIAL IMPLICATIONS

8.1 The cost to the Council is officer time in carrying out monitoring duties. Some of these costs are reclaimed through the imposition of a monitoring fee on new Agreements. Other income received from Developers is put towards various schemes as highlighted in Section 5.

9.0 LEGAL IMPLICATIONS

9.1 Section 106 obligations are legal agreements between the Council, the developer or landowner and, on occasions, third parties. Obligations contained in the agreements are registered as local land charges and can be enforced against the developer or their successors in title. Legal action is a last resort but is necessary in some circumstances. The Council is also legally bound by some of the obligations contained within agreements.

10.0 RISK MANAGEMENT IMPLICATIONS

10.1 There is no risk to the authority connected with the recommendation on this report as it is for information only.

11.0 PREDICTIVE IMPACT ASSESSMENTS (EQUALITIES) AND COMMUNITY COHESION

11.1 There are no risks for customers and staff, in the areas of gender, disability, age, ethnicity, religion, sexual orientation and community cohesion as this report is for information only.

12.0 OTHER CORPORATE IMPLICATIONS

12.1 It is considered that there are no other corporate implications as this report is for information only.

Background Papers :

Published Papers :

Person to Contact : Andy Birchley, Senior Planning Compliance Officer
Tel: 396774
E-mail: andy.birchley@gloucester.gov.uk

APPENDIX 1 - AGREEMENTS SIGNED 2014/15 FINANCIAL YEAR - SUMMARY DETAILS

DEVELOPMENT	DEVELOPER / OWNER	DATE SIGNED	SUMMARY	WHEN DUE	£	REC'D	LATEST POSITION
Land at Junction of Trier Way and Southgate Street (Residential home for the elderly)	Markey Builders	19/08/2014 & 4/3/15 (variation)	Provision of offsite soft and hard landscaping scheme, immediately adjacent to site, following approval with Council	Works completed within 14 months of commencement			Works commenced
			Maintenance fee for landscaping works	Within 14 days of Council request	27,000		Not yet requested
			Monitoring fee	28 days prior to commencement of development	1,500	-	
Interbrew, Eastern Avenue	Javelin Properties Ltd	19-Aug-14	Trading restrictions relating to unit size, membership and goods sold	Ongoing			Not yet built
Site RS2, adj Glevum Way and Abbeymead Avenue	Gloucestershire County Council	27-Feb-15	Restriction on land use relaxed to allow wider community uses and receipt of any land sale to be used for library facilities in Matson and Hucclecote				
Contract Chemicals, Bristol Road (New scheme)	GMV Three Ltd	19-Feb-15	Deed of variation with no changes to obligations under previous agreement				
St Gobains	Matthew Homes Ltd	19-Feb-15	Deed of variation with no changes to obligations under previous agreement				
Black Bridge	Gloucestershire County Council	11-Feb-15	Deed of variation with no changes to obligations under previous agreement				
Newark Farm, Hempsted	Newland Homes Ltd	01-Apr-14	Education contribution		22,868		County monitoring
					51,368	-	

APPENDIX 2 – CONTRIBUTIONS RECEIVED 2014/15 - SUMMARY DETAILS

DEVELOPMENT	DEVELOPER / OWNER	£ REC'D	DATE	SUMMARY	INTENDED USE	OTHER COMMENTS
Former Hallmark Hotel golf course	Persimmons	103,204	5-Jan-15	Offsite Sports contribution for provision of sports facilities in the Matson and Robinswood ward		Includes indexation
		51,602	5-Jan-15	Offsite Play contribution for the Provision of play facilities in the Matson and Robinswood ward		Includes indexation
Former Gardner Denver site, Barton Street	Barratts	104,095	6-May-14	Public Open Space / Play Area contribution towards improving and maintaining public open spaces, play areas and local attractions (being St James Park Napier Street and Ayland Gardens) within 250m of the site from the Barton Street entrance	Under discussion	Includes indexation - first instalment

