



## Planning Committee

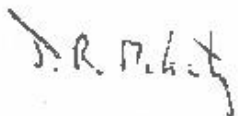
**Meeting: Tuesday, 1st November 2016 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

<b>Membership:</b>	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Lugg, Hanman, Morgan, D. Brown, Dee, Hansdot, Toleman, J. Brown, Fearn and Finnegan
<b>Contact:</b>	Tony Wisdom Democratic Services Officer 01452 396158 anthony.wisdom@gloucester.gov.uk

### AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 7 - 14)  To approve as a correct record the minutes of the meeting held on 4 October 2016.
<b>4.</b>	<b>LATE MATERIAL</b>  Please note that any late material relating to the applications detailed below will be published on the Council's website as a supplement in the late afternoon of the day of the meeting.
<b>5.</b>	<b>PLOCK COURT/ FORMER BISHOP'S COLLEGE PLAYING FIELDS - 16/00945/REM</b> (Pages 15 - 34)  <b>Application for determination:-</b>  Reserved matters application for the approval of the appearance, landscaping, layout and scale of the Sports Hall, Plock Court access road and Pavilion development (pursuant to outline permission ref: 15/01190/OUT at Plock Court/formers Bishop's College playing fields.

6.	<p><b>PLOCK COURT/FORMER BISHOP'S COLLEGE PLAYING FIELDS - 16/01012/REM</b> (Pages 35 - 52)</p> <p><b>Application for determination:-</b></p> <p>Application for approval of reserved matters of appearance, landscape, layout and scale of two sports pitches and associated development including floodlights, storage equipment, noise barrier and boundary fencing (pursuant to outline planning permission ref: 15/01190/OUT) at Plock Court/former Bishop's College playing fields.</p>
7.	<p><b>95, GRANGE ROAD - 16/00153/FUL</b> (Pages 53 - 62)</p> <p><b>Application for determination:-</b></p> <p>Erection of a 3 bedroom dwelling to the side of 95 Grange Road with parking to the front for both properties.</p>
8.	<p><b>DELEGATED DECISIONS</b> (Pages 63 - 82)</p> <p>To consider a schedule of applications determined under delegated powers during the month of September 2016.</p>
9.	<p><b>DATE OF NEXT MEETING</b></p> <p>Tuesday, 6 December 2016 at 6.30 pm</p> <p><b>PLEASE NOTE START TIME</b></p>



**Jon McGinty**  
**Managing Director**

**Date of Publication: Monday, 24 October 2016**

## NOTES

### **Disclosable Pecuniary Interests**

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

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

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

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

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

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

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

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

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

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- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
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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); Article 1 of the First Protocol (Right to the use and enjoyment of property) 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 and also Article 1 of the First Protocol 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.

### **EQUALITY ACT 2010**

In considering this matter, full consideration has been given to the need to comply with the Public Sector Equality Duty under the Equality Act 2010 and in particular to the obligation to not only take steps to stop discrimination, but also to the promotion of equality, including the promotion of equality of opportunity and the promotion of good relations. An equality impact assessment has been carried out and it is considered that the Council has fully complied with the legal requirements.

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## PLANNING COMMITTEE

**MEETING** : Tuesday, 4th October 2016

**PRESENT** : Cllrs. Taylor (Chair), Lugg, Hanman, Morgan, D. Brown, Dee, Hansdot, Toleman, J. Brown, Fearn, Finnegan and Tracey

### **Officers in Attendance**

Jon Sutcliffe, Development Control Manager

Nick Jonathan, Solicitor, One Legal

Ed Baker, Principal Planning Officer, Housing Delivery

Jamie Mattock, Highways Officer

Oliver Eden, Highways Officer GCC

Tony Wisdom, Democratic Services Officer

**APOLOGIES** : Cllr Lewis

### **59. DECLARATIONS OF INTEREST**

Councillor Morgan declared a personal and prejudicial interest in agenda item 6, land adjacent to Newark Farm, due to the proximity of the site to his property.

Councillor Tracey declared an interest in agenda item 6.

### **60. MINUTES**

The minutes of the meeting held on 6 September 2016 were confirmed and signed by the Chair as a correct record.

### **61. LATE MATERIAL**

Members' attention was drawn to late material in respect of agenda items 6, 7 and 8.

### **62. LAND ADJACENT TO NEWARK FARM, HEMPSTED LANE - 15/01494/FUL**

Councillor Morgan, having declared a personal and prejudicial interest in this application, withdrew from the meeting and took no part in the consideration and determination of this item.

**PLANNING COMMITTEE**  
**04.10.16**

Councillor Tracey, having declared an interest in this application due to pre-determination withdrew from the meeting and took no part in the consideration or determination of this item.

The Principal Planning Officer presented his report which detailed an application for the erection of forty-four dwellings with roads, infrastructure and landscaping (previously forty-six dwellings; revised scheme as per amended plans and supporting information received on 26 August 2016) on land adjacent to Newark Farm, Hempsted Lane.

He drew Members' attention to the late material which contained the detailed comments of the Highways Authority who raised no objection subject to the imposition of conditions, three further objections and clarification of how the heritage impacts of the development are to be assessed.

