



Gloucester City Council

Planning Committee

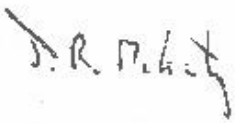
Meeting: Tuesday, 8th September 2015 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

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

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 12) To approve as a correct record the minutes of the meeting held on 4 August 2015.
4.	LATE MATERIAL Please note that any late material relating to the applications detailed below will be published on the website as a supplement in the late afternoon of the day of the meeting.
5.	LAND AT 70 TUFFLEY CRESCENT- 15/00169/FUL (Pages 13 - 28) Application for determination. Contact: Development Control Tel: (01452) 396783
6.	ALBION HOUSE, 77 SOUTHGATE STREET- 15/00672/COU & 15/00674/LBC (Pages 29 - 48) Application for determination. Contact: Development Control Tel: (01452) 396783

7.	<p>WESTGATE LEISURE AREA- 15/00145/DDD (Pages 49 - 58)</p> <p>Application for determination.</p> <p>Contact: Development Control Tel: (01452) 396783</p>
8.	<p>DELEGATED DECISIONS (Pages 59 - 76)</p> <p>To consider a schedule of applications determined under delegated powers during the month of June 2015.</p>
9.	<p>DATE OF NEXT MEETING</p> <p>Tuesday 6 October 2015 at 18.00 hours.</p>



Jon McGinty
Managing Director

Date of Publication: Monday, 31 August 2015

NOTES

Disclosable Pecuniary Interests

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<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.
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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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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, 4th August 2015

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), McLellan, Smith, Hobbs, Hanman, Williams, Brown, Toleman, Chatterton, Etheridge and Tracey

Others in Attendance

Jon Sutcliffe, Development Control Manager
Michael Jones, Solicitor, One Legal
Joann Meneaud, Principal Planning Officer
Bob Ristic, Senior Planning Officer
Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs. Hilton and Dee

16. DECLARATIONS OF INTEREST

Councillor Williams declared a personal and prejudicial interest in agenda item 7, Layby at the top of Innsworth Lane as she lived near the site.

17. MINUTES

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

18. LATE MATERIAL

Members' attention was drawn to the late material in respect of agenda 7, application 15/00367/COU and to the revised plan for agenda item 5, application 15/00227/FUL, which had been published on the internet as a supplement to the agenda.

19. UNIT 2B (FORMER APOLLO 2000), 108 EASTERN AVENUE - 15/00227/FUL

The Principal Planning Officer presented her report which detailed an application for the variation of condition 9 attached to planning permission 98/00119/FUL to enable Unit 2B (Former Apollo store of 647 sqm) to be occupied by a retailer selling food and drink at 108, Eastern Avenue.

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She advised that application sought to restructure the restrictive condition so as to propose listing the goods that could not be sold as opposed to how the condition is currently worded, stating the goods that could be sold. It also sought to include food and drink as a category of goods which could be sold.

Supporting information with the application had indicated that Farmfoods were the intended occupier of the premises. The company were seeking to expand their operations in the south and south west of England. This store would be in addition to their existing store in Quedgeley and she drew Members' attention to paragraphs 5.16 and 5.19 of her report.

Councillor McLellan stated that he had no problem with this particular application but he asked how the condition could be kept up to date in a changing world. Categories of goods could emerge during the life of the permission which had not been thought of at the time of the application.

The Chair referred to proposed Condition 3 which noted that this variation would be for the benefit of Farmfoods only and was dependent on their occupation of Unit 2b and would cease should they vacate the unit.

Councillor Lewis was advised that Unit 2b had 647 square metres retail floor space compared to the Quedgeley Farmfoods store which had 530 square metres.

Councillor Hobbs was advised that not all new signs needed consent and it would depend on the size and number of signs proposed. A note could be attached to the consent drawing the occupiers' attention to the need to comply with advertising regulations.

Councillor Tracey was advised that the store intended to sell predominately frozen food together with some tinned and fresh foods. There were no restrictions on opening hours of the units at 108, Eastern Avenue and it was considered unreasonable to now restrict opening hours. It was agreed that the Principal Planning Officer would write to the occupiers regarding the control and collection of waste.

Councillor Lewis stated that the Quedgeley store was not open 24 hours and he believed that it was unlikely there would be much demand for 24 hour opening as people tended to stock up their freezers with frozen food.

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

20. LAND AT BARNWOOD LINK ROAD - 14/01035/OUT

The Development Control Manager presented the report which detailed an application for a mixed use employment development (Use Classes B1, B2 and B8) and car showroom. Outline application, means of access and scale not reserved, on land at Barnwood Link Road.

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He drew Members' attention to paragraph 1.3 of the report which indicated the maximum floor areas for each use class with a total of 26,217 square metres together with a car showroom of up to 1,700 square metres.

The development could, dependant on uses, provide up to 850 jobs.

He advised that the current left in and left out access would be replaced by an all movement fully traffic signalled junction.

Two representations had been received and the issues raised were summarised at paragraph 5.2 of the report.

He noted that the north east corner of the site was within Flood Zones 2 and 3 but all the employment buildings would be located within Flood Zone 1.

The Environment Agency and the Drainage Officer had raised no objection subject to the imposition of conditions. The Highway Authority had no objection subject to conditions and the Highways Agency was content that the development would not have a severe impact on the strategic road network.

The Development Control Manager noted that the nearest houses were located in Liddington Road, some 42 metres away from the site and separated by a four metre high railway embankment.

He noted that slow-worms were present on the site and required translocation prior to the start of construction activities.

Councillor Hobbs requested conditions to require renewable energy measures such as the installation of solar power panels and measures to prevent seagulls breeding on the roofs of the buildings. He was advised that there were no adopted Local Plan policies that would allow the Local Planning Authority to insist on this at this stage.

He asked why the matter had not been considered by the Planning Policy Sub-Committee and the Development Control Manager advised that the matter could be addressed at the detail stage of the City Plan preparation.

Councillor McLellan welcomed the jobs that would be created and he expressed concern at the planned egress but noted that the highways Authority were satisfied with the arrangement. He regretted that the site was not currently accessible by public transport.

Councillor Smith expressed concerned over the highway implications as she stated that the traffic already backed up at peak times.

The Development Control Manager explained that, from a highways perspective, prior to the introduction of the National Planning Policy Framework (NPPF) policies looked to allow development unless there was an unacceptable highways impact.

Since the introduction of the NPPF refusal on highways grounds could only be justified where there would be a severe impact. He quoted the example of major

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cities where rush hour traffic could be very slow and heavily congested. Those cities were deemed to be successful despite the highways scenarios and so lesser impacts were unlikely to be considered to be a severe impact.

Councillor Smith believed traffic turning right would cause traffic to back up and the inevitable increase in journey times would affect work/life balance and ruin quality of life for commuters.

Councillor Williams, as County Councillor for the Division, expressed concerns regarding the impact of parking on Liddington Road. The Development Control Manager explained that 600 parking spaces would be available within the site and could make it more attractive to those who currently park in Liddington Road.

Councillor Etheridge was advised that the existing public footpath through the site would be retained but may have to be diverted.

Councillor Tracey raised a number of concerns and she was advised that

- 600 car parking spaces were planned for a possible 850 jobs probably on a shift basis;
- Public transport providers could be expected to react to a realistic demand for a service;
- The proposed Sustainable Urban Drainage System was designed so that the flow rate off the site would match existing rates;
- The height of the buildings would be considered at the reserved matters stage but the nearest dwelling was 42 metres from the site boundary.

Councillor Toleman was advised that there had been no proposal for a Section 106 agreement and it would have to be proven that the application was unacceptable without a bus service which would be difficult as the Highway Authority were satisfied with the scheme as submitted.

The Chair asked if the new junction had pedestrian crossings and he was advised that the detailed arrangements would be agreed directly with the Highways Authority

Councillor Chatterton noted the condition suggested by the Highways Authority to limit the amounts of floor space that could be brought into use before the completion of works to the roundabout and he was referred to proposed condition 28.

RESOLVED that permission be granted subject to the conditions in the report and an additional condition to require details of measures to discourage the nesting and roosting of seagulls.

21. LAYBY AT TOP OF INNSWORTH LANE - 15/00367/COU

Councillor Williams had declared a personal and prejudicial interest in this application.

The Senior Planning Officer presented his report which detailed an application for the stationing of a hot food vending van in the layby at the top of Innsworth Lane.

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He referred to the late material which contained a further representation and an amended recommendation to reflect the hours of operation as amended by the applicant to correlate with his hot food licence.

Don Meechan addressed the Committee in opposition to the application.

Mr Meechan stated that the site adjoined a sports field that would be used by young children who would have to pass the van. The sports field was a Council-run facility and he advised that South Oxfordshire District Council had a policy of not allowing vending within 200 metres of Council facilities.

The Joint Core Strategy proposed a further 1500 dwellings for Innsworth and Longford. Longlevens was already gridlocked at times.

He stated that the site was in a smart residential area and residents did not want such a facility on their doorstep.

He accepted that the van produced no mess but he believed that it was outrageous that a kebab van should be stationed near a sports facility.

He stated that the stationing of the van was causing parking problems.

The Chair noted that the committee had to consider the application purely on planning grounds and asked if there was a policy on the proximity of hot food vending vans to sports facilities.

He was advised that there was currently no policy on exclusion zones therefore the application could not be refused on those grounds.

Councillor Lewis expressed sympathy with the residents but noted that the van within Coney Hill Rugby Club grounds had been allowed upon appeal. In the light of that Inspector's decision any refusal would expose the Council to the risk of costs.

Councillor Chatterton also sympathised with the residents and noted that the City of Salford had a policy in place which also limited the trading hours of vending vans.

The Senior Planning Officer advised that once the Joint Core Strategy was adopted, City Plan policies could be developed. He advised that quicker methods such as supplementary policy could be adopted but would not carry as much weight as policies which were part of a fully adopted Local Plan.

Councillor Williams referred to her letter of support which was summarised at paragraph 5.3 of the report. She had been disappointed by the untruths in the objections which had upset the applicant.

Councillor Hobbs was advised that the County Council owned the land where the van was stationed and he suggested a temporary permission for twelve months and then the application could be reviewed.

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The Senior Planning Officer advised that such a course of action would be difficult to justify as the van had been operating for six months and there had been no formal report of complaints made to Environmental Protection.

Councillor Tracey raised concerns over waste collection and highway safety. She was advised that waste was conditioned by the hot food licence and the Highway Authority had raised no objection.

RESOLVED that permission be granted subject to the conditions in the report with Condition 2 amended as follows:-

Condition 2 (Revised hours)

The use hereby permitted shall only be open to customers between the hours of 16.00 and 22.00 Mondays to Sundays

Reason

To define the terms of this permission and to safeguard the amenities of the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002)

22. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of May 2015.

RESOLVED that the schedule be noted.

23. DATE OF NEXT MEETING

Tuesday, 8 September 2015 at 6.00pm.

Time of commencement: 6.00 pm hours

Time of conclusion: 7.20 pm hours

Chair

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	8TH SEPTEMBER 2015
ADDRESS/LOCATION	:	LAND AT 70 TUFFLEY CRESCENT.
APPLICATION NO. & WARD	:	15/00169/FUL PODSMEAD
EXPIRY DATE	:	1ST MAY 2015
APPLICANT	:	MR R DALDRY
PROPOSAL	:	DEMOLITION OF 70 TUFFLEY CRESCENT AND THE ERECTION OF 7 DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.
REPORT BY	:	JOANN MENEAUD
NO. OF APPENDICES	:	1. SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located towards the lower part of Tuffley Crescent. It comprises the semi detached house 70 Tuffley Crescent and land set behind 66, 68, 70 and 72 Tuffley Crescent.
- 1.2 The application proposes to demolish number 70, which is the right hand facing dwelling of the semi detached houses comprising 70 and 72, to create an access road and footpath from Tuffley Crescent. This would lead to the area at the rear of the gardens proposed for the erection of 7 dwellings, These would be laid out in an L shape and comprise three pairs of semis and a detached coach house style dwelling.
- 1.3 The application has been brought to Committee for determination at the request of Cllr Taylor, to enable Members to be able to consider the impact of the proposed development upon the local area.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The applicant has deemed consent for the demolition of 70 Tuffley Crescent under Permitted Development rights. Further discussion on this point is detailed later within the report.