		78,192	31-Mar-15	Public Open Space / Play Area contribution towards improving and maintaining public open spaces, play areas and local attractions (being St James Park Napier Street and Ayland Gardens) within 250m of the site from the Barton Street entrance	Under discussion	Includes indexation - second and final instalment
Hucclecote Centre	Barratts	60,474	26-Mar-15	Provision of leisure facilities		Includes indexation
Various	Various	8,000		Monitoring fees	s106 officer contribution	

TOTAL

£ 405,567

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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

Tuesday, 9th June 2015

DELEGATED DECISIONS

1st –31st March 2015

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

14/01330/FUL CARLH
Aspen Centre Horton Road Gloucester GL1 3PX
Siting of Air Conditioning Condensers to Rear Elevation
G3Y 06/03/2015

15/00275/FUL ADAMS
Gloucester Quays Unit 60 Llanthony Road Gloucester
Change of Use of Unit 60 of Gloucester Quays outlet centre from restricted Class A1
to Class A1; A3; A4; A5 Use
WDN 20/03/2015

Abbey

12/00868/MOD JOLM
Land Adj Hadwen Medical Practice Abbeymead Avenue Gloucester
Variation of Section 52 Legal Agreement under Planning Permission 10727/01/OUT
and supplemental deed of variation dated 13th March 2001 to remove the restriction
that allocates the site for a public library
MOD 10/03/2015

15/00097/LAW CARLH
51 Bittern Avenue Gloucester GL4 4WG
Single storey rear extension
LAW 10/03/2015

15/00131/FUL CARLH
25 Woodbine Close Gloucester GL4 4FB
Erection of 2 bedroom end of terrace dwellinghouse
G3Y 26/03/2015

15/00134/FUL EMMABL
2 Ranmoor Gloucester GL4 5BQ
Demolition of existing rear conservatory, and erection of single storey rear extension
G3Y 31/03/2015

15/00171/NMA CARLH
29 Ashton Close Gloucester GL4 5BP
Non- material amendment to planning permission reference 14/01320/FUL to alter
position of windows and doors
NOS96 05/03/2015

15/00207/ADV FEH
Unit 4 Glevum Shopping Centre Glevum Way Gloucester GL4 4BL
Erection of internally illuminated fascia sign and projecting sign
GFY 30/03/2015

15/00308/CONDIT FEH
Abbeydale Community Centre Glevum Way Gloucester GL4 4BL
Discharge of condition 3 (details for the disposal of surface water) of permission
14/01421/FUL
ALDIS 27/03/2015

Barnwood

15/00075/FUL EMMABL
4 Grovelands Gloucester GL4 3JF
Erection of single storey rear extension, pitched roof over existing integral garage,
erection of porch on front elevation, and installation of 1 no. first floor level window
on rear elevation and 1 no. ground floor level window on eastern side elevation
G3Y 17/03/2015

15/00096/FUL CARLH
82 Birch Avenue Gloucester GL4 4NL
Two storey side extension
REFREA 17/03/2015

15/00149/TPO
14 Grovelands Gloucester GL4 3JF
Lime tree in rear garden - Pollard.
TPDECS 05/03/2015

JJH

15/00260/TPO
12 Grovelands Gloucester GL4 3JF
Re-pollard lime tree back to previous pollard points.
TPDECS 16/03/2015

JJH

15/00401/TCM
O2 SITE 7155 ADJ WHITBREAD CO PLC Eastern Avenue Gloucester
Installation of cabinet
NOB 24/03/2015

JONSU

Barton &

14/00007/FUL
Norville Group Ltd Magdala Road Gloucester GL1 4DG
Demolition of existing workshop and the erection of a replacement single storey workshop, (Use Class B1), for the manufacture of optical lenses.
G3Y 09/03/2015

CJR

14/01451/FUL
157 Barton Street Gloucester GL1 4HT
Demolition of existing storage building located to the rear of principal building at no. 157 Barton Street, and erection of storage room and double garage to the rear of principal buildings at nos. 157 and 159 Barton Street, to face onto Vauxhall Terrace
G3Y 04/03/2015