**Councillor Melvin as Member for Westgate Ward addressed the Committee.**

Councillor Melvin stated that regardless of the proposed distance between the new and existing houses, the residents, many of whom were approaching the quiet years of their lives, enjoyed views that would be lost as a result of this development.

They had requested a bund together with an evergreen hedge but she believed that a development of bungalows would be more appropriate. She stated that some residents wished to down-size their properties and bungalows would have a ready market in Hempsted.

She questioned whether the development was sustainable as the school was full, there was no surgery and bus services were limited.

She referred to the affordable housing proposed and noted that many of the future occupiers may not be able to afford motor cars and she questioned how they would be able to take their children to school.

She noted the lack of infrastructure and hoped that following the adoption of the City Plan greenfield sites would not be developed while brownfield sites were available.

She believed that this proposal was driven by the need for social housing but there was a need for infrastructure.

In conclusion, she noted that the Council was required to make savings of £1.3 million in the current year and there would be no money available for the Council to maintain the proposed public open space.

**Lisa Jackson, planning consultant and member of the RTPI addressed the Committee in opposition to the application.**

Mrs Jackson stated that she was a planning professional and was representing the objectors to the application. She made the following points:-



**PLANNING COMMITTEE**  
**04.10.16**

- The application had not demonstrated that the public benefits outweighed the harm to the historic environment.
- The impact on the historic environment was not acceptable and would cause major harm to the setting of Our Lady's Well and Newark House.
- The development would cause loss of views
- Loss of ridge and furrow and damage to historic earthworks
- Case law proved a presumption against planning permission
- No assessment had been made of views in wintertime
- In accurate photo-montages had been provided
- The open space offered was not a public benefit as it provided no play facilities
- The primary school was full and children would not be able to walk to school
- The application rode rough shod over the Neighbourhood Plan
- Newland Homes had not engaged fully with residents
- Sustainability is questionable
- The only public benefit was a small amount of affordable housing

In conclusion, she asked, that should the Committee be minded to grant consent, the thirteen houses in the no development zone should be removed.

**Tom Sheppard, on behalf of the applicant, addressed the Committee in support of the application.**

Mr Sheppard thanked Council Officers for their input. He noted that the application had been reduced to forty-four homes and the applicant had responded to the concerns of the Conservation, Archaeological and Urban Design Officers.

The nearest dwelling was sixty-five metres from Newark House and the nearest dwellings had been reduced in scale. The applicant had been guided by the heritage assessment and he believed that there was no significant adverse impact on Newark House.

He stated that there has been a full archaeological survey where housing was proposed and a ten metre buffer would protect the historic earthworks.

The views to the Malverns and Robinswood Hill were protected and development had been confined to the lowest part of the site. The proposed development to the west was of a lower density.

There was a separation distance of forty metres to existing houses including a separation bund.

In conclusion he stated that the applicant had adopted a low density high quality approach to the development which would deliver nearly forty per cent affordable housing and the planning obligations of the Section 106 agreement.

The Chair questioned the status of Hempsted Neighbourhood Plan. The Principal Planning Officer referred to paragraphs 6.23-25 of his report and the Development Control Manager advised that the plan appeared to be in abeyance and was not ready for publication for consultation.

**PLANNING COMMITTEE**  
**04.10.16**

A Member expressed concerns regarding the garages close to the existing dwellings. He was advised that garages would have flat roofs to minimise impact. The area of land in the top right hand corner would be a balancing pond.

Another Member was advised that the public open space would be protected for such use.

The Principal Planning Officer advised that the proposed affordable housing mix was supported by the Council's Housing Officer and had been tailored to meet local need.

A Member was satisfied that the archaeological impacts of the proposed development would not be harmful because the City Archaeologist raised no objection to the proposal

The Chair stated that given the Council could not demonstrate a five year land supply, the major issue appeared to be balancing the benefits of the proposed development with the harm to the setting of Newark House. On balance he was in favour of the application.

**RESOLVED that**

- 1) Subject to the recommendations of the Highway Authority being appropriately addressed and the conclusion of a section 106 legal agreement to secure the obligations listed at paragraph 8.2 of the report, planning permission be granted with appropriate conditions; and**
- 2) The Development Control Manager be authorised to prepare the required conditions and the detailed wording of the Section 106 legal agreement.**

**63. GLOUCESTER CITY FOOTBALL CLUB - 16/00574/REM**

The Development Control Manager presented the report which detailed a reserved matters application including details of the appearance, scale and landscaping for the re-development of Gloucester City Football Club comprising the erection of a replacement football stadium, associated engineering works involving the raising of ground levels, ancillary facilities, access and car parking (pursuant to outline planning permission ref: 16/00574/OUT).

He noted that the applicant had changed the colour of bricks for the new stadium from buff to red to be more in keeping with the City.

He drew Members' attention to the objection from Gloucestershire Constabulary and explained that some of the matters referred to therein should more properly have been raised for the outline permission which had already been granted. Other matters were more operational than planning related

**PLANNING COMMITTEE**  
**04.10.16**

Overall the proposals were considered acceptable by Officers.