- 2.2 Permission was granted for a two storey and single storey extension to the rear of 70 Tuffley Crescent in July 2014 under reference 14/00676/FUL.
- 2.3 Also of note is that planning permission was granted at 72 Tuffley Crescent for a two storey extension and re-configuration of bay windows to ground and first floor in May 2015 under reference 15/00337/FUL. Works are currently ongoing to construct the extension.

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policies are relevant:
- Policy BE7 Architectural Design
 - Policy BE21 – Safeguarding of amenity
 - Policy FRP10 - Noise
 - Policy FRP15 – Contaminated land
 - Policy TR31 – Road safety
 - Policy H4 – Housing Proposals on Unallocated sites
 - Policy H.7 – Housing density and layout
 - Policy H13 - The subdivision of plots for infill development
- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Submission Document which was submitted to the Planning Inspectorate on 20th November 2014. Policies in the Joint Core Strategy submission document 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 Severn Trent Water – State that they have no objection subject to condition requiring the submission of drainage plans for the disposal of surface water and foul sewage. They also advise that there is a public sewer located within the application site.

4.2 Conservation Officer Original Comments

Further to our discussion I would recommend that the applicant commissions a historic environment consultant to undertake an assessment of significance of the proposed building to be demolished as a result of the scheme. The building is considered to be a local heritage asset under the NPPF planning policy guidance and should be assessed for local and national significance as well as group value. The group of four properties are unusual for Gloucester in building type and therefore it is important to understand their importance both historically and architecturally prior to assessing the application.

Comments following receipt of heritage statement

Further to my email in March which identified the building as being of local significance under the NPPF planning policy guidance and being identified in the "*Pevsner's guides: Buildings of England*" an assessment of significance was recommended. The applicant was required to assess the building for both local and national significance, as well as, group value. The group of four properties is unusual for Gloucester in building type and therefore it is important to understand their importance both historically and architecturally prior to assessing the application.

A report by Richard K Morriss has been submitted in relation to this assessment which states that these properties are not unique buildings. The

report advises that there are a few examples remaining in Gloucester, with a pair adjacent to the current site. Despite there being a small number of other examples in Gloucester, the localized nature of these indicates that this property is locally important and the group value of the two pairs of semi-detached properties is of high value in the street scene.

The form of the existing pair of semi-detached properties along Tuffley Crescent does add to the character and distinctiveness of the street-scene and local area. Therefore I would argue that the removal of one of these properties would result in the loss of the present symmetry which is created in their present form and would create a gap in the street frontage due to the creation of an access road. In this instance it recommended that the access to the site is reviewed to enable the property to remain which would retain the character and diversity of the street scene.

4.3 Urban Design Officer

In principle, if the house to the front along Tuffley Crescent is removed, I would not object to the scheme design proposed. I have considered the heritage asset which is formed by the two pairs of semi-detached properties, but given that they are not listed or in a conservation area, and having seen the construction of the fabric of No.72, I would have to suggest that the overall benefit of providing the 7 new properties to the rear outweighs the retention of No.70.

4.4 City Archaeology Officer

The proposed development site is located in an area with a generally high background occurrence of Roman period archaeological remains. Roman coins have been recovered to the southeast, and the line of the Roman road from Gloucester to Sea Mills passes to the west of the site. Given the undisturbed nature of the site any archaeological remains should, if present, be preserved in good condition. Given the lack of previous archaeological investigations in the surrounding area I'm concerned that archaeological remains may be present and may therefore be damaged or destroyed by groundworks associated with the proposed development.

In light of the above I advise that a programme of archaeological work and potentially a watching brief should be secured through condition.

4.5 Contamination Officer – Comments awaited

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 This application has been publicised with a site notice and individual letters to surrounding properties and has generated the following objections from local residents.

- New buildings out of keeping in the area, too high density, out of scale and insensitive to Tuffley Crescent
- Will introduce more traffic and the need for additional parking to the area.
- Already insufficient room to park in The Crescent.
- Unacceptable levels of disturbance during construction.

- 70 Tuffley Crescent should be retained - given its particular style and rarity – will ruin the style of the remaining house
- Will result in an unacceptable gap
- Detrimental visual impact upon Tuffley Crescent
- Will the refuse lorry be able to service the site properly - bins left at the top of the road will detract from the area.
- Area is already used as a short cut
- How will surface and foul drainage be affected.
- If development does go ahead it should be at a reduced scale,
- Development is unnecessary and unsympathetic to the area
- The adjoining site identified badger activity
- Trees and hedgerows on the site have already been removed.
- The house already has permission to be extended.
- The plans for the extension to 72 should have been considered jointly with this proposal.
- Access to the site should be achieved from the adjoining development site.

1 letter of support has been submitted indicating support for the proposal and stating that the view is already being lost from the development of the adjoining site and commenting that there needs to be a path adjacent to number 72 to prevent damage by vehicles.

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

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00169/FUL>

6.0 OFFICER OPINION

- 6.1 The main issues for consideration with this application are whether the site is suitable for residential development, the proposed demolition of the house, the impact upon the street scene and character of the area, the impact upon residential amenity, the suitability of the access, and the design and form of the proposed new housing.

Principle of Residential Development

- 6.2 The site comprises the existing house, number 70, and its large garden area, and part of the rear garden of number 72. I understand that the land previously formed a part of a number of different properties gardens but it is now within one ownership. It adjoins the Van Moppes site that has permission for residential development. I consider that in principle the use of the site for residential development is acceptable.

Proposed Demolition of 70 Tuffley Crescent and Impact Upon the Street Scene and Character of the Area.

- 6.3 The application proposes to demolish number 70 Tuffley Crescent, which is currently one half of a pair of semi detached houses. A surveyors report has also been submitted, detailing the proposed work that would be required to the number 72 to ensure that it remains stable during and after the process of demolition.
- 6.5 Numbers 66, 68, 70 and 72 Tuffley Crescent comprise two pairs of semi detached houses that are of unique design in the street scene. The houses are referred to in "*Pevsner's guides: Buildings of England*"
- 6.6 Given their unusual design, the views of the Conservation Officer were sought who requested that the applicant undertake an assessment of significance, which was subsequently carried out and submitted for consideration. In summary the statement refers to the house as "being built in a moderne style and despite its flat roof and angular shape is quite conventional in terms of its construction and plan form. It was not very well built and has structural problems that will lead to a degree of reconstruction. It has also been altered – losing its once distinctive original windows to modern upvc neo-Georgian replacements."
- It also states that the pair of houses at 70 and 72 are "clearly not unique in the city as numbers 66 and 68 survive next door. Not too far away in Robertson Road are another two sets of semi detached houses with flat roofs and roughcast finishes. These are quite similar to the ones in Tuffley Crescent – the main difference being in the front bays.". The statement also identifies a further two pairs of houses in King Edwards Avenue that are of a similar plan layout with the projecting triangular bays but designed with pitched roofs and mullioned windows.
- The report concludes that the house is a fairly poor example of its type and together with the other examples mentioned have been considerably altered with the loss of the original windows resulting in the most harm. It states that even if "the house had been in a much better structural condition, it would not be considered a non designated heritage asset under the guidelines of the NPPF."
- 6.7 The Conservation Officer is of the view that given the small number of similarly designed properties in Gloucester, the houses are locally important and the two pairs of semi detached houses are of high value in the street scene and that they add to the distinctiveness and character of the street scene and local area. Therefore the removal of one of these properties would result in the loss of the present symmetry and would create a gap in the street frontage. She recommends that access to the site is reviewed to enable the property to remain which would retain the character and diversity of the street scene.
- 6.8 The issue of the demolition of the house has also been considered by the Urban Design Officer who states that "having considered the heritage asset which is formed by the two pairs of semi-detached properties, but given that they are not listed or in a conservation area, and having seen the construction of the fabric of number 72, I would have to suggest that the overall benefit of

providing the seven new properties to the rear outweighs the retention of number 70.”

- 6.9 Planning permission is not actually required for the demolition of the house as there are permitted development rights for such works. The applicant has already applied for prior approval for its demolition in accordance with those permitted development rights, and has deemed approval for this. As the Local Planning Authority we can not refuse the principle of the demolition of the house. However we have asked for notice to be given to local residents, for consideration to be given to the timing of the works and for measures put in place to reduce dust and general disturbance to surrounding residents. Separate consent is also required for demolition under The Building Act, but again controlling measures relate solely to issues regarding safety and amenity during the actual process of the demolition.
- 6.10 Notwithstanding the above, the house has not been demolished and is currently being lived in. The demolition of the house is included within this application and is an integral element of the proposals. No information has been submitted to evidence that the house is beyond economic repair although issues relating to its condition are referred to in the heritage statement. However I do understand that works of repair are being undertaken, together with the permitted extension, at number 72.
- 6.11 Numbers 66-72 are not listed buildings however they are considered to be unusual buildings and of local significance and distinctiveness given their design, materials and rarity in the local area. In this respect they are considered to be heritage assets in terms of the guidance within the NPPF. It is also worthy of note that in the other examples in Robinson Road and King Edwards Avenue, each of the two pairs of semis have different external materials, which only adds to the importance and uniqueness of the Tuffley Crescent houses, as a group of buildings given their similar appearance.
- 6.12 Guidance in the NPPF states that the “effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application.” It further advises that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”
- 6.13 Taking all the above into account I do consider that the demolition of 70 Tuffley Crescent would have a negative impact on the adjoining house that would adversely affect its appearance. It is my view that the remaining part of the semi, number 72, would appear odd and out of keeping and this would have a harmful impact on the street scene, particularly when viewed together with the adjoining pair of semis at 66 and 68.
- 6.14 In my opinion, the four houses are prominent features in the street scene, as both their unusual design and rendered elevations make them stand out, particularly when viewed against the contrasting modern design and use of brickwork at numbers 60, 62 and 64. Therefore the distinctiveness that all four houses add to the street scene, would be diminished.

- 6.15 Additionally I consider that the loss of the house and subsequent replacement by an access road would create a significant and contrived gap in the street scene that would be harmful to the character and pattern of the local area.
- 6.16 Tuffley Crescent comprises a wide range of house designs of different periods. Brick is the dominant material however there are a few properties either full or partly rendered particularly to the lower part of the road. Despite the variety of house styles, they all incorporate projecting design features including full height projecting bays, projecting porches and bay windows. The houses are, on the whole, set within good sized gardens and mainly comprise pairs of semi detached but with some detached houses. The houses are set back from the road, with most having parking to the front and they follow a similar pattern and rhythm along the length of the road with similar spacing between properties. All these factors influence the form, pattern and character of the street. Providing contrast in the street scene to the north of the application site is the undeveloped area of the Van Moppes site which is enclosed by fencing running along the back edge of the pavement.
- 6.17 80a Tuffley Crescent is a back land development comprising a detached bungalow, that was granted permission in 1996. It is served by a shared access with 80 Tuffley Crescent and given the width of this access, from the road it has the appearance of just a driveway. This differs to the proposal which would result in an access road and footpath of over 7 metres. In my opinion this gap created by the demolition of the house and wide access road and associated area of hardstanding, would appear as a visual interruption, out of keeping and at odds with the form and pattern of development in the street scene.
- 6.18 The impact upon the character and pattern of the street scene is heightened by the location of the site on the outside curve of the road and the views along the street from both north and south.

Impact Upon Amenity

- 6.19 80a Tuffley Crescent, a detached bungalow is located to the south of the site. The main aspect of the bungalow is very much orientated towards the south with lots of glazing overlooking its large front garden. The bungalow is located close to the boundary with the application site and has only a narrow strip of land behind its rear elevation. This elevation does contain a number of windows serving two bedrooms, an en suite and a lounge. I did raise some concern with the closeness of plot 7 to this boundary and amended plans have been submitted to address this. It is now proposed that Plot 7 would be located almost five metres from the boundary fence with number 80a. Given the location of plot 7 to the north of 80a and the established planting within 80a's garden, I consider that the new development would have an acceptable relationship with 80a.