EMMABL

14/01473/FUL
The Victory Hotel 167 High Street Gloucester GL1 4TD
Retention of garage erected in car park of The Victory Hotel
GP 06/03/2015

CARLH

14/01480/FUL BOBR
12 Midland Road Gloucester GL1 4UF
Four semi-detached dwellings with off street parking (at land to rear of 11&12 Midland Road).
REFREA 05/03/2015

15/00035/FUL EMMABL
1 Knowles Road Gloucester GL1 4TW
Erection of 1 no. two storey dwellinghouse, attached to side elevation of existing dwellinghouse
G3Y 24/03/2015

15/00359/FUL FEH
102 Howard Street Gloucester GL1 4UX
Demolition of existing property and erection of a pair of 3 bedroom houses
RET 24/03/2015

Elmbridge

15/00024/FUL CARLH
153 Elmbridge Road Gloucester GL2 0PQ
First floor extension to side, above existing kitchen
G3Y 05/03/2015

15/00392/PDE BOBR
104 Elmbridge Road Gloucester GL2 0PF
Single storey extension to rear.
RET 27/03/2015

Grange

15/00066/FUL CARLH
1 Althorp Close Gloucester GL4 0XP
Proposed single storey side extension to provide utility, study and w/c
G3Y 17/03/2015

15/00067/FUL EMMABL
1 Chatsworth Avenue Gloucester GL4 0SP
Erection of single storey rear extension, and alterations and additions to existing fenestration on original dwellinghouse.
G3Y 19/03/2015

15/00085/FUL EMMABL
25 Bodiam Avenue Gloucester GL4 0TJ
Erection of two storey side extension and single storey rear extension
G3Y 23/03/2015

Hucclecote

14/01414/COU BOBR
10 Silverdale Parade Hillview Road Gloucester GL3 3LA
Change of use to hot food takeaway (Use Class A5) plus associated minor external alterations.
REFREA 04/03/2015

15/00052/FUL EMMABL
3 St Margarets Road Gloucester GL3 3BP
Demolition of existing attached garage, and erection of two storey side extension
G3Y 20/03/2015

15/00063/FUL CARLH
13 Gatton Way Gloucester GL3 3DG
Two storey side extension; with single storey extension to its rear
G3Y 10/03/2015

15/00065/FUL		BOBR
14 Fircroft Close Gloucester GL3 3DW		
Single storey extension to rear.		
G3Y	16/03/2015	
15/00073/FUL		CARLH
22 Jupiter Way Gloucester GL4 5JE		
Two storey side extension and internal alterations		
G3Y	16/03/2015	
15/00078/LAW		EMMABL
8 Thomas Stock Gardens Gloucester GL4 5GH		
Loft conversion and erection of box dormer to rear elevation roof slope and installation of 4 no. rooflights to front elevation roofslope		
	17/03/2015	
15/00107/FUL		EMMABL
2 Trajan Close Gloucester GL4 5EZ		
Erection of single storey rear extension		
G3Y	19/03/2015	
15/00113/FUL		CARLH
4 Conway Road Gloucester GL3 3PL		
Erection of a single storey conservatory to the rear of the property (RETROSPECTIVE)		
GP	19/03/2015	
15/00160/FUL		CARLH
55 Dinglewell Gloucester GL3 3HP		
Single storey side extension, and replacement single garage		
G3Y	24/03/2015	

Kingsholm &

14/01404/FUL EMMABL
13 Newland Street Gloucester GL1 3PA
Installation of 1 no. window at first floor level on rear elevation (retrospective application)

G3Y 26/03/2015

14/01464/FUL BOBR
14 Heathville Road Gloucester GL1 3DS
Single storey extension to rear.

G3Y 02/03/2015

14/01487/COU CARLH
40B London Road Gloucester GL1 3NU
Change of use from D1 to A2

G3Y 02/03/2015

Longlevens

15/00006/FUL CARLH
10 Coniston Road Gloucester GL2 0NA
Single storey rear extension

G3Y 06/03/2015

15/00061/FUL CARLH
78 Paygrove Lane Gloucester GL2 0BG
Two storey side extension and front porch.