He confirmed that the Highway Authority raised no objection and amended his recommendation accordingly.

**RESOLVED that the approval of reserved matters be granted subject to the conditions in the report.**

**64. NORVILLE OPTICAL CO LTD, PAUL STREET - 16/00815/FUL**

The Principal Planning Officer presented his report which detailed an application for the demolition of existing buildings and clearance of site, and the erection of sixty-three affordable homes including new vehicular access at Norville Optical Co. Ltd, Paul Street.

A Member welcomed the application which would see the redevelopment of a long vacant site. He noted that the development would achieve one hundred per cent affordable housing and there had been no objections from local residents. He asked if the Sud Brook would be culverted and was advised that the response of the Environment Agency on the requirements for the Brook was awaited.

Another Member raised concerns relating to lack of tree planting, the size of windows in the house buildings and the future of the land in the same ownership situated the other side of the Sud Brook.

The Member was advised that tree planting would be secured by means of a planning condition. Officers had sought larger windows for the houses but were advised by the applicant that this would be too expensive.

The proposal was only viable because of a significant grant from the Homes and Communities Agency. The land in the control of the applicant to the other side of the brook had previously been proposed as allotments but had been removed from the application for reasons of viability. There were no clear proposals for this land at this time.

Another Member expressed concerns relating to the loss of the existing historic walls and the impact on street parking. She was advised that the Highway Authority were satisfied there was on-street capacity in the area in peak hours. Some of the new boundary walls would reflect the relief features on the existing walls; the applicant would be encouraged to re-use existing bricks if possible.

A Member was advised that a Section 106 contribution for education would not be possible because of the marginal viability of the site.

Another Member requested that the location of Millbrook Street be marked as this contained the last mill in the City.

**RESOLVED that**

**PLANNING COMMITTEE**  
**04.10.16**

**1) Planning permission be granted with appropriate conditions, subject to resolution of the following matters:-**

- a. Receipt of outstanding design information**
- b. Re-examination of the design of Plots 39, 43 and 56 with a view to reducing overlooking of the rear gardens of Nos. 39 and 56;**
- c. Continued refinement of the design of the buildings, which is part of the on-going negotiations to achieve the best design possible for the site, having regard to viability constraints;**
- d. Flood risk, drainage and ecological issues being satisfactorily addressed in consultation with the Environment Agency, LLFA and Drainage Officer;**
- e. Any new and substantive issues arising as a result of re-consultation being reviewed and appropriately dealt with by the Development Control Manager.**

**and the conclusion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following obligations:-**

- i. Secure the development as 100% affordable housing including control over the type, size and tenure of affordable housing, energy standards, and other relevant requirements**
- ii. Management of the SUDS, drainage and common parts of the site**

**2) The Development Control Manager be authorised to prepare the required conditions and detailed wording of the legal agreement.**

**65. SHIELD HOUSE, 2 CREST WAY - 16/00896/FUL**

The Principal Planning Officer presented his report which detailed an application for the variation of conditions 2, 9, 11 and 12 and removal of condition 10 of planning permission 15/01428/FUL (which grants permission for the reconfiguration of premises including two and single storey extensions, plant and alterations to access) at Shield House, 2 Crest Way.

He referred Members to the late material which contained the comments of the Environmental Protection Team, confirmation that the Highway Authority were satisfied with the new LED lighting and a revised Officer's recommendation.

A Member expressed concern that the new LED lighting installed by the County Council in the alley way to the south west of the site might not be sufficient. The Chair advised the Member that the Highway Authority was satisfied that the new lighting provided sufficient lighting of this space.

A Member expressed concerns that the alley way might be blocked during construction. The Member was advised by the Principal Planning Officer that this was not a planning consideration but a matter for the Highway Authority.

**PLANNING COMMITTEE**  
**04.10.16**

**RESOLVED that**

- 1) Subject to clarification of the Lead Local Flood Authority's position on the application with regard to conditions 11 and 12, planning permission be granted subject to appropriate conditions; and**
- 2) The Development Control Manager be authorised to prepare the required conditions.**

**66. LAND TO EAST OF STEPHENSON DRIVE, WATERWELLS - 16/01022/FUL**

The Development Control Manager presented the report which detailed an application for the erection of six Use Class B1/B8 industrial units together with associated parking and landscaping on land to the east of Stephenson Drive, Waterwells.

He noted that planning permission had been granted for six Class B8 units on the site in February. He reported that Quedgeley Parish Council had no objection subject to a restriction on operating hours and he advised there was no planning reason to impose shorter operating hours than previously granted.

He advised that the Highway Authority had requested that no more than thirty per cent of the gross floor area be designated within Use Class B1(a) and B1(b).

**RESOLVED that consent be granted subject to the conditions in the report.**

**67. 99, DENMARK ROAD - 16/01039/LAW**

The Development Control Manager presented the report which detailed an application for a Lawful Development Certificate for a proposed single storey side extension at 99, Denmark Road.

**RESOLVED that a Lawful Development Certificate be granted for the reason in the report.**

**68. DELEGATED DECISIONS**

Consideration was given to a schedule of applications determined under delegated powers during the month of August 2016.