- 6.20 Plot 1 is to be located adjacent to the rear boundary of number 68 and will be sited across the full width of their garden. Plot 1 is proposed as a two storey house with a render finish. There are a couple of fruit trees along this boundary at the moment and these are to be removed. From their garden and rear windows, number 68 would have the view of the blank gable end of Plot 1. As the house would be over 15 metres from the rear wall of the extended part of 68 I consider that this is an acceptable separation distance and the house would not be unduly prominent. There would be some overshadowing to the lower part of the garden for part of the day but I do not consider that this would be to a degree that results in an unacceptable relationship.
- 6.21 In my view, each of the surrounding properties including 64, 66, 68, 72 and 80a will all experience some loss of amenity from the physical introduction of seven houses, within what is currently a private and quiet garden area. However I consider that the scale, layout and design of the proposed housing scheme are acceptable and would have an acceptable physical relationship with the existing properties, and with the development proposed to the north of the site forming part of the Van Moppes proposal.
- 6.22 However I do have concerns with regard to the creation of the access road between the existing houses at 68 and 72 Tuffley Crescent, and running the full length of their garden. The introduction of vehicle and pedestrian movements along the new access road, when compared to those serving a single dwelling, would increase levels of noise and disturbance, to a degree that would have a material impact upon residential amenity of 68 and 72 and also, to some extent, to the properties opposite.

Highway, Access and Parking Issues

The highway related issues have been considered by the County Council and their comments are reproduced in full below.

Road Layout

- 6.23 The development will be served by a new vehicle crossover narrowing to a 4.8m wide internal driveway with 2.0m wide footway. The footway provides a linkage to the existing footway on Tuffley Crescent which will provide suitable access to the local amenities and transport options in the area. The access will allow the passing of two vehicles without detrimental delay to the free flow of traffic on Tuffley Crescent.
- The driveway features a localised narrowing to 3.2m before widening into a shared surface area. 3.2m is below the 3.5m of which TAL 1/97 states 70% of drivers would attempt to overtake a cyclist within the narrowing, therefore 3.2m would be approached with more caution and encourage giving way. There is sufficient forward visibility to see a road user entering the narrowing for the other to give way safely.
- The 3.2m narrowing (build out) would also reduce speed of vehicles entering the shared surface area, ensuring the safety of all users with conflict minimised and pedestrians given priority. The 3.2m narrowing is over a short distance and will not impede emergency or service vehicles while entering the site. There is a suitable pedestrian footway into the shared surface area to

ensure pedestrians do not have to enter the carriageway, especially in the location of the narrowing (build out).

The internal layout is approximately 35m to the shared surface area. 6.8.3 MfS states that cul-de-sacs longer than 20m should have a turning circle/head. The proposal development has provided an adoptable standard turning circle/head within the shared surfaced area. Drawing 15-041/507 demonstrates vehicle tracking for a 3 axle refuse vehicle that meets the dimensions of the type of vehicle expected to be used in the Gloucester City area. The tracking demonstrates that there is no conflict between any structure, tree and formal parking space. Therefore the suitability of the internal layout in accommodating the manoeuvrability of service vehicles to ensure forward gear egress has been demonstrated sufficiently.

Visibility

- 6.24 The adjacent highway is subject to a 30mph speed limit; therefore the minimum required visibility would be 54m. This is based upon the findings of the annual speed monitoring survey for Gloucestershire which determined an 85th percentile speed for a 30mph road as 34mph. 2.4m x 54m is achievable in both directions from the position of the proposed access.

Parking

- 6.25 The development has proposed 16 car parking spaces; this includes 10 residential spaces, 4 garages and 2 visitor spaces. With the garages being included within the parking provision for plots 2-5, each dwelling has a parking provision of 2 spaces each.
- The Residential Car Parking Research document (RCPR) recommends the following parking provision based on the number of habitable rooms for the size and type of dwelling in a suburban location;
- Plots 1-2, contains 4 habitable rooms, RCPR recommends 1.0-1.3 spaces each.
- Plot 3, contains 3 habitable rooms, RCPR recommends 0.7-1.0 spaces.
- Plots 4-5, contains 6 habitable rooms, RCPR recommends 1.4-1.7 spaces each.
- Plots 6-7, contains 5 habitable rooms, RCPR recommends 1.2-1.6 spaces each.
- 6.26 In accordance with the RCPR guidelines the minimum provision would be 8.2 spaces and the maximum provision would be 10.2 spaces.
- Further analysis of parking provision adequacy will examine the local car ownership levels of the local area based on data from the 2011 census. Of the 650 households in the survey area, 154 had no cars, 250 had 1 car, 196 had 2 cars, and the remaining 50 had 3 or more cars. Therefore it can be said that the majority of households in the area owned 1-2 cars per household. As such the proposed residential parking provision of 2 spaces per dwelling would be regarded as suitable. Visitor parking provision is determined at 0.2 spaces per dwelling; therefore it would not be unreasonable to expect 2 visitor spaces, of which 2 have been provided. Furthermore, there is additional space within the internal driveway to accommodate any additional vehicles without the risk of displaced parking occurring on Tuffley Crescent.

The parking complies with the recommended minimum dimensions of 2.4m x 4.8m long (9.13 MfGS); with at least 6.0m of drivable surface in front of them for ease of access (9.14 MfGS). The garages comply with the Gloucestershire standard of 3m x 6m with an internal door measuring 2.4m wide.

Vehicular Trip Generation

- 6.27 The trip generation associated with a development of this scale would be approximately 29 trips per day according to a TRICS (Trip Rate Information Computer System) analysis. This equates to 3 trips per peak hour. The residual cumulative impact would therefore not be regarded as severe. The vehicular trips have the potential to be mitigated by the proximity of the site to local amenities and accessible sustainable public transport which provides the opportunity of a modal shift away from the private motorcar which has the potential to reduce the number of trips generated.
- 6.29 In conclusion the Highway Authority recommend no objection to the application subject to conditions

Comparisons with permitted scheme at 7 Podsmead Road

- 6.30 It is the agent's view that this proposal is comparable with a recent permission at 7 Podsmead Road under reference 14/01417/FUL

The following link will take you to the documents and plans associated with the application.

<http://glcstrplnng12.co.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=NG0HBTHMC0000>

- 6.31 That application proposed the demolition of 7 Podsmead Road and the erection of 7 dwellings. There are a number of similarities between the two proposals however I consider that there are clear reasons why the proposals could be considered differently and with different outcomes. These include the more common place style and design of the house to be demolished, the overgrown nature and dilapidated garages on the site, the requirement to provide surveillance to the area and thereby improve the environment for users of the footpath link. It is also important to remember that all applications must be treated on their merits and any decision making process requires careful assessment of all the issues relevant to the particular circumstances of each proposal.

Archaeology

- 6.32 The proposed development site is located in an area with a generally high background occurrence of Roman period archaeological remains. Roman coins have been recovered to the southeast, and the line of the Roman road from Gloucester to Sea Mills passes to the west of the site. The Archaeology officer therefore recommends a programme of archaeological work to be

undertaken during the construction process. This could be secured by planning condition.

Human Rights

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

7.0 CONCLUSIONS

- 7.1 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.
- 7.2 In principle the development of the site for residential purposes is acceptable. The scale and layout of the proposed housing is considered appropriate and should result in acceptable relationships with surrounding properties. However I consider that the loss of the house and creation of the access road from Tuffley Crescent are unacceptable elements of the scheme that would detract from the street scene and character of the area and result in unacceptable impacts upon the amenity of neighbouring properties.
- 7.3 In this respect I consider that the proposal conflicts with policies in the Second Deposit Local Plan and in particular policy BE7 which states that new development should seek to re-inforce the positive local character or identity of an area and should respect historic built environment and important features; policies H4, H7, H13 and BE21 which seek to ensure that proposals do not unreasonably affect the amenity of surrounding properties and policies H7 and H13 that require that proposals do not have an unacceptable impact upon the appearance of the street scene and the character of an area.
- 7.4 I also consider that in some respects the proposal conflicts with the guidance within the NPPF. One of the core planning principles of the NPPF is to secure high quality design and a good standard of amenity for existing and future occupants. It also requires that design should contribute to making places better for people and states the importance of the integration of new

development into the natural, built and historic environment. It is also clear that poor design that fails to improve the character and quality of an area should be refused. The guidance also requires that developments respond to local character and history, reflect the identity of local surroundings and should promote or reinforce local distinctiveness.

7.5 In terms of housing need, the 2014 Gloucester City Housing Monitoring Report evidences that over the past 23 years the city has delivered on average 582 dwellings per annum. The submitted Gloucester, Cheltenham and Tewkesbury 'Submission Version' Joint Core Strategy (Nov.2014) has a requirement for the city to deliver 565 dwellings per annum (2011-2031). The Joint Core Strategy Housing Background Paper (Nov 2014) demonstrates that the city has a 5 year plus 5% housing land supply as required by paragraph 47 of the NPPF.

7.6 As a result the proposed dwellings are not expressly needed to meet the council's housing targets; and the benefits of the erection of the new dwellings at the site would not outweigh the harm caused by the proposal and its conflict with planning policy.

7.7 I therefore recommend that the application should be refused.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

8.1 Refusal of planning permission for the following reasons:

1 The demolition of the house would cause harm, resulting in an odd appearance and negative impact upon the appearance of the remaining part of the semi. Additionally the demolition of the house and the creation of the access road would diminish the value, significance and distinctiveness that the properties comprising 66-72 Tuffley Crescent presently have, to the detriment of the street scene and character of the area. Furthermore the proposed works would result in a contrived gap and visual interruption in the street, out of keeping and at odds with the form and pattern and character of the local area. This would be contrary to policies BE7, H7, H13 and BE21 of the Local Plan and the guidance within the NPPF.

2 The creation/presence of the access road and vehicular movements associated with the residential development would cause noise and disturbance to the detriment of the present level of amenity enjoyed by surrounding residential properties. This would be contrary to policies H4, H7, H13 and BE21 of the Local Plan and the guidance within the NPPF.

Decision:

Notes:

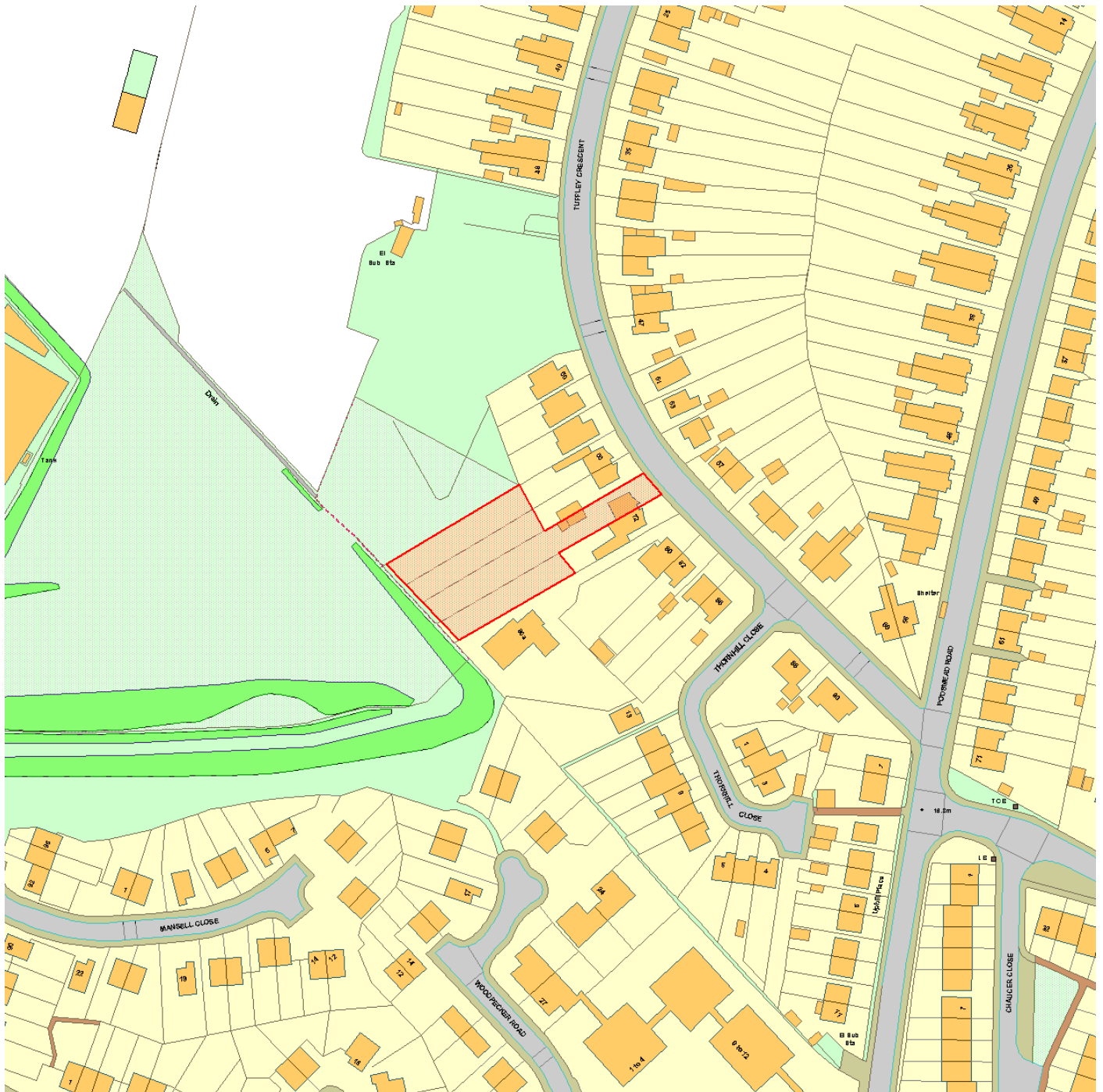
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Person to contact: Joann Meneaud
(Tel: 396787)