G3Y 11/03/2015

15/00072/FUL CARLH
72 Oxstalls Drive Gloucester GL2 9DE
Single storey front extension; garage extension to front and side.

G3Y 23/03/2015

15/00076/FUL	CARLH
3 South Close Gloucester GL2 9HZ	
Single storey rear extension	
G3Y	11/03/2015
15/00090/FUL	EMMABL
6 Oxstalls Drive Gloucester GL2 9DB	
Erection of two storey rear extension and installation of 1 no. first floor level window in side elevation of existing dwellinghouse	
REF	20/03/2015
15/00092/DCC	BOBR
Milestone School Longford Lane Gloucester GL2 9EU	
Demolition of single storey structure and construction of single storey flat roof extension. Additional single storey extension to classroom. - COUNTY APPLICATION	
NOB	09/03/2015
15/00111/LAW	CJR
Annexe 16 Innsworth Lane Gloucester GL2 0DA	
Use of annexe as a separate residential unit.	
LAW	27/03/2015
15/00132/FUL	BOBR
7 The Hedgerow Gloucester GL2 9JE	
Single storey rear extension to form bedroom and Kitchen extension together with conversion of existing garage to form shower room . Construction of ramped access to garden.	
G3Y	16/03/2015
15/00159/FUL	EMMABL
151 Estcourt Road Gloucester GL1 3LW	
Erection of single storey front and side extension, to connect to existing detached garage towards the rear, conversion of existing garage into storage room, and conversion of existing loft space into ancillary living accommodation to include a hip-to-gab	
REF	31/03/2015

15/00249/PDE

CARLH

9 Grasmere Road Gloucester GL2 0NQ

Single storey rear extension, measuring 3700mm in depth; 3000mm in height to the eaves; 3200mm in maximum height

ENOBJ

27/03/2015

Matson &

14/00065/FUL

BOBR

Winnycroft Farm Corncroft Lane Gloucester GL4 6XU

Conversion of farmhouse into two dwellings and associated parking (amended description).

G3Y

12/03/2015

14/00081/LBC

BOBR

Winnycroft Farm Corncroft Lane Gloucester GL4 6XU

Conversion of farmhouse into two dwellings and associated parking (amended description).

G3L

12/03/2015

14/01199/FUL

EMMABL

Mobile Food Site Cemetery Road Gloucester GL4 6PB

Stationing of a hot food vending van

REF

26/03/2015

14/01460/FUL

BOBR

Land At Bazeley Road Gloucester

Erection of 6no. dwellings with associated parking and landscaping.

G3Y

19/03/2015

14/01461/FUL

EMMABL

Land Between 11 & 25 St Peters Road Gloucester GL4 6NN

Demolition of garage and vehicular parking site and erection of 5 no. residential units (3 no. terraced dwellings, and 2 no. flats within a two storey detached building) with associated hard and soft landscaping.

G3Y

25/03/2015

Moreland

14/01038/CONDIT

BOBR

Land At Junction Of Clifton Road And Bristol Road Gloucester

Discharge of condition 12 of planning permission no.13/00710/FUL.

ALDIS

05/03/2015

14/01311/CONDIT

BOBR

Land At Junction Of Clifton Road And Bristol Road Gloucester

Discharge of Condition 16 - (flood resilience) - of planning permission no. 13/00710/FUL for the demolition of existing building and erection of Class A1 foodstore (1,680 sq.m. gross; 1,125 sq.m. net) with associated access, parking and landscaping

ALDIS

05/03/2015

14/01445/FUL

ADAMS

Peel Centre St Ann Way Gloucester

Variation of condition 1 of planning permission ref. 09/01308/FUL to alter the range of goods that can be sold from an amalgamation of Units 3a and 3b