**RESOLVED that the schedule be noted.**

**69. DATE OF NEXT MEETING**

Tuesday, 1 November 2016 at 6.00 pm.

**Time of commencement: 6.30 pm**  
**Time of conclusion: 9.12 pm**

**Chair**

**PLANNING COMMITTEE**  
**04.10.16**

## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	:	<b>PLANNING</b>
<b>DATE</b>	:	<b>1<sup>ST</sup> NOVEMBER 2016</b>
<b>ADDRESS/LOCATION</b>	:	<b>PLOCK COURT/FORMER BISHOPS COLLEGE PLAYING FIELDS</b>
<b>APPLICATION NO. &amp; WARD</b>	:	<b>16/00945/REM LONGLEVENS</b>
<b>EXPIRY DATE</b>	:	<b>19<sup>TH</sup> NOVEMBER 2016</b>
<b>APPLICANT</b>	:	<b>UNIVERSITY OF GLOUCESTERSHIRE, ASPIRE SPORTS AND CULTURAL TRUST AND GLOUCESTER CITY COUNCIL</b>
<b>PROPOSAL</b>	:	<b>Reserved matters application for the approval of the appearance, landscaping, layout and scale of the Sports Hall, Plock Court access road and Pavilion development (pursuant to outline permission ref. 15/01190/OUT)</b>
<b>REPORT BY</b>	:	<b>ADAM SMITH</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	:	<b>SITE PLAN</b>

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

- 1.1 The application site comprises part of the former Bishops College playing fields, part of Plock Court playing fields and the approach roads and circulation areas to the tennis centre. The application is for reserved matters approval pursuant to the University's outline planning permission ref. 15/01190/OUT granted earlier this year. That outline permission also included the means of access, so this application seeks approval of the remaining reserved matters of appearance, landscaping, layout and scale for this phase.
- 1.2 The proposal is for the sports hall, the pavilion and the associated car park and access road. The sports facilities have been divided into two phases with the sports pitches submitted as a separate reserved matters application. The layout has moved on from that suggested in the outline permission indicative masterplan. The sports hall is now sited at the northern edge of the complex. The pavilion is sited immediately north of the sports hall and car park beyond the hedge line into Plock Court playing fields (with a link taken through), with cricket nets proposed to the west side. The access would be taken off the existing tennis centre car park, between the tennis building and the existing all

weather pitches and into a new car park in front of the new sports hall building.

- 1.3 The sports hall would be a 12-court format for a variety of sports. The hall would be surrounded by single storey accommodation for the entrance, café, changing rooms, classrooms and stores. The hall section would have a curved tensile fabric roof, up to 17.6m high at its peak, and 9m high side walls, to the main part of the building. The main entrance area would project out to the west at single storey, with various cladding panels as the finish to this ground floor element. On the south elevation another single storey element would project out, housing the changing rooms.
- 1.4 The pavilion would be a single storey building on a slightly curved footprint, with a stepped/seating area in front. It provides for two team changing areas, two officials' changing areas, social space/kitchen, and associated stores, etc. It would have a profiled metal mono pitched roof (up to 5.2m at highest) with the external walls likely to be clad in a timber finish.
- 1.5 The application is referred to the planning committee given the scale and as it involves the City Council and is subject to representations.

## **2.0 RELEVANT PLANNING HISTORY**

### 15/01190/OUT

- 2.1 Outline planning application (with all matters reserved except for access) for the erection of a new 10,000sqm business school, the provision of new student accommodation (up to 200 beds) & the creation of additional car parking at the University of Gloucestershire Oxstalls Campus, Oxstalls Lane & the Debenhams Playing Field, Estcourt Road. Provision of new and improved sports facilities at Oxstalls Sports Park, Debenhams Playing Field, Oxstalls Campus & Plock Court Playing Fields, including on land currently occupied by the Former Bishops College, to include - the provision of new multi use sports hall, 2 x 3G all weather sports pitches with associated 500 seat spectator stand, floodlighting, replacement cricket pavilion & additional parking; improved vehicular access at Oxstalls Lane, Plock Court & Estcourt Road, new vehicular access at Estcourt Close, improved pedestrian & cycling connections & associated highways, landscaping & ancillary works. Granted outline permission subject to conditions and s106 agreement 28<sup>th</sup> July 2016.

### 16/01012/REM

- 2.2 Application for approval of reserved matters of appearance, landscape, layout and scale for 2 no. sports pitches and associated development including floodlights, storage equipment, noise barrier and boundary fencing (pursuant to outline planning permission ref. 15/01190/OUT). Pending consideration.

## **3.0 PLANNING POLICIES**

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



### Statutory Development Plan

- 3.2 The statutory Development Plan for Gloucester remains the partially saved 1983 City of Gloucester Local Plan ("1983 Local Plan").
- 3.3 Paragraph 215 of the National Planning Policy Framework ("NPPF") states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*'
- 3.4 The 1983 Local Plan is more than thirty years old and, according to the Inspector who dealt with an appeal relating to the Peel Centre, St. Ann Way (13/00559/FUL), '*...its sheer ages suggests it must be out of date...*' (par. 11 of the Inspector's report). Members are advised that the 1983 Local Plan is out-of-date and superseded by later planning policy including the NPPF.