15/00169/FUL

Land Rear Of 66 - 72 Tuffley Crescent
Gloucester
GL1 5NE

Planning Committee 08.09.2015



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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	8TH SEPTEMBER 2015
ADDRESS/LOCATION	:	ALBION HOUSE 77 SOUTHGATE STREET, GLOUCESTER
APPLICATION NO. & WARD	:	15/00672/COU & 15/00674/LBC WESTGATE
EXPIRY DATE	:	26TH SEPTEMBER 2015
APPLICANT	:	ARROWGUILD LTD
PROPOSAL	:	DEMOLITION AND ALTERATIONS TO LISTED BUILDING AND ADJOINING STRUCTURES TO PROVIDE 9 APARTMENTS WITHIN ALBION HOUSE, 2 APARTMENTS WITHIN THE REAR COACH HOUSE, A TERRACE OF 4 NO. DWELLINGS TO THE REAR COURTYARD A NEW BUILD FOUR STOREY BLOCK COMPRISING 7 NO. APARTMENTS FRONTING ONTO SOUTHGATE STREET.
REPORT BY	:	BOB RISTIC
NO. OF APPENDICES/ OBJECTIONS	:	SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located opposite the docks entrance and to the south of the four storey Southgate House building on the eastern side of Southgate Street and within the Southgate Street Conservation Area.
- 1.2 The site comprises the imposing three storey stone fronted Albion House building which is grade II listed. The site also includes a more contemporary two storey former kitchen bathroom store also fronting onto Southgate Street. To the rear of these two buildings is a small red brick 'coach house' style building to the southern part of the site and a large two storey warehouse building at the south-western corner of the site, the rear wall of which runs along the boundary to the garden of no.1 Albion Street.
- 1.3 The site is accessed via a driveway to the southern side of the listed building, from Southgate Street and serves a large area of hard standing in the central and northern parts of the site.

- 1.4 All the buildings on the site are presently vacant and have been so for a considerable number of years.
- 1.5 This application seeks planning permission and listed building consent for the comprehensive re-development of the site which comprises:
- The conversion of the main listed building, including some alterations and demolitions to the rear, to create 9 apartments, comprising: 1 x studio apartment, 5 x 1 bed flats and 3 x 2 bed flats.
 - The replacement of the former 'kitchen shop' with a modern four storey apartment block comprising 4 x 1 bed flats, 2 x 2 bed flats and 1x 3 bed flat.
 - The conversion and alteration of the rear 'coach house' to provide 2 x 2 bed apartments.
 - Demolition of the rear warehouse building to the south eastern part of the site
 - Construction of a terrace of 4 x 2 bed dwelling houses to the north-eastern part of the site
 - 17 parking spaces within the central courtyard area
- 1.6 In total, the proposal would provide 22 new dwellings.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The site has been subject to a previous application for the conversion of the listed building and this consent has remained unimplemented and has since 'time expired'.

09/00244/FUL & 09/00246/LBC - Conversion of property to create 8 No. 3, 2 & 1 bed residential apartments and the demolition of latter additions to the rear - Grant

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:

BE.1 – Scale, Massing and Height

BE.7 – Architectural Design

BE.21 – Safeguarding Amenity

BE.22 - Alterations to and Development within the Curtilage of Listed Buildings

BE.29 – Development Within Conservation Areas

TR.31 – Road Safety

ST.8 - Creating Attractive Routes to the Centre

3.5 In terms of the emerging Local Plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils which was submitted to the Planning Inspectorate on 20th November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have development plan status. In addition to the Joint Core Strategy, the Council is preparing its Local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.

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

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

4.0 CONSULTATIONS

4.1 City Conservation Officer – No objections subject to conditions.

4.2 Gloucestershire County Highways Officer – No objection subject to conditions

4.3 Urban Design Officer – No objection subject to conditions

4.4 Drainage Officer – No objections subject to conditions

4.5 City Archaeologist - No objections subject to conditions

4.6 Civic Trust - Acceptable

5.0 PUBLICITY AND REPRESENTATIONS

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

5.2 As a result of the consultation, four public representations have been received. The comments raised are summarised below:

- Residents in the upper story of Albion House will have an overview of our garden and into no 3 Albion Streets kitchen area, which constitutes a significant loss of privacy.
- Building on boundary with 1, Albion Street provides security.
- lowering boundary jeopardises the security of the properties on Albion street with direct access from Southgate Street
- Concerned about noise pollution owing to the high concentration and density of properties and occupants into the proposed area.
- Terraced mews would result in overlooking of property and garden.
- Not clear if there are any side facing windows to the end mews property – this would directly overlook garden
- Concerns regarding noise, dust and privacy during the constructing and demolition.
- Parking issues on Albion street may escalate due to so many more residents living in vicinity
- Some buildings have Asbestos roofs, resulting pollution & dust will be hazardous for all on this street.
- Sea Cadets occupy 1A Albion Street and have an emergency exit over the land on which it is planned to build.
- Right of way has been used in the last 6 months
- Our building backs onto this courtyard - and has an access door onto it.
- Can see no provision for this in the plan.
- New buildings appear to be planned to be built directly behind ours with no provision for space between.
- Our sewerage drains etc are believed also to run into this courtyard
- Concerned that construction this close to our premises will damage our own building

5.3 The full content of all correspondence on this application can be inspected on the city council website or via the link below:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00672/COU>

6.0 OFFICER OPINION

6.1 The application seeks planning permission and listed building consent for the redevelopment of the site and would create 22 new dwellings.

6.2 The main issues with regards to the determination of this application are set out below:

6.3 Conversion and alterations to the Listed Building

Albion House is a designated heritage asset Grade II listed and is located within the Southgate Street Conservation Area. The property is also identified as being 'At Risk' on the City Council 'Building at Risk Register' which was reviewed in autumn of 2013.

While planning permission and listed building consent were granted in 2009 for the conversion of Albion House, this scheme was not implemented as it was not considered 'viable' given the condition and constraints of the listed building.

Unlike the previous submission, this application proposes the comprehensive redevelopment of Albion House and the adjoining land.

The proposal would involve the removal of various unsympathetic single and 2 storey flat roof additions to the north and east of the listed building, which would serve to preserve the setting of the listed building.

The proposed conversion works are considered appropriate and subject to compliance with conditions requiring the retention of original architectural features and sympathetic conversion works this element of the scheme is considered to be acceptable.

The removal of the insensitive buildings at the site and the proposed new dwellings and associated landscaping would serve to preserve and enhance the setting of the listed building.

6.4 New Development and Design

In addition to the conversion works to Albion House, the application proposes a new apartment block onto Southgate Street and a terrace of dwellings to the rear.

The existing unsympathetic and dilapidated shop unit to the north of Albion House, would be replaced with a modern four storey building containing 7 apartments. The proposed building would be separated from Albion House and would be of a similar overall height to the listed building.

It is considered that this modern design approach is of a strong individual architectural quality which would compliment and contrast with Albion House and would result in a significant improvement in the appearance of this part of the Southgate Street Conservation Area.

To the rear the proposal would result in the demolition of a substantial and unsightly two storey warehouse building set to the south-eastern corner of the site and the construction of a terrace of four 'modernist' flat roof dwellings.

This terrace would be set away from Albion House and would be of a significantly smaller scale. The modernist design would have an acceptable

appearance and would create its own character. These properties would also benefit from their own private gardens.

The scheme would also provide for the retention and conversion of an existing 2 storey coach house to the southern boundary of the site. The retention of this historic building is welcome particularly as it is visible from Southgate Street and the access drive.

In addition to the main dwellings the proposal would provide for cycle stores, bin stores as well as general landscaping and improvements, which would greatly enhance the present appearance of the site which is presently dominated by tarmac surfacing.

The precise details of the landscaping and paving within the courtyard area can be controlled by condition in order to secure a high quality finish to this part of the development.

6.5 Residential Amenity:

The proposed development would provide a satisfactory mix of dwelling types and sizes, which would provide for a mixed and inclusive community.

The volume of development on the site is appropriate and there are satisfactory levels of separation between the blocks. While the development would provide some limited areas of on site amenity, it should be noted that the site is located in close proximity to the public open space at the docks and city centre facilities.

Concerns have been raised from occupiers of properties at Albion Street with regards to loss of privacy and crime.

The nearest of the terrace of dwellings to no.1 Albion Street would be set approximately 17 metres from the nearest part of the rear elevation to this property. Additionally the first floor oriel window to this unit would be splayed, so that the outlook is away from the rear elevations of properties at Albion Street. Additionally, there would be no windows within the east facing elevation of this block. Additionally, Albion House is set over 34 metres from the side garden boundary with no.1 Albion Street

Considering the separation and orientation of windows, the proposal would not result in any demonstrable harm to the amenities of the occupiers of properties at Albion Street in terms of overlooking.

Furthermore, the new-build terrace would be sited to the northwest of no.1 Albion Street, which when combined with the restrained height of this part of the development would not result in any overshadowing or any general loss of light.

The adjoining occupiers have raised concerns that the existing 2 storey warehouse building on the boundary with no.1 Albion Street would be

removed and this boundary reduced in height, it is considered that a satisfactory boundary treatment can be secured by condition in order to address the residents concerns with regards to security.

6.6 Highway Safety

The proposed development would re-use the existing site access which formerly served the offices at Albion House, the 'interiors shop' and its warehouse. The current proposal would provide 17 on site car parking spaces as well as cycle storage facilities.

The highway implications of the application have been assessed by the County Council Highways officer who has advised that the development will utilise an existing vehicular access and a further designated pedestrian access would be formed between Albion House and the new apartment block, separating any conflict between vehicular and pedestrian traffic. The applicant has demonstrated that the emergent visibility from the site entrance is acceptable and the proposed development is likely to generate fewer vehicular trips than the existing A1/B1/B8 use class of the site.

Gloucestershire does not currently have any car parking provision standards and parking provision is being assessed against Paragraph 39 of the NPPF. Using census data for car ownership levels and the DCLG Residential Car Parking Research Document, it is estimated that the development would generate 18 vehicles, and would result in the displacement of 1 resident vehicle and any visitor(s) onto the highway.

Given the proximity of public car parks and on-street parking as well as the sustainable location of the site and the provision of secure cycle parking, the level of on site parking proposed is considered to be acceptable and would be in accordance with Paragraph 39 of the NPPF.