G3Y

31/03/2015

15/00021/FUL

FEH

277 Stroud Road Gloucester GL1 5LB

Variation of condition 2 of permission 13/01318/FUL to change drawing number 8628/05 rev B to 8628/05 Rev D (amend the shape of the roof of the rear extension and include a rooflight in the rear extension. change of roofing material to slate)

G3Y

05/03/2015

15/00126/FUL CARLH
19 Tudor Street Gloucester GL1 5HP
Single storey rear extension and loft conversion with velux rooflights to front and rear
G3Y 19/03/2015

15/00165/LAW EMMABL
1A Robinson Road Gloucester GL1 5DL
Erection of single storey extension on rear elevation
RET 23/03/2015

15/00218/ADV BOBR
Aldi Stores Ltd Unit 1 Clifton Road Gloucester GL1 5BJ
One wall mounted internally illuminated sign on southern elevation.
GFY 31/03/2015

15/00393/TCM JONSU
Rosebank Surgery 153B Stroud Road Gloucester GL1 5JQ
Installation of electronic communications apparatus/development ancillary to radio
equipment housing on behalf of EE.
NOB 23/03/2015

Podsmead

14/01230/COU BOBR
19 Scott Avenue Gloucester GL2 5BD
Change of use from care home to 12 no. 1 bedroom flats.
G3Y 04/03/2015

14/01417/FUL BOBR
7 Podsmead Road Gloucester GL1 5PB
Demolition of No.7 Podsmead Road and the construction of seven new dwellings with
private rear gardens and a new access from Podsmead Road.
G3Y 20/03/2015

14/01484/FUL

EMMABL

Winget Bowls Club Tuffley Avenue Gloucester GL1 5NS

Erection of a single storey building to accommodate the servicing and storage of plant and equipment used by the City Council Countryside Unit, erection of 2.1 metre high black powder coated palisade security fencing, the provision of hard standing

G3Y 04/03/2015

15/00106/FUL

FEH

Land To The Rear Of 20 Podsmead Road Gloucester GL1 5PA

Erection of detached chalet style dwelling on land to rear 20 Podsmead Road. Access off Tuffley Crescent

G3Y 16/03/2015

15/00181/LAW

CARLH

62 Tuffley Crescent Gloucester GL1 5NE

Installation of dormer window to the rear elevation, with Juliette balcony, bi-folding doors _ french doors; and 3no velux rooflights to front elevation

LAW 23/03/2015

Quedgeley

14/01222/CONDIT

JOLM

Kingsway Local Centre Thatcham Avenue Kingsway Quedgeley Gloucester

Discharge of condition 16 or planning approval in relation to the proposed occupiers of units 1, 2, 3, 4, 8, 9, and 19 within phase 2 of the Local Centre.

ALDIS 06/03/2015

14/01368/CONDIT

JOLM

Land To East West Of A38 And Naas Lane Quedgeley Gloucester

Discharge of conditions 17 a and b of planning permission 13/00585/OUT relating to contamination on part of Framework Plan 5(Land parcel to the north of Naas Lane and to the East of Newhaven Road, previously referred to as the Naas Lane link).

PADIS 31/03/2015

14/01449/COU BOBR
Unit 15 Stanley Court Edison Close Quedgeley Gloucester GL2 2AE
Change of Use from B1 and B8 to B2 to accommodate food manufacturing and delivery of Pizza's.

G3Y 23/03/2015

15/00083/CONDIT JOLM
Units 1-4 Kingsway Local Centre Thatcham Avenue Quedgeley Gloucester
Details of extraction system for Units 1-4 Kingsway Local Centre (Phase 2) required by condition 28 of Outline planning permission 00/00749/OUT.