### Central Government Guidance - National Planning Policy Framework

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

#### *Decision-making*

The NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In assessing and determining applications, Authorities should apply the presumption in favour of sustainable development. For decision-making, this means:

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

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

#### *Core planning principles*

Planning should:

- Be genuinely plan-led;
- Be a creative exercise in ways to enhance and improve places;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Secure high quality design and a good standard of amenity;

- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future, take account of flood risk and encourage the use of renewable resources;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing brownfield land;
- Promote mixed use developments;
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs.

The NPPF includes relevant policy on;

Promoting sustainable transport, including the statement that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.

Requiring good design

Promoting healthy communities

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the natural environment

Conserving and enhancing the historic environment

#### *Planning obligations and conditions*

Planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Planning conditions should only be imposed where they are

- Necessary;
- Relevant to planning and to the development to be permitted;
- Enforceable;
- Precise; and
- Reasonable in all other respects.

For the purposes of making decisions, the NPPF 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 NPPF. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

The National Planning Practice Guidance has also been published to accompany and in part expand on the National Planning Policy Framework.

#### Emerging Development Plan

Draft Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury

- 3.6 The City Council is currently working on a new Development Plan that will replace the 1983 Local Plan. The new Development Plan will comprise the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury ("JCS") and Gloucester City Plan ("City Plan") once they are adopted.
- 3.7 The JCS was submitted to the Government for Inspection in November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration.
- 3.8 Paragraph 216 of the NPPF states that weight can be given to relevant policies in 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 NPPF

- 3.9 The JCS is part way through the Examination process and the Inspector published their Interim Report in May 2016. However, a number of proposed modifications are expected to be made to the policies in the plan. The Council has received legal advice to the effect that the JCS can only be given limited weight at this time.
- 3.10 Relevant policies from the Draft JCS are:
- SD1 – Presumption in favour of sustainable development
  - SD4 – Sustainable design and construction
  - SD5 – Design requirements
  - SD7 - Landscape
  - SD9 – Historic environment
  - SD10 – Biodiversity and geodiversity
  - SD15 – Health and environmental quality
  - INF1 – Access to the transport network
  - INF2 – Safety and efficiency of the transport network
  - INF3 – Flood risk management
  - INF4 – Green infrastructure
  - INF5 – Social and community infrastructure

Gloucester City Plan

- 3.11 The Gloucester City Plan ("City Plan") is at a much less advanced stage than the JCS. The City Plan will be presented in three parts: Part 1 will set out the context for the City Plan, including the main challenges facing the city, a strategy for development and key development principles. Part 2 will identify development management policies. Part 3 will identify development opportunities.
- 3.12 Part 1 was subject to consultation in 2012 and is to be reviewed. Part 2 was subject to consultation in 2013 on potential future development sites in the

City as well as a draft vision and strategy for the city centre. Parts 2 and 3 have also yet to be completed.

- 3.13 On adoption, the Joint Core Strategy, City Plan and any Neighbourhood Plans will provide a revised planning policy framework for the Council.

Gloucester Local Plan, Second Stage Deposit 2002

- 3.14 Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. This cannot be saved as it is not a formally adopted plan, however with it being adopted for development control purposes it is still judged to be a material consideration, albeit of limited weight.

2002 Plan allocations

- 3.15 None on the school fields part.  
Plock Court location for the pavilion is public open space and landscape conservation area.

2002 Plan policies

- 3.16 Members are advised that the following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight:

B.7 – Protected species

B.10 – Trees and hedgerows on development sites

B.11 – Tree preservation orders

FRP.1a – Flood risk

FRP.6 – Surface water run-off

FRP.9 – Light pollution

FRP.10 – Noise

FRP.11 – Pollution

FRP.15 – Contaminated land

BE.1 – Scale, massing and height

BE.2 – Views and skyline

BE.4 – Criteria for the layout, circulation and landscape of new development

BE.5 – Community safety

BE.6 – Access for all

BE.7 – Architectural design

BE.8 – Energy efficient development

BE.12 – Landscape schemes

BE.14 – Native species

BE.21 – Safeguarding of amenity

TR.9 – Parking standards

TR.11 – Provision of parking for people with disabilities

TR.12 – Cycle parking standards

TR.31 – Road safety

TR.33 – Providing for cyclists/pedestrians

OS.1 - Public open space

LCA.1 - Landscape conservation area

SR.2 – Playing fields and recreational open space  
SR.4 – Indoor sports facilities

All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**

- 4.1 The Highway Authority has not yet commented but a response is expected. Members will be updated at the Committee meeting.
- 4.2 The Lead Local Flood Authority raises no objection subject to conditions to secure a detailed surface water drainage strategy and SuDS maintenance scheme.
- 4.3 Sport England raises no objection but made several detailed observations to the applicants.
- 4.4 The Police have not commented.
- 4.5 The Drainage Engineer raises no objection subject to securing the precise detail of the flood compensation arrangement and the detail and maintenance of the drainage system.
- 4.6 The Urban Design Officer has not commented.
- 4.7 The Environmental Health Protection Officer has not commented.
- 4.8 The Landscape Architect has the following comments on the amended scheme;

Happy to see the cricket nets and pavilion repositioned further towards the edge of the main playing field.