Paragraph 32 of the NPPF states '*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*'. As set out above, the cumulative impact of the proposed development is not considered to be severe.

6.7 Housing Need

In terms of housing need, the 2014 Gloucester City Housing Monitoring Report evidences that over the past 23 years the city has delivered on average 582 dwellings per annum. The submitted Gloucester, Cheltenham and Tewkesbury 'Submission Version' Joint Core Strategy (Nov.2014) has a requirement for the city to deliver 565 dwellings per annum (2011-2031). The Joint Core Strategy Housing Background Paper (Nov 2014) demonstrates that the city presently maintains a 5 year plus 5% housing land supply as required by paragraph 47 of the NPPF.

The proposal has the potential to contribute to additional housing numbers in the short term and would also result in the regeneration of this prominent and sustainable site.

6.8 Affordable housing and S.106 contributions

The application has been accompanied by a S.106 (Unilateral Undertaking) to provide £17,832.00 in contributions towards education provision within the city.

With regards to other contributions, the application has advised that due to the complexities and costs associated in particular with the conversion of the listed building and potential archaeological mitigation works the development would be unable to make any contributions towards affordable housing, which is typically sought on developments of over 14 dwellings.

A viability assessment has been received from the applicant in support of this assertion and is presently being reviewed by the City Council Surveyor.

While it is disappointing that it would appear that appears the development is unable to deliver affordable housing, this should nevertheless be weighed against the economic and environmental benefits of restoring the listed building and regenerating this vacant site within the Southgate Street Conservation area.

In view of this it is recommended that the standard 'commencement condition' is revised down from: works to commence within 3 years of the date of the permission to 18 months from the date of the permission in order to incentivise the regeneration of the site and ensure that the viability appraisal is relevant to the current economic climate.

6.9 Archaeology

An archaeological evaluation has been undertaken within this site. This evaluation has demonstrated that archaeological remains of Roman and Saxon/medieval date are present at about 80cm below ground level within the site.

In order to protect against any potential damage to heritage assets the City Archaeologist has recommended a series of conditions to provide for a further stage of archaeological evaluation within the site and appropriate mitigation measures.

6.10 Other Matters

Concerns have been raised with regards rights of access into the application site from adjoining land. This has been raised with the applicant, who has confirmed that he is not aware of any such rights existing, furthermore there is no evidence within the site of openings from adjoining properties.

Should any rights of access be formally identified these would be a civil matter which would need to be resolved between the concerned parties and does not affect the determination of this application.

Concerns have also been raised with regards to disturbance during the construction phase. It should be noted that any disturbance would be temporary in nature. An 'hours of construction' condition should protect residents from noise in early hours of day or late at night, and issues relating to asbestos removal are covered by separate legislation and controls.

6.0 CONCLUSION/REASON FOR APPROVAL

6.1 The application proposal would result in the comprehensive regeneration of this prominent site. The impacts of the proposal have been carefully considered and it is concluded that subject to compliance with conditions, the proposal would provide an appropriate mix of accommodation in a sustainable location and would not harm the amenities of the occupiers of neighbouring properties the character and appearance of the listed building or conservation area or adversely impact highways safety. For these reasons the proposal is considered to be in accordance with Policies BE.1, BE.7, BE.21, BE.22, BE.29 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002) and the requirements of the Planning (Listed Building and Conservation Areas) Act 1990.

7.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

7.1 That subject to no issues being raised with regards to the submitted viability appraisal, that planning permission and listed building consent are granted subject to the following conditions and the completion of the unilateral undertaking to secure contributions towards education:

Planning permission - 15/00672/COU

Condition 1

The development hereby permitted shall be begun before the expiration of 18 months 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 submitted forms, supporting information and amended drawing nos.21416/10 Rev.A, 11 Rev.B, 13 Rev.A, 12 Rev.A, 14 Rev.B and 15 Rev.B received by the Local Planning Authority on 28th May 2015 as well as any other conditions attached to this permission.

Reason

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

Condition 3

No development outside the footprint of Block A (as shown in Plan 21416 DWG No.13), other than demolition down to ground floor slab only, shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework and Policies BE.36, BE.37 & BE.38 of the Gloucester Local Plan (2002 Second Stage Deposit).

Condition 4

No development outside the footprint of Block A (as shown in Plan 21416 DWG No.13), shall commence other than demolition down to ground floor slab only until a detailed scheme showing the complete scope and arrangement of the foundation design and ground works of the proposed development (including drains and services) has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved scheme.

Reason

The site may contain significant heritage assets. The Council requires that disturbance or damage by foundations and related works is minimised, and that archaeological remains are, where appropriate, preserved in situ. This accords with Policy BE.31 and BE.36 of the Second Deposit City of Gloucester Local Plan (2002) and paragraph 141 of the NPPF.

Condition 5

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

Reason

Details of these 'under ground' work are required prior to construction in order to ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 6

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

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

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with Paragraph 35 of the NPPF.

Condition 7

Notwithstanding the submitted details and prior to the commencement of any conversion works to the Listed Building, full architectural details and where appropriate samples of the following (in relation to the conversion works to the Listed Building part of the development) shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the first flat and shall be similarly maintained thereafter: -

- a) All internal and external materials.
- b) Scaled drawings detailing methodology for blocking/opening of doorways and erection/removal of new partitions/walls.
- c) Details of the retention/repair/reinstatement of all historic skirting, cornice, door and window architraves, doors, windows, window shutters and wall panelling.
- d) Details of refurbishment for timber windows and internal window shutters
Details of flues, vents, grilles, guttering and down pipes, including details of material and colour.
- e) Details of new pipe, cable and ventilation routes.
- f) The proposed methods for upgrading the property to meet the requirements of the Building Regulations for fire safety and sound insulation.
- g) Location and details of all meter boxes and their enclosures.

Reason

The precise details of works to the listed building are required prior to the commencement of works in order to ensure a satisfactory appearance to the development and to safeguard the character and appearance of this building

of historical interest in accordance with policy BE.7 & BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

Prior to any above ground works associated with the new build elements of this development, full architectural details and where appropriate samples of the following (in relation to the new-build elements) shall be submitted to and approved by the local planning authority . The development shall be completed in accordance with the approved details and shall be similarly maintained thereafter:

- a) All external materials and finishes, including details of colour, profile and texture.
- b) 1:5 & 1:10 scale drawings of windows, external doors (including profiles and their reveals), oriel windows, parapets and their cappings
- c) Flues, vents, guttering and down pipes, including details of material and colour.
- f) Details of the bin and bike stores
- g) Details of all external meter boxes and their enclosures.

Reason

To ensure a satisfactory appearance to the development and to safeguard the setting of the building of historical interest in accordance with policy BE.7 & BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

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

Reason

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

Condition 10

No part of the development hereby permitted shall be occupied until precise details of the hard and soft landscaping to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in all respects not later than the first planting season following the first occupation of any part of the development or the completion of the development, whichever is the sooner.

Reason

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

Condition 11

Notwithstanding the submitted drawings, no part of the development hereby permitted shall be occupied until the boundary treatments and means of enclosure to the site have been constructed in accordance with details which shall be submitted to and approved in writing by the local Planning Authority.

Reason

These details are not included in the application and are required to ensure a satisfactory appearance to the development and in accordance with policy BE.4 & BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 12

The pedestrian access hereby permitted shall be constructed in accordance with the submitted drawing no 13 Rev A and made available for use prior to the occupation of any dwelling on site.

Reason

To ensure that safe and suitable access can be supplied for all users that minimise conflicts between pedestrians, cyclists and traffic in accordance with Paragraph 35 of the NPPF.

Condition 13

The dwelling(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no.13 Rev A, and those facilities shall be maintained available thereafter.

Reason

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

Condition 14

The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. 13 Rev.A and those facilities shall be maintained thereafter.

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 NPPF.

Condition 15

The development hereby permitted shall not be occupied until the bin stores have been made available for use in accordance with submitted drawing no 13 Rev.A and those facilities maintained thereafter.

Reason

To ensure that the waste bins do not impeded the free flow of pedestrian movements or enter the highway in accordance with Paragraph 35 of the NPPF.

Condition 16

No part of the development hereby permitted shall be occupied details of any external lighting to the building and car parking and public areas have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried in accordance with the approved details prior to the first occupation and shall be similarly maintained thereafter.

Reason

To ensure a satisfactory and well planned appearance to the development in accordance with policies BE.7, BE.21 & BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 17

No satellite dishes shall at any time be placed upon the principal listed building or the principal elevations of the new build properties hereby permitted.

Reason

To preserve character and appearance of the Conservation area and listed building and in accordance with Policies BE.22 and BE.29 Second Deposit City of Gloucester Local Plan (2002).

Note 1

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

Note 2

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

Note 3

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

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

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of

the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet.

Statement of Positive and Proactive Engagement

In accordance with the requirements of the National Planning Policy Framework (2012), 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.

Listed Building Consent – 15/00674/LBC

Condition 1

The works hereby permitted shall be begun before the expiration of 18 months three years from the date of this consent.

Reason

To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved submitted forms, supporting information and amended drawing nos.21416/10 Rev.A, 11 Rev.B, 13 Rev.A, 12 Rev.A, 14 Rev.B and 15 Rev.B received by the Local Planning Authority on 28th May 2015 as well as any other conditions attached to this permission.

Reason

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

Condition 3

Notwithstanding the submitted details and prior to the commencement of any conversion works to the Listed Building, full architectural details and where appropriate samples of the following (in relation to the conversion works to the Listed Building part of the development) shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the first flat and shall be similarly maintained thereafter: -

- a) All internal and external materials.
- b) Scaled drawings detailing methodology for blocking/opening of doorways and erection/removal of new partitions/walls.
- c) Details of the retention/repair/reinstatement of all historic skirting, cornice, door and window architraves, doors, windows, window shutters and wall panelling.
- d) Details of refurbishment for timber windows and internal window shutters

- Details of flues, vents, grilles, guttering and down pipes, including details of material and colour.
- e) Details of new pipe, cable and ventilation routes.
 - f) The proposed methods for upgrading the property to meet the requirements of the Building Regulations for fire safety and sound insulation.
 - g) Location and details of all meter boxes and their enclosures.

Reason

The precise details of works to the listed building are required prior to the commencement of works in order to ensure a satisfactory appearance to the development and to safeguard the character and appearance of this building of historical interest in accordance with policy BE.7 & BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Prior to the commencement of development details of the materials and finishes to all external walls and roofs of the listed building shall be submitted to & approved in writing by the Local Planning Authority. Such works shall be undertaken in accordance with the details agreed and the materials/finishes shall not thereafter be changed without the prior written approval of the Local Planning Authority. All works of external repair, restoration and replacement are to exactly match the original features, unless otherwise agreed with the local planning authority in writing.

Reason

To safeguard the character and appearance of this building of architectural and historical interest in accordance with policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

Before any work is undertaken in pursuance of the consent to demolish any part of the building, details shall be submitted to and approved in writing by the local planning authority of works to be undertaken during the progress of the development hereby permitted to secure the safety and stability of that part of the building which is to be retained in accordance with any terms and conditions of this consent. The demolition shall then be carried out in accordance with the approved details.

Reason

To minimise the risk of damage to the existing building in accordance with policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 6

All works of external repair, restoration and replacement to the listed building are to exactly match the original features and materials. Any re-pointing should be in a lime mortar and any replacement stone and/or brickwork shall be approved in writing by the local planning authority, and the works shall be undertaken in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of historical interest in accordance with policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 7

All historic fabric such as lath and plaster walls and ceilings, skirting, cornice, door architrave and doors, fire places and staircases shall be retained within the Listed building unless otherwise agreed in writing by the Local Planning Authority.

Reason

To safeguard the architectural and historical interest of the building in accordance with Policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

The City Conservation officer shall be notified in advance of any opening up works to identify if any historic features remain.

Reason

To safeguard the architectural and historical interest of the building in accordance with Policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

The developer shall provide the City Council 7 days written notice of the date of the completion of the development to enable the building to be inspected and recorded by the City Council Conservation Officer.