ALDIS 31/03/2015

15/00123/FUL BOBR
8 Quantock Road Quedgeley Gloucester GL2 4TT
Installation of new fence at boundary of property

G3Y 27/03/2015

15/00140/FUL CARLH
57 Farriers End Quedgeley Gloucester GL2 4WA
Single storey side extension

G3Y 25/03/2015

15/00154/FUL EMMABL
137 Fieldcourt Gardens Quedgeley Gloucester GL2 4UA
Erection of conservatory on rear elevation

G3Y 31/03/2015

15/00221/ADV FEH
Units 1-4 Kingsway Local Centre Thatcham Avenue Kingsway Quedgeley
Erection of 5no. illuminated fascia signs

GFY 27/03/2015

15/00303/TPO

JJH

1 Wycombe Road Kingsway Quedgeley Gloucester GL2 2GN

Crown cleaning works, removal of 2 lime trees as discussed. Works required prior to adoption by GCC.

TPDECS 10/03/2015

Quedgeley

15/00081/FUL

BOBR

41 Carters Orchard Quedgeley Gloucester GL2 4WB

Two storey side and rear extension - (Alternative proposal to development approved under permission no.14/00499/FUL).

G3Y 05/03/2015

15/00168/FUL

BOBR

Former Orchard Olympus Park Quedgeley Gloucester GL2 4NF

Erection of a flexible use building encompassing Use Classes A1, A2, A3, A4 & A5 (within the scope of Class E Part 3 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995)

NPW 16/03/2015

15/00302/LAW

FEH

25 Turnstone Drive Quedgeley Gloucester GL2 4XA

Single storey rear extension

LAW 13/03/2015

Tuffley

14/01347/FUL

ADAMS

Fox And Elm 385 Stroud Road Gloucester GL4 0DA

Erection of Class A1 convenience store including ATM with dedicated external servicing, refuse and plant area, associated car parking, access arrangements, new retaining walls and landscaping

G3Y 19/03/2015

14/01535/LAW	CARLH
8 Southern Avenue Gloucester GL4 0AA	
Erection of a single storey orangery/conservatory to rear elevation	
LAW	11/03/2015
15/00089/FUL	CARLH
20 St Barnabas Close Gloucester GL1 5LH	
Replacement of existing conservatory with single storey rear extension; erection of single storey rear extension to existing garage.	
G3Y	25/03/2015
15/00174/FUL	CARLH
180 Reservoir Road Gloucester GL4 6SB	
Single storey rear and side extension	
G3Y	26/03/2015
15/00232/FUL	BOBR
34 Brookthorpe Close Gloucester GL4 0LJ	
Two storey extension to the side to provide relocated garage, sitting room and cloaks at ground floor with two bedrooms and bathroom at first floor level	
NPW	16/03/2015
15/00370/CONDIT	FEH
68 Tuffley Lane Gloucester GL4 0DU	
Discharge of conditions for permission 14/00438/COU regarding submission of sound insulation measures and a noise management plan	
NPW	23/03/2015

Westgate

14/01074/FUL	ADAMS
Former Gloscat Brunswick Road Gloucester	
Variation of Condition 49 of permission ref. 13/00537/FUL to allow for the submission of temporary vehicular parking and turning arrangements for approval, for the Greyfriars part of the site only (not the former Media site)	
G3Y	11/03/2015
14/01203/FUL	EMMABL
25 Parliament Street Gloucester GL1 1HY	
Erection of single storey rear extension, erection of canopy over existing door on front elevation and installation of replacement windows on original dwellinghouse	
G3Y	10/03/2015
14/01214/FUL	CJR
161 Southgate Street Gloucester GL1 1XE	
Variation of conditions 2 and 27 of planning permission 13/00052/FUL to provide an amended parking, servicing and turning layout on a reduced site area. Original description of development: Demolition of existing buildings and substation. Construction of 8	
G3Y	09/03/2015
14/01398/COU	ADAMS
Antiques Centre Gloucester Quays Designer Outlet St Ann Way Gloucester GL1	
Change of use of first and second floors and part of the ground floor (for access only) of Building P (currently occupied by the Gloucester Antiques Centre) to offices (Use Class B1).	
G3Y	05/03/2015
14/01400/COU	ADAMS
Gloucester Quays Designer Outlet St Ann Way Gloucester GL1 5SH	
Change of use of Upper Deck of Factory Outlet Centre (over central core of units) to Use Class A1 for Antiques Centre	
G3Y	05/03/2015