Require more detail on the proposed levels of the nets and the new pavilion in relation to the adjoining field.

Would be nice to see a slightly better relationship between the back of the pavilion and the access path into the sports hall area. At the moment this all seems rather awkward and not particularly logical in design. Could there be a single, better designed route?

We need to see how this will fit with the main footpath running along the Plock Court field from the main campus. Where and how will the two paths join?

The orientation of the pavilion is not as directly facing the cricket pitch as it was previously, is there an intention to move the cricket pitch in the future?

Are the ECB happy with this revised arrangement of the building in relation to the pitch?

Need to see how the drainage features for the whole development will be incorporated into the layout, without detriment to the main playing field.

- 4.9 The Tree Officer has not commented.

4.10 The Waste team has not commented.

## **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 163 neighbouring properties were notified and press and site notices were published. A second consultation period was undertaken, expiring on 25<sup>th</sup> October 2016.

5.2 3 representations have been received;

Revised layout removes previous concerns about significant visual impact of sports hall on residents of Gambier Parry Gardens.

The acoustic fencing will need to be enhanced by a visual screen to reduce the impact on residents

If there are no plans for the vacant area behind the rugby pitch then no concerns are raised, but any future development of this area which would impact residents would need to be assessed.

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Overshadowing and overbearing effects of sports hall. Building is equivalent to height of a 5 storey building and width of a major industrial building.

The cladding material and colour are unsympathetic to the tennis centre.

Environmental effect.

Traffic and associated noise.

No screening on the original residents side – this would help to soften the area.

Need for a school in 2017. It is not environmentally friendly moving children out of the area when there is a solution here, - the area should be kept for school use only.

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I strongly object for the following reasons.

1. The existing Access road.

The access road is too narrow and is presently incapable of two way traffic as a coach or lorry takes up the whole road. It cannot be widened due to the hedge abutting properties and the beech trees. It has a right hand bend where, despite speed bumps, cars frequently speed and slam on their brakes to avoid one another when passing. I have pictures where cars park along the access road causing obstruction to other cars and pedestrians as they partially park on the pavement. The road, pavement and abutting grass area flood frequently in four places. due to a high water table and water unable to freely drain. It has flooded 4 times this month alone. It is a matter of time before a serious accident occurs.

2. Access from Tewkesbury Road.

Traffic on the Tewkesbury road is heavy and fast as it comes off the northern bypass. This road will become increasingly busy when 3000+ new homes are built at Longford, Twigworth and Innsworth. It currently takes an hour to travel

from Kingsholm rugby ground to Plock Court when there is a home match. People already leave the match early or do not go due to the congestion caused. Residents from all parts of the city due to the congestion stay at home which is detrimental to the economy of the city. Tewkesbury road was closed from Escourt Road roundabout all the way to Tewkesbury as recently as February 2014 due to flooding, despite the flood report saying otherwise.

### 3. Access from Tewkesbury road to the barrier to join the existing Access Road.

Plock Court is a narrow cul de sac and it takes just one car parked to cause problems with traffic being able to pass not being able to pass without causing obstruction to oncoming traffic. This results, on a daily basis, to cars mounting and driving along the pavement to pass each other. If a car wants to turn right onto Tewkesbury Road it is again common practice for cars, on a daily basis, to mount the pavement to pass to turn left. This is illegal and very dangerous as there is a high incidence of dog walkers, joggers, families with babies in prams and toddlers and children using the pavement. The police and local councillors have been notified on many occasions, yet it seems to be an acceptable practice. A PCSO witnessed it and I have taken pictures, but it is no deterrent. The police have informed me that it will take a serious accident before anything is done. Cars also park partially on the pavement which again causes obstruction to pedestrians, who are forced out between cars into the path of cars often travelling at excessive speed. Coaches or heavy goods lorries take up the whole width of both Plock Court and the access road and have difficulties negotiating the entrance through the barrier. Cars have to physically reverse onto pavements to allow large vehicles to pass otherwise they would be backing onto the main Tewkesbury road. Again it is only a matter of time before a serious accident occurs.