Reason

To ensure compliance with the approved details and to safeguard the character and appearance of this building of special architectural or historical interest in accordance with policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

Statement of Positive and Proactive Engagement

In accordance with the requirements of the National Planning Policy Framework (2012), 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: Bob Ristic (Tel: 01452 396822)

15/00672/COU & 15/00674/LBC

Albion House
77 Southgate Street
Gloucester
GL1 1UB

Planning Committee 09.09.2015



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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	8TH SEPTEMBER 2015
ADDRESS/LOCATION	:	WESTGATE LEISURE AREA, ST OSWALDS ROAD, GLOUCESTER
APPLICATION NO. & WARD	:	15/00145/DDD (WESTGATE WARD)
EXPIRY DATE	:	1 MAY 2015
APPLICANT	:	GLOUCESTER CITY COUNCIL
PROPOSAL	:	LANDSCAPE AND ENGINEERING WORKS TO ENHANCE EXISTING PUBLIC OPEN SPACE INCLUDING CREATION OF FOOTPATHS, FOOTBRIDGES, FISHING AND VIEWING PLATFORMS, BMX TRACK, REALIGNMENT OF EXISTING CAR PARKING, ENTRANCE GATES AND FENCING, WETLAND HABITAT FEATURES, SCRAPES AND SEASONAL PONDS
REPORT BY	:	JON SUTCLIFFE
NO. OF APPENDICES	:	1. SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The Westgate Leisure Area is a large site located to the north of St Oswald's Road, and to the north-west of the gyratory road system. The site covers 8.82ha. it is bounded to the west by the River Severn; to the north by the River Twyver; to the south by St Oswald's Road; and to the east by commercial areas, housing development on the former cattle market site, and the St Oswalds retail park. The site is crossed broadly across its centre by the railway line on an elevated viaduct. That viaduct in effect separates the northern part of the site (known as Archdeacon Meadow) from the southern part of the site.
- 1.2 The site is accessed from St Oswald's Road at its southern end. There is a parking area, and the former boating lake. An area formerly used as a pitch and putt course is also here. Moving northwards towards the railway viaduct is a former pump house building dating from Victorian times and currently fenced off. There are open areas beneath the viaduct arches which allow

access to the area to the north which has formerly been used as sports pitches.

- 1.3 The Council can undertake various minor improvement works under its Permitted Development (PD) rights. Many elements of the comprehensive scheme of works proposed to the park are covered by PD rights. However, for completeness, the planning application has shown all works proposed, whether or not they specifically require a specific grant of planning permission.
- 1.4 The entrance to the park will be made more apparent with selected vegetation clearance works to open up views and the erection of signage and gates. Gates would be traditionally styled metal gates with 3.3m high gateposts, with traditional metal railings of 1.96m height alongside, which would be coloured black.
- 1.5 It is proposed to re-open the existing 50-space parking area at the south of the site. This is currently an informal parking area and is locked off. The entrance route will be tarmaced. A height barrier to prevent access by larger vehicles would be installed.
- 1.6 Existing footpaths around the park will be upgraded and extended/additional paths will be provided. Some of these will be raised around 15cm to improve their usability and make them dryer. Paths will be surfaced and it is intended to provide routes around the entire park area on a phased basis. Creation of a link between the park entrance and the St Oswald's Park housing development would be done at an early stage.
- 1.7 In the area of the old pitch and putt course it is proposed to construct a BMX track. This would be of regional standard. The surfacing of the track would be a mix of rolled aggregate and tarmac. It is intended that when not being used by BMX Club members it would be available for all to use.
- 1.8 Formal and informal play areas would be provided in the park. The two formal areas would be adjacent to the main car park, and near the St Oswald's housing site. Various robust wooden play equipment would be provided. Informal areas around the park would be in addition to open areas, and would include football posts and a basketball area near to the viaduct. Logs and boulders would also be located around the park for play.
- 1.9 Material needed to raise paths and create the BMX track would arise from the excavation of shallow scrapes, ponds and ditches.
- 1.10 The existing lake (formerly boating lake) will be cleared, banking repaired and have fishing platforms installed. The timber landing stage would be renovated and a seating area installed. Additional planting would be done at the northern end of the lake.
- 1.11 A number of Lombardy Poplar trees along the bank of the river would be felled, both to remove trees which may become dangerous due to age and

also to open up views towards the river. Occasional timber platforms to provide viewpoints will be constructed along the river.

- 1.12 There are areas of grass that are intended to be mown for play and suchlike. In addition other areas will be sown to wildflower meadow with less significant mowing to encourage wildlife habitat.
- 1.13 The application has been brought to Committee because the Council is the applicant and objections 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 In the 2002 Local Plan the site is identified as Flood Plain; lies within a Landscape Conservation Area; and is Public Open Space. From the Second Stage Deposit Plan the following policies are the most relevant:
- LCA1 – Development within Landscape Conservation Areas
 - FRP1a – Development and flood risk
 - B8 – Non-identified sites
 - B10 - Trees and hedgerows on development sites
 - FRP15 – Contaminated Land
 - TR31 – Road safety
 - TR39 – Footpaths/cycleways along the river/canal
 - OS1 – Protection of Public Open Space
 - SR2 – Playing fields and recreational open space

- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils 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; and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

Network Rail Riase no objections in principle

The Conservation Officer comments that the site is a heritage asset and the proposals are supported.

Gloucestershire County Highways initially raised objections to the proposal on the basis that insufficient evidence had been provided to show that safe and suitable access could be provided. The concerns principally related to visibility at the site access point and information relating to visitor numbers. Further discussions with Highways have been undertaken, and the outcome will be reported verbally.

The Environment Agency initially were unable to support the proposal. This was in relation to the land level alterations to be undertaken to form the BMX track, and that these would result in a loss of flood storage volume that may have further impacts on existing dwellings. Further discussion with the Environment Agency have been undertaken, along with amendments to the proposed levels to seek to resolve these concerns, and the outcome will be reported verbally. The Council's drainage officer has been closely involved in the discussions with the Environment Agency.

Worcestershire Regulatory Services (Contamination advisers) have no objections subject to conditions.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 The application has been publicised through neighbour notification, press and site notices.

5.2 8 comments in support of the application have been received. They raise the following issues:

- BMX track would be good for local children
- Extra business to area from visitors
- Site will be of community benefit for years to come
- Proposal is an excellent idea
- Will provide a much needed BMX facility and a great asset to the community; currently nearest club is in Bristol
- Would be great for the area and good outlet for youth energy
- Will be an asset to the Westgate area and Gloucester
- Support proposal but request road obstructions be kept to a minimum and work to car park is done outside of November/December which are key trading months for neighbouring businesses

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=15/00145/DDD>

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.

6.2 This application raises the following key issues; Development in the Flood Plain/flood risk; Contaminated Land; Highways issues; Public Open Space & recreation; Trees and ecological issues; and community benefits.

Development in the Flood Plain/flood risk

6.3 The site is identified as flood plain, and as such significant restrictions on development apply. Unsuitable development in flood plains can reduce flood storage capacity and potentially exacerbate flooding issues elsewhere and increase risk.

- 6.4 This proposal does involve some works which will raise levels in the site. These include some areas of path raising, and creation of the elevated areas of the BMX track. To mitigate these impacts there are also to be areas of excavation to lower levels within the site such as creating new ponds and suchlike. Firstly it is important to note that the development proposed is for uses classed as “Water-compatible development” (specifically amenity open space, nature conservation and biodiversity, outdoor sports and recreation). Water-compatible development is considered acceptable in floodplain. The key issue therefore is for the Environment Agency to be satisfied that the works will have no negative impacts on the capacity of the flood plain. The Environment Agency have advised they have no objections in principle. Revised proposals have been prepared which provide additional calculations and these are currently being checked by the Environment Agency. Provided that the Agency are satisfied with these further details, then the scheme accords with Policy FRP1a and would not have any unacceptable effects.

Contaminated Land

- 6.5 Areas of land within the park do have historic contamination issues. Analysis has been undertaken to determine whether the proposed alterations to land levels would have any impact on land contamination. The Council’s advisers on these issues are satisfied that the imposition of conditions on any planning permission will ensure that the issue can be satisfactorily dealt with. As such the scheme accords with Policy FRP15.

Highways issues

- 6.6 The proposals look to re-open the existing 50-space car parking area within the site which has been locked out of use for some time. As such there would be an increase in available parking at the site. It is the case however that the improvements to the site are likely to increase the number of visitors to the site. While the site is quite centrally located, and will have footpath links into adjoining housing areas, there is still likely to be additional traffic to and from the site.
- 6.7 The creation of the BMX facility, which would be a new addition to the Park, is likely to generate traffic. While in terms of regular use by the Club those levels will be quite low, its use for occasional regional standard events would be likely to attract additional visitors. While initially the Highways Authority recommended refusal of the application on highway safety grounds, additional information relating to the likely scale of use of the site and possible removal of obstructing vegetation to improve visibility at the access point has been submitted to the Highway Authority. It is hoped that this will enable them to remove their highways objections to the proposal. Committee will be updated on this matter.

Public Open Space & recreation

- 6.8 The application site is identified in the 2002 Local Plan as Public Open Space, and Policy OS1 seeks to ensure this is protected. In terms of the proposals, it is clear that the development proposed is intended to enhance and improve the site and its benefits as public open space rather than have any adverse effect upon it. As such the proposals do not conflict with that policy. The proposals will make the site more attractive and accessible to use by the public. It is apparent that the site does currently have something of a run-down appearance and may be unattractive to potential visitors. It is considered that the proposals will have a positive effect on the site's role as public open space and as such are welcomed.
- 6.9 In terms of sport and recreational use the introduction of the BMX facility will provide access to a resource which is not currently available in the area. This will undoubtedly have positive results, and the representations received on this application make this point. While this facility is a more 'formal' sports facility, it will be accessible for more informal recreational use when not in use by the club. The other elements proposed in the park are recreational in nature, and provide the ability for walking or jogging around the park alongside open areas for informal play. Additional play facilities for children are to be provided. When considered alongside the elements such as fishing pegs and the river viewing platform, it is considered that the proposals will significantly enhance the recreational opportunities available at the site, which accords with Policy SR2 which seeks to protect recreational open space.

Trees and ecological issues

- 6.10 The proposals will involve the removal of some Lombardy Poplar trees along the bank of the river. It is noted that these trees are not a native species, and in addition some have passed maturity and are starting to suffer from decay. The removal of some of those trees, while having a noticeable impact, is considered to be beneficial as it will reduce risks to park users and also open up views of the river which are currently not available. The tree removal work is not considered contrary to Policy B10.
- 6.11 It is not considered that the works to be undertaken will have any adverse effects on ecological issues. It is noted however that the proposed introduction of wildflower meadow areas into the site is likely to have a positive ecological impact by introducing new habitats which are likely to benefit a wider range of species than more traditional regularly-mown grassed areas. This is another benefit of the proposed scheme.

Community benefits

- 6.12 The improvement and enhancement works to the site are intended to create a more appealing location which will be more attractive to the community and lead to greater use than has occurred in recent years. That can only have positive community benefit. In addition the creation of the BMX facility will introduce a new sports facility which will be of use to a section of the community which currently has no such facility in the area. As such this is another positive aspect of the proposal.

CONCLUSIONS

6.13 The proposed improvement and enhancement works to the park are considered to have positive effects on the environment and local community. It is expected that the remaining issues under discussion with the Environment Agency and Highways Authority can be satisfactorily resolved, and subject to those matters being considered acceptable it is recommended that the application be approved, subject to conditions.