14/01472/ADV		BOBR
24 The Oxeboode Gloucester GL1 1SA		
Internally illuminated fascia and projecting signs to front elevation		
GFY	26/03/2015	
14/01476/LBC		CARLH
125 Southgate Street Gloucester		
Various internal and external works, including installation of internal partitions; replacement windows to front and rear; replacement of basement door; new boundary wall and railings; repair of door surround; repair/replacement of stone steps and cornice		
G3L	20/03/2015	
15/00015/FUL		ADAMS
Cafe On The Cut The Docks Gloucester GL1 2DN		
Siting of boat and use as a cafe with associated living accommodation, including use of adjacent land as external seating area at dockside (relocation of business approved under ref. 13/00646/FUL to new mooring)		
G3Y	02/03/2015	
15/00020/FUL		CARLH
6 Spa Villas Montpellier Gloucester GL1 1LB		
Construction of a detached double garage within garden of property at front.		
G3Y	04/03/2015	
15/00064/FUL		FEH
The Kings School Gymnasium Pitt Street Gloucester		
Refurbishment of the Old Schoolroom (also known as the Old Gym), including internal alterations and six new rooflights.		
G3Y	06/03/2015	
15/00074/LBC		FEH
57 Southgate Street Gloucester GL1 1TX		
Amended floor plans from approved scheme 14/00426/LBC (creation of first floor lobby and location of shower room on second floor in lieu of first floor bathroom)		
G3L	13/03/2015	

15/00098/FUL	CARLH
Church Farm St Swithuns Road Gloucester GL2 5LH	
1) Installation of 3no. velux windows to kitchen roof; 2) Replace conservatory roof with shingle style tiles; 3) Conversion of part of existing garage to bedroom as part of existing annexe	
G3Y	24/03/2015
15/00099/LBC	CARLH
Church Farm St Swithuns Road Gloucester GL2 5LH	
1) Installation of 3no. velux windows to kitchen roof; 2) Replace conservatory roof with shingle style tiles; 3) Conversion of part of existing garage to bedroom as part of existing annexe	
G3L	24/03/2015
15/00101/FUL	EMMABL
15 Horseshoe Way Gloucester GL2 5GD	
Erection of single storey rear extension, conversion of part of existing double garage into ancillary living accommodation, and installation of additional fenestration to rear elevation of existing garage.	
G3Y	24/03/2015
15/00118/CONDIT	EMMABL
Gloucester Library Brunswick Road Gloucester GL1 1HT	
Discharge of condition no. 3 (window sample) of approved planning application reference 14/00903/LBC	
ALDIS	10/03/2015
15/00130/FUL	BOBR
42 Westgate Street Gloucester GL1 2NF	
Change of Use from A1 (retail) to A3 (restaurant/cafe).	
G3Y	31/03/2015
15/00138/LBC	CARLH
Treasure Seekers 6 College Street Gloucester GL1 2NE	
Display of hanging sign to existing metal bracket	
G3L	24/03/2015

15/00148/FUL		ADAMS
Unit R2 Block Q Gloucester Quays Designer Outlet St Ann Way Gloucester		
Change of use of the ground floor of Unit R2 of the Gloucester Quays development in order to provide food and drink floorspace (Use Classes A3 and A4)		
G3Y	30/03/2015	
15/00212/DEM		ADAMS
Monk Meadow Dock Hempsted Lane Gloucester		
Demolition of buildings and structures at Hobbs Oil site		
NOB	13/03/2015	
15/00223/NMA		ADAMS
Former Gloscat Brunswick Road Gloucester		
Alterations to the appearance and layout of Blocks G, H and I (houses)		
NOS96	11/03/2015	
15/00242/EIA		ADAMS
Monk Meadow Dock Hempsted Lane Gloucester GL2 6LY		
Screening Opinion for demolition of buildings and structures at Hobbs Oil site		
SCR	10/03/2015	

Decision Descriptions Abbreviations

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

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