### 4. Plock Court

The layout of this cul de sac is that if you park in front of someone's house you block access to the drive of the house opposite even if you park partially on the pavement. You have to partially park on the pavement to allow another car to pass due to the narrow width of the cul de sac. The road has a bend and again pedestrians are forced into the road from behind parked cars. It has been accepted that rugby and music events at Kingsholm causes problems for residents in Gambier Parry and match day restrictions apply there. Also the UOG has accepted the frustrations of residents in the Oxstalls area and are proposing a 5 year monitoring system for that area. Yet we are being trapped in our houses because of congestion and obstruction and despite many residents voicing their concerns with councillors and university staff at public consultations no provision is being made for inconsiderate and dangerous parking in our road. We have a high incidence of elderly people and young children and yet there would be serious repercussions if an ambulance could not gain prompt access and egress to us. Also we have a high volume of traffic missing the junction to the Tennis Centre and with so many parked cars have to result to turning on people's drives often at speed. There have been many cases of children being run over and killed by their family member because they did not see them on the drive. What chance do our children and grandchildren have when neither they or the

inconsiderate driver are expecting each other to be on a residents drive. We also experience the problem of cars just driving straight out through the barrier, not expecting anyone to want to drive up such a quiet cul de sac. Again it is only a matter of time before an accident occurs, as this proposed development will only exasperate problems. Traffic lights are not the answer as traffic will just tail back causing more obstruction. Railings or bollards on the pavements means that traffic has no where to go and double yellow lines does not address the problem of large vehicles passing one another or stop people mounting the pavement to turn left. Also the road cannot be widened because of the need for pedestrian access.

#### 5. Air and Noise Pollution.

An increase of another sports hall, 3 more pitches and a 500 seater spectator stand and additional car parking facilities, resulting in more events will result in an enormous amount and frequency of traffic causing tailbacks as access and egress to the sports facilities is already impractical. Scientific studies have proven that noise and air pollution is detrimental to the health and wellbeing and can cause chronic illnesses and result in early death. Plock Court is going to the the only entrance to all of these facilities and yet we are not being offered any buffer. The council hedge at the rear of our gardens is in poor condition and is practically bare from October to May inclusive and is no screen form noise and air pollution. Scientific studies have advised people not to loiter at traffic lights. What respite do we have from a significant increase and frequency of traffic at the front and particularly the rear of our properties, where it is expected that people spend a large part of their lives working, playing, entertaining and relaxing. This will be very intrusive into our daily lives and have serious health implications without adequate screening,

#### 6. Events

There has been 3 events this year where the police have been informed about ensuing traffic delays, congestion and obstruction, which would make it difficult for the 999 services to attend residents in Plock Court.

A university of Gloucester cross country event on 7 February 2016 resulted in 45 minute traffic delays and joggers running up and down Plock Court and the access road to warm up causing problems for motorists. An official was 30 minutes late and asked to park outside my house, as he could not access the tennis centre to park, He informed me that all participating universities were informed there was no parking in the vicinity. This was not adhered to. The problem was exasperated by people being dropped off and vehicles trying to exit against the volume of incoming traffic. The field was left littered with rubbish and the broken frame of a gazebo. Yellow uni tape and general rubbish was in the brook, which seeing that the field was flooded form 7 Feb - till 13 Feb and I have pictures of scum in the water and on the field. The field was so churned up by the runners that it took 6 months to recover.

A Big health check and Social Care day incorporating a special Olympics, organised specifically for people with learning disabilities resulted in two cyclists narrowly missing being knocked over by a speeding motorist taking a right hand bend, on the opposite side of the road. I spoke to a steward who took my name and address, but I received no response to my concerns. I was informed that they tried to marshall the plock Court entrance the previous



year, but it just resulted in traffic delays. They said everyone would be arriving and leaving at the same time and turning left to exit onto Tewkesbury Road. They failed to factor in that taxis and mini buses were dropping people off and turning against the flow incoming traffic causing obstruction etc. They also did not factor in that Jo public would be using the sports field and that vulnerable people with learning impairments and physical handicaps were weaving in and out of the traffic. They were expecting 1000 cars and they were being marshalled outside the Tennis Centre to stop them blocking the area by The Gala Club barrier. They were being parked on the Oxstalls school site, yet they had to access and egress through Plock Court, Why could they not use the school entrance.

We have had to endure a sports beat festival for 3 years with the ensuing traffic chaos, with traffic consisting of cars hgvs,taxis,service and catering vehicles and fun fare lorries travelling in 14 different directions mingling with pedestrians, cyclists, walkers, joggers young children and families, and drunken festival goers, falling about drunk into incoming traffic in the dark,with no marshalling or speed restrictions or notices of traffic or lessons learnt from the previous years. Again parking was encouraged on the school site to boost the coffers, despite the traffic chaos.caused. I have videos of cars driving on pavements, and speeding and causing obstruction to verify..

I find it odd that the stage, each year, has to face our homes which are nearest to the event. We don't hear the music like they do in Kingsholm/Oxstalls/ Longford/Armscroft and other parts of Longlevens. We just hear a noise distortion and vibration which sends our animals mental. I close the windows and turn the volume of the telly up to 30 from 18 and still hear the boom boom during a 11 hour period for two days, which affects my heart rhythm. Appartantly this intrusion of noise is not acceptable, according to your noise evaluation report, but is acceptable to the council, and organisers, despite protestations, they allow the event to continue and wish to grow the event in size. The organisers have informed many residents that the council told them not to discuss the organisation and impact of the event with residents, as we will only complain. It would nolt be acceptable to others if they had to endure the parking obstructuions and distorted noise.