7.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

That planning permission be granted subject to conditions relating to the following matters:

- Commencement of development
- Contaminated land
- Approved drawings
- Land levels

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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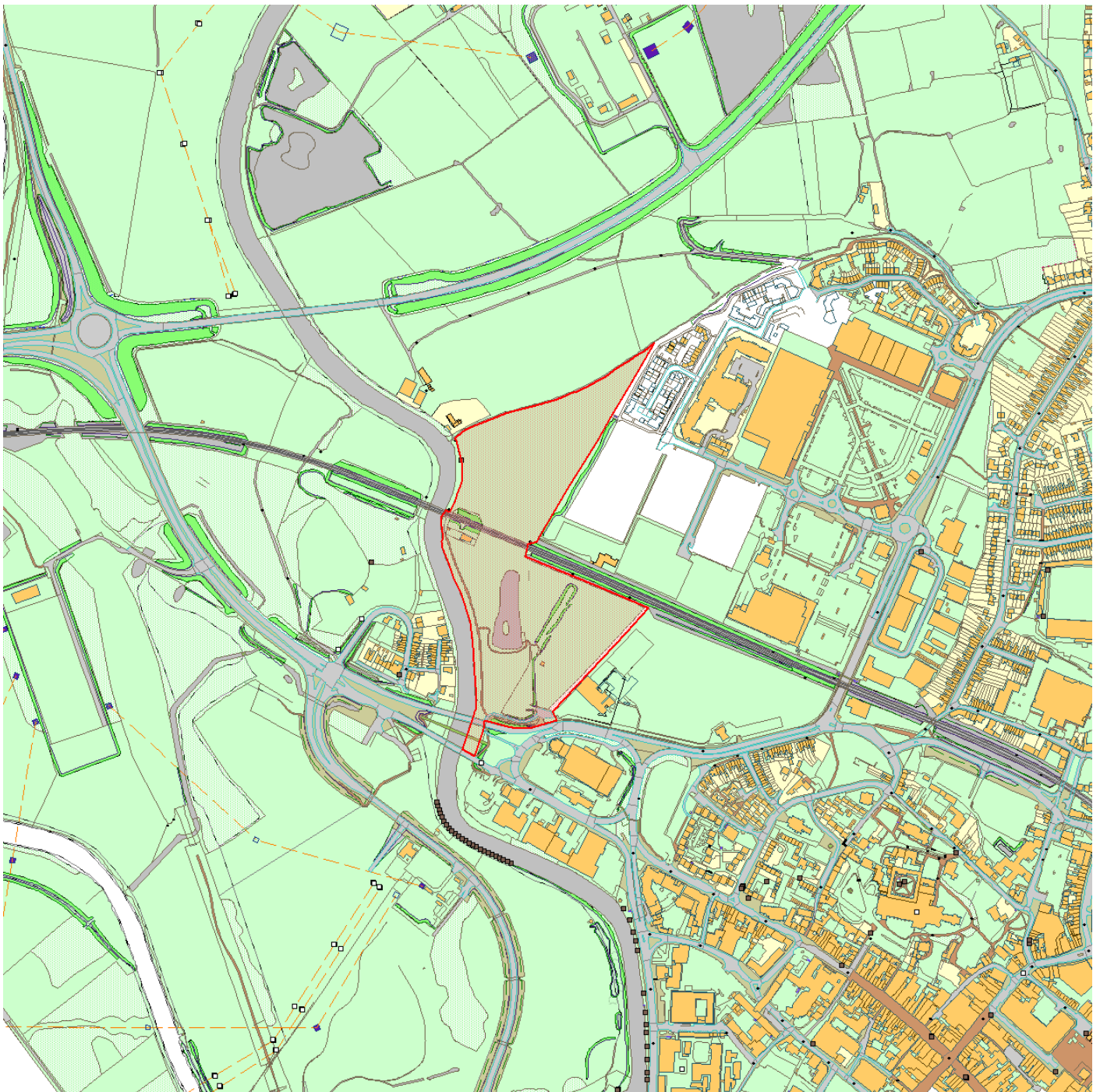
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Person to contact:
Jon Sutcliffe (Tel: 396783.)

15/00145/DDD

Westgate Leisure Area
St Oswalds Road
Gloucester

Planning Committee 08.09.2015



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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

8th September 2015

DELEGATED DECISIONS

1ST – 30th June 2015

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

Abbey

15/00239/FUL		FEH
29 Jaythorpe Gloucester GL4 5ES		
Convert existing garage to provide utility, boot room and toilet, provide new garage to side and replace and extend existing conservatory to rear		
G3Y	09/06/2015	
15/00439/FUL		CARLH
2 Bluebell Close Gloucester GL4 4GP		
Garage conversion with first floor extension above		
G3Y	03/06/2015	
15/00492/FUL		CJR
49 Curlew Road Gloucester GL4 4TF		
Erection of porch to front.		
G3Y	16/06/2015	
15/00508/FUL		BOBR
7 Alderton Close Gloucester GL4 5UE		
Single storey extensions to front and side.		
G3Y	05/06/2015	
15/00541/FUL		CARLH
7 Bilberry Close Gloucester GL4 5UT		
Erection of first floor side extension and single storey rear extension		
G3Y	19/06/2015	
15/00553/FUL		CARLH
23 Wheatway Gloucester GL4 5ET		
Erection of a 1.8 metre high boundary fence adjacent to a highway		
G3Y	23/06/2015	

Barnwood

15/00268/FUL		BOBR
23 Lichfield Road Gloucester GL4 3AL		
Erection of attached dwelling on land adjacent to 23 Lichfield Road		
WDN	19/06/2015	

15/00539/FUL	CARLH
10 Druids Lane Gloucester GL4 4RH	
Single storey side extension	
G3Y	19/06/2015
15/00612/FUL	CARLH
18 Brookfield Road Gloucester GL3 3HG	
Extension to roof upon existing two storey rear element.	
G3Y	30/06/2015
15/00613/FUL	ADAMS
Former Comet Metz Way Gloucester GL4 3DB	
Change of Use of building from Retail Warehouse (Use Class A1) to Indoor Trampoline Park (Use Class D2), increase in the mezzanine level, external alterations and ancillary facilities	
G3Y	30/06/2015

Barton & Tredworth

15/00469/FUL	BOBR
Gohil News 181-183 High Street Gloucester GL1 4TD	
Single storey extension to rear.	
G3Y	02/06/2015
15/00486/FUL	BOBR
57 Park End Road Gloucester GL1 5AN	
Installation of kitchen extract flue to rear of property. (Amended proposal).	
G3Y	04/06/2015
15/00487/ADV	BOBR
57 Park End Road Gloucester GL1 5AN	
Illuminated sign to existing shopfront (amended design).	
GFY	04/06/2015
15/00488/FUL	CARLH
10 Falkner Street Gloucester GL1 4SG	
Single storey rear extension	
G3Y	11/06/2015
15/00518/FUL	CARLH
46 Blenheim Road Gloucester GL1 4ER	
Erection of first floor rear extension and single storey rear extension	

G3Y 19/06/2015

15/00645/PDE

BOBR

82 Conduit Street Gloucester GL1 4TU

Single storey extension to rear.

ENOBJ 22/06/2015

15/00747/NMA

FEH

34 Stratton Road Gloucester GL1 4HB

Single storey extension to rear of dwelling

RET 16/06/2015

Elmbridge

15/00388/FUL

CARLH

37 Merevale Road Gloucester GL2 0QX

Erection of two storey side and rear extension

G3Y 05/06/2015

15/00419/FUL

CARLH

190 Cheltenham Road Gloucester GL2 0JR

Two storey side and rear extension

G3Y 04/06/2015

15/00436/FUL

CARLH

3 Liddington Road Gloucester GL2 0HJ

Single storey side and rear extension

G3Y 19/06/2015

15/00448/FUL

CARLH

1A Lonsdale Road Gloucester GL2 0TA

First floor extension over existing side garage

G3Y 04/06/2015

15/00456/FUL

CARLH

44 Lavington Drive Gloucester GL2 0HS

Two storey side extension and single storey rear extension

G3Y 12/06/2015

15/00460/FUL		CARLH
188 Cheltenham Road Gloucester GL2 0JR		
First floor extension over existing garage to side, and above existing single storey to side and rear		
G3Y	04/06/2015	
15/00473/FUL		CARLH
43 Merevale Road Gloucester GL2 0QX		
Single storey rear extension		
G3Y	04/06/2015	
15/00475/FUL		BOBR
53 Merevale Road Gloucester GL2 0QX		
Attached double garage to north-eastern side elevation of house.		
G3Y	02/06/2015	
15/00529/FUL		CARLH
12 Lonsdale Road Gloucester GL2 0TA		
Two storey side and rear extension		
G3Y	19/06/2015	
15/00531/FUL		BOBR
104 Elmbridge Road Gloucester GL2 0PF		
Single storey extension to rear.		
G3Y	24/06/2015	
15/00575/FUL		CARLH
67 Elmbridge Road Gloucester GL2 0NU		
Single storey rear and side extension		
G3Y	30/06/2015	
15/00609/FUL		FEH
130 Cheltenham Road Gloucester GL2 0LX		
We want to relocate the driveway from the back of the house to the front. As cars currently park either side of the driveway and on occasions in front of it.		
We also		
would like to raise the height of the fencing of the property for security purposes and		
RET	03/06/2015	

15/00619/FUL CARLH
75 Sandyleaze Gloucester GL2 0PU
Installation of dropped kerb
RET 04/06/2015

Grange

15/00516/FUL CARLH
10 Holmwood Drive Gloucester GL4 0PS
Single storey side extension
G3Y 16/06/2015

15/00557/FUL FEH
9 Holmwood Drive Gloucester GL4 0PS
Demolition of garage and single storey side extension (study, utility and shower
G3Y 24/06/2015

15/00560/PDE CARLH
27 Denham Close Gloucester GL4 0SF
Single storey rear extension measuring 3600mm in depth, 2100mm in height to the eaves and 3600mm in height to the ridge
ENOBJ 02/06/2015

Hucclecote

14/01251/CONDIT CJR
Hucclecote Centre Churchdown Lane Gloucester GL3 3QN
Discharge of Condition nos. 10 (lighting) & 20 (materials) of planning permission no.11/00742/OUT.
ALDIS 02/06/2015

15/00467/FUL CARLH
40 Ashwood Way Gloucester GL3 3JE
Erection of a single storey rear extension; single storey front extension adjacent to existing garage, and change of garage roof.
G3Y 12/06/2015

15/00471/OUT	FEH
1 Deer Park Road Gloucester GL3 3NA	
Demolition of greenhouse and single garage and the erection of a detached dwelling with parking accessed off Colwell Avenue and new parking created for existing property (access and scale to be considered)	
GOP	23/06/2015
15/00480/FUL	CARLH
6 Zoons Road Gloucester GL3 3PA	
Single story rear extension	
G3Y	09/06/2015
15/00512/FUL	CJR
81 Pinemount Road Gloucester GL3 3EJ	
Conversion of existing garage into living accommodation and infill of front porch.	
G3Y	16/06/2015
15/00515/FUL	ADAMS
21 Gilpin Avenue Gloucester GL3 3DB	
Erection of single storey extension to rear, dormer window to rear roof slope for loft conversion and rendering of walls	
G3Y	19/06/2015
15/00562/TPO	JJH
98 Hucclecote Road Gloucester GL3 3RX	
T1 (Leyand Cypress) Fell to allow beech hedge to fill out and allow provide more light to garden.	
TPDECS	02/06/2015
15/00583/FUL	BOBR
3 Henry Ryder Close Gloucester GL4 5GA	
Garage conversion to provide bedroom and level access shower room with infill extension to front to provide access for disabled occupant.	
G3Y	29/06/2015
15/00667/LAW	CARLH
23 Abbots Road Gloucester GL4 5GF	
Single storey rear extension	
LAW	30/06/2015

Kingsholm & Wotton

14/00910/FUL	BOBR
43-53 St Catherine Street Gloucester GL1 2BS	
Terrace of 8 no. dwellings and associated landscaping.	
REFREA	11/06/2015
15/00163/OUT	JONSU
102 Kingsholm Road Gloucester GL1 3BB	
Erection of a dwelling to the rear of 102 Kingsholm Road with a new access from Estcourt Road	
WDN	15/06/2015
15/00402/LBC	CARLH
18 Oxford Street Gloucester GL1 3EQ	
Various internal works to property: upgrade of central heating system; installation of fire alarm and emergency lighting system; installation of fire doors; installation of replacement boiler, and; installation of stud partition walls.	
G3L	11/06/2015
15/00440/ADV	CJR
7 Kingsholm Road Gloucester GL1 3AX	
Display of signs comprising 2 no. externally illuminated fascia signs, 1 no. non-illuminated fascia sign, 1 no. internally illuminated projecting sign, 6 no. non-illuminated vinyl window/door signs.	
GFY	08/06/2015
15/00554/FUL	FEH
2 Mermaid Close Gloucester GL1 3HG	
First floor front extension and enclose front porch	
G3Y	22/06/2015
15/00621/LAW	CARLH
33 Sandhurst Road Gloucester GL2 9AA	
Single storey rear extension	
NPW	05/06/2015
15/00666/LAW	CARLH
13 Edwy Parade Gloucester GL1 2QH	
Single storey rear extension	
LAW	30/06/2015

Longlevens

15/00450/LAW

JOLM

135 Estcourt Road Gloucester GL1 3LW

Removal of existing conservatory to the rear. erection of new single storey extension to the rear, incorporating new pitched roof above existing kitchen.

LAW 19/06/2015

15/00635/PDE

CARLH

39 Beechcroft Road Gloucester GL2 9HE

Single storey rear extension, measuring 3500mm in depth, 2300mm in height to the eaves and 3500mm in height to the ridge

ENOBJ 19/06/2015

15/00646/PDE

CARLH

24 Rodney Close Gloucester GL2 9DG

Single storey rear extension measuring 6000mm in depth, 2200mm in height to the eaves and 3900mm in height to the ridge.

WDN 30/06/2015

15/00737/FUL

FEH

39 Brionne Way Gloucester GL2 0TW

Single storey front extension to provide enlarged porch and shower room

RET 25/06/2015

Matson & Robinswood

15/00309/FUL

BOBR

18 Painswick Road Gloucester GL4 6PW

Proposed new dwelling adjacent to no.18 Painswick Road, with parking at Salaam Close (Amended description and plans)

G3Y 05/06/2015

15/00366/FUL

FEH

Former 296 Painswick Road Gloucester GL4 5DE

Erection of 4no. units (two pairs of semi-detached bungalows) with associated hard and soft landscaping and parking area accessed from Painswick Road

G3Y 09/06/2015

15/00411/FUL

BOBR

20 Finlay Road Gloucester GL4 6TP

Single storey extension and porch to the front with single and two storey extension to the rear and conversion of attic space within the original house and extension.

(Alternative proposal to development approved under permission no.13/00114/FUL)

G3Y 02/06/2015

15/00479/FUL FEH

Snow Capel Farm Sneedhams Green Gloucester GL4 6EQ

Conversion of existing barns into a 2 bedroom live work unit with attached workshop.
Renewal application for previously granted application 12/00391/COU

G3Y 12/06/2015

15/00511/FUL FEH

25 Barleycroft Close Gloucester GL4 6JU

Single storey front extension, new pitched roof over existing garage and conversion of garage to bedroom and wetroom

G3Y 18/06/2015

Moreland

14/00424/FUL BOBR

72 Bristol Road Gloucester GL1 5SD

Use of land at rear for shisha lounge/cafe.

WDN 04/06/2015

15/00378/CONDIT CARLH

85 Bristol Road Gloucester GL1 5SN

Discharge of conditions 3 and 5 of planning permission reference 14/01171/COU, for a scheme for the provision of refuse recycling and storage, and the provision of cycle storage.

RET 15/06/2015

15/00379/CONDIT CARLH

85 Bristol Road Gloucester GL1 5SN

Discharge of Conditions 3,4 and 5 of planning permission reference 14/01016/LBC

RET 15/06/2015

15/00472/FUL CARLH

1A Robinson Road Gloucester GL1 5DL

Single storey rear extension

G3Y 04/06/2015

15/00495/FUL BOBR

Land Rear Of 261 Stroud Road Gloucester GL1 5JZ

Detached dwelling to rear. (Alternative design to development approved under permission no.13/00055/FUL).

REFREA 19/06/2015

15/00503/FUL		BOBR
Papa John's Pizza 5 - 7 Stroud Road Gloucester GL1 5AA		
Installation of low level extract system.		
REFREA	18/06/2015	
15/00504/LBC		BOBR
Papa John's Pizza 5 - 7 Stroud Road Gloucester GL1 5AA		
Installation of low level extract system to rear elevation.		
G3L	18/06/2015	
15/00540/CONDIT		CARLH
15 Balfour Road Gloucester GL1 5QG		
Discharge of Conditions 3,6 and 7 of planning permission reference 14/00844/FUL		
ALDIS	19/06/2015	
15/00571/FUL		CARLH
Flat 1 28 Park End Road Gloucester GL1 5AL		
Single storey rear extension to ground floor flat		
G3Y	30/06/2015	

Podsmead

15/00147/FUL		JONSU
Land Adjacent To 239 Bristol Road Gloucester GL1 5TL		
Proposed dwelling		
G3Y	24/06/2015	
15/00528/FUL		CARLH
71 Podsmead Road Gloucester GL1 5PB		
Removal of a section of a 2.3 metre high hedge and erection of gate and fence and the creation of a new vehicular access to the rear of 71 Podsmead Road		
GP	19/06/2015	

15/00552/FUL CARLH
104 Podsmead Road Gloucester GL2 5AD
Single storey rear extension
G3Y 23/06/2015

Quedgeley Fieldcourt

14/00619/LBC JOLM
Manor Farm Manor Farm Way Quedgeley Gloucester GL2 2ZT
Proposed construction of boundary wall adjacent to Thatcham Avenue, Formation of Access Road & Parking Areas, Change of Use of part building from C3 dwelling house to B1 Office Use.
G3L 26/06/2015

15/00322/FUL CJR
Proposed Car Park Edison Close Quedgeley Gloucester
Construction of new 89 space police staff car park with access from Edison Close.
G3Y 16/06/2015

15/00417/FUL CJR
The Aquarius Centre Edison Close Quedgeley Gloucester
Erection of 1 No. building with use class B1(c) / B8 and ancillary A1 use. Includes associated loading yard, car parking and landscaped areas.
G3Y 11/06/2015

Quedgeley Severnvale

15/00517/DCC CJR
Beech Green Primary School St James Quedgeley Gloucester GL2 4WD
Erection of single storey flat roof modular building to form pre-school facility.
NOB 10/06/2015

15/00526/FUL CARLH
18 Acer Grove Quedgeley Gloucester GL2 4TH
Single storey rear and side extension
G3Y 24/06/2015

15/00566/FUL CJR
47 Downy Close Quedgeley Gloucester GL2 4GF
Erection of summer house in rear garden.
GP 23/06/2015

Tuffley

14/01459/FUL

FEH

Land To Rear Of 7-11 Kemble Road Gloucester

Erection of 9no. units with associated hard and soft landscaping. New access from Kemble Road.

G3Y 17/06/2015

15/00258/FUL

CJR

56 Falfield Road Gloucester GL4 0NE

Single storey extensions to front and rear to provide extended sitting room, hall and new shower room to the front with garden room to rear.

G3Y 30/06/2015

15/00353/FUL

BOBR

34 Brookthorpe Close Gloucester GL4 0LJ

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.

G3Y 15/06/2015

15/00482/FUL

CARLH

15 Ardmore Close Gloucester GL4 0BJ

Demolition of existing garage and erection of two storey side extension

G3Y 11/06/2015

15/00500/FUL

CARLH

142 Finlay Road Gloucester GL4 6TF

Single storey rear extension

G3Y 12/06/2015

Westgate

15/00236/FUL

FEH

26 Westgate Street Gloucester GL1 2NG

Demolition of several sheds around the yard area to 26A Westgate Street

G3Y 15/06/2015

15/00362/FUL

ADAMS

Former Gloscat Brunswick Road Gloucester

Variation of Condition 2 of planning permission ref. 13/00537/FUL to make external and internal alterations to Blocks A and I (flat block) (both on site north west of Brunswick Road); reduced number of units, changes to unit mix, and division of Block A C

G3Y 12/06/2015

15/00365/CONDIT

FEH

57 Southgate Street Gloucester GL1 1TX

Discharge of conditions 6 (joinery details), 7 (details of brickwork), 8 (re-pointing), 9 (guttering), 10 (roofing materials), 11 (details) and 12 (sample of stone) for permission 14/00426/LBC

ALDIS 02/06/2015

15/00509/FUL

CARLH

Tesco Supermarket St Oswalds Road Gloucester GL1 2SR

Change of Use of 20 car parking spaces to car rental hire place, with a cabin, associated operations area and parking bays

G3Y 23/06/2015

15/00510/ADV

CARLH

Tesco Supermarket St Oswalds Road Gloucester GL1 2SR

Advertisements to car rental hire (8 internally illuminated sign boxes on cabin and 4 double sided sign boards)

GFY 23/06/2015

15/00550/FUL

ADAMS

St Luke's House And Former Goat Inn Llanthony Road Gloucester GL2 5QT

Change of use of part ground floor, first and second floors of St Luke's House and the former Goat Inn and associated alterations to provide 4 no. residential units.

G3Y 25/06/2015

15/00551/LBC

ADAMS

St Luke's House And Former Goat Inn Llanthony Road Gloucester GL2 5QT

Internal and external works to Grade 2 listed building associated with the change of use of part ground floor, first and second floors of St Luke's House and the former Goat Inn to provide 4 residential units.

G3L 25/06/2015

15/00577/FUL

BOBR

Cathedral House Three Cocks Lane Gloucester GL1 2QU

External alterations to building.

G3Y 29/06/2015

15/00581/LBC

FEH

26 Westgate Street Gloucester GL1 2NG

Demolition of several sheds around the yard area to 26A Westgate Street

G3L 15/06/2015

15/00598/EIA

CARLH

Peakgen Power Ltd Sudmeadow Road Gloucester

Request for EIA screening opinion for proposed gas fuelled power plant

NOB

05/06/2015

15/00616/ADV

ADAMS

Gloucester Quays Designer Outlet St Ann Way Gloucester

Erection of advertisements comprising 3 no. fascia signs with halo illuminated lettering, 2 no. externally illumination hanging signs, 1 no. internally illuminated menu case and 2 no. fabric 'breeze screens'.

GFY 29/06/2015

15/00625/CONDIT

CARLH

Church Farm St Swithuns Road Gloucester GL2 5LH

Discharge of Condition 3 (roof materials) of planning permission reference 15/00099/LBC

ALDIS 22/06/2015

15/00641/TRECON

JJH

32 St Swithuns Road Gloucester GL2 5LH

We would like to apply to remove two of our tree's that sit by our garage, our aim is to tidy the front area of the garden which very clearly requires some attention. The first is a small conifer, which is very brown, uneven and looking very sorry. The s

TCNOB 17/06/2015

15/00718/CONDIT

BOBR

Land Between 2 To 4 Wellington Street Gloucester

1Discharge of condition nos.10 (bike storage) and 11 (flood warning) of permission no.13/01123/FUL for 10no. flats, associated access and amenities.

ALDIS 17/06/2015

15/00727/FUL

FEH

21 St Marys Close Gloucester GL1 2TB

Application for a dropped kerb

RET 25/06/2015

15/00763/FUL

Proposed Public Toilet Kings Square Gloucester

To install a pre-fabricated public toilet in Kings Square as part of a tender application win.

To build a concrete strip foundation 4m x 3m x 4m x 3m. 800mm deep x 500w re-enforced top and bottom with 10mm cage bars, concrete to be 1-3 in strength and

WDN

29/06/2015

DECISION DESCRIPTIONS ABBREVIATIONS

AAPRZ:	Prior Approval Approved
ALDIS:	All Discharged
AR:	Approval of reserved matters
C3C:	Conservation Area Consent for a period of 3 years
CAC:	Conservation Area Consent
ECREF:	PDE Refused - Commenced
ENOBJ:	No Objections
ENPDEZ:	PDE Decision – No objections
EOBJ:	PDE Decision - Objection
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
PADIS:	Part Discharged
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
RPA:	Refuse Prior Approval
SCO:	EIA Screening Opinion
SPLIT:	Split decision
TCNOB:	Tree Conservation Area – No objection
TELPRI:	Telecommunications Prior Approval
TPDECS:	TPO decision notice
TPREF:	TPO refuse
WDN:	Withdrawn