## 7. Parking

It would be detrimental to Joe Public if they have to pay to park or cannot park as spaces used by university staff, students, and visitors or hospital workers or rugby fans. It seems that all facilities are at the bottom half of the field, and yet all parking has to accessed through a road travelling over half the length of the field, that is identified as being in the highest zone for flood risk. Plock Court playing field is a Public Utility area to be enjoyed by Jo Public and to deny accessibility is against the spirt of the status endowed on it by Queen Elizabeth.

## 8. Bus services

Out of a long list of bus services mentioned the only relevant bus service along Tewkesbury Road is the 97/98 bus that runs alternatively every half hour and after 1940 there is a bus at 2130 and then 2305on Mon - Sat. The

sunday service is hourly and finishes approx. The 71 Tewkesbury bus is hourly and the last bus is at 1815. There is no sunday service. The 97/98 bus is so full that it often is unable to take buggies, mobility aids or wheelchairs leaving bus users stranded with no guarantee that they will catch the next bus or make the return journey. I queried with uni staff why provide more parking as I worked for 30 years and raised 3 children and was not entitled to a parking space at work. She informed me that if they did not provide car parking people would not use the facilities

## 9. Flooding

Despite the environment agency flood reports I can verify with pictures that the field floods in different areas to encompass the whole field to include where football pitches are being proposed. I have written on numerous occasions to my local councillors and MP to no avail. The field and road have been flooded yearly since 2007 and recently on 14 Feb 14 when Tewkesbury road was closed. I have pictures of the access road flooded on 14/10/14, 8, 9 and 10/2/16, 20/2/16, 28/3/16 and 10/9/16.

The road will either be repeatedly flooded, bearing in mind the 3000+ houses being built in the vicinity and the proposed expansion of The Longford Inn and the UOG planning proposals or access will be difficult, hazardous and time consuming which could have serious risks for the success of the development and the standing of the University. When I visited the UOG on 6/9/16 3 different people raised issues re flooding concerns. Flooding or being at risk of flooding is detrimental to the health and well being of residents so I found it quite insightful when a uni representative said everyone flooded in 2007 and I find that quite insulting and dismissive of my concerns.

I have warned you of the dangers and if you do not heed them it will leave you very vulnerable when the Health and Safety Executive have to be involved and they become aware that you were informed of the serious health and safety implications of this development.

Another university could study the impact of this planning application on residents health and wellbeing.

The above is based on my daily experiences of living at Plock Court and using the playing field.

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

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=16/00945/REM>

## 6.0 **OFFICER OPINION**

- 6.1 It is considered that the main issues with regard to this application are as follows:

- Design and landscaping
- Traffic and transport
- Residential amenity
- Drainage and flood risk

6.2 The principle of development has already been established in the outline permission, restricted by certain conditions, including the principle of using part of the school fields. Given the scale of development and limited scope for relocation of the buildings, the development was assessed in some detail at the outline stage. There are no concerns raised by this detailed scheme in respect of local plan designations, ecology, archaeology or land contamination that are not already addressed by conditions of the outline consent.

*Design and landscaping*

6.3 The revised layout for the sports facilities works better than the outline indicative masterplan whereby the sports hall is visible along the approach road, is further out of view from the residents that were concerned about it, and provides easier access from it to both pitches.

6.4 The sports hall is of a substantial size at up to 17.6m at the peak of the roof, by comparison I understand the tennis centre is approximately 9.7m high. I am advised that the height is necessary to ensure a 9m clear height above the courts with the structural zone of the roof above. It has been designed with a dual pitched roof and rounded corners to seek to reduce the bulk that is often a feature of sports halls.

6.5 Given the building's height and the surroundings it would clearly be perceived from local residences and within the surrounding public areas, including from Plock Court where it would be side-on when viewed from the fields to the north. The mass of the roof tapers from the 9m high side walls to the ridge at 17.6m and the light grey tensile fabric to the roof should also help to soften its appearance. I see no reason to match the materials to the tennis centre and do not agree with the representation that the indicated materials are unsympathetic (they would be subject to detailed approval by condition anyway). The design of the hall building is a product of its function but it is considered that it would sit comfortably in the built and landscape context as an additional to the existing sports complex.

6.6 The relocation of the pavilion back towards the building complex is welcome and it would be perceived as part of that cluster of structures rather than more prominently sited in the fields as originally proposed. The pavilion is low level with an interesting angled design and with cladding to the facing walls, and is also considered acceptable in terms of its design. The principle of the pavilion being sited within the landscape conservation area and open space is already accepted. The design is considered appropriate to this landscape context. There will also be some modest loss of hedgerow for access, etc, which is not objectionable. There needs to be a reconciliation of the wider path infrastructure towards the University campus and the drainage system when both of those matters are considered in detail.

6.7 A combination of sustainability measures are proposed including natural ventilations, heat recovery, air source heat pumps, high efficiency plant, and

low U' values. Solar hot water panels, rainwater collection and re use of the existing wind turbine are also possibilities for future integration.

- 6.8 In terms of the associated facilities, the car park is broken up with tree planting, which will improve its appearance and is welcomed. The open area behind the rugby pitch would be laid to meadow seeding (a resident mentions this area, and any future development proposals for this space would have to be considered on their merits at that stage). A footpath link is now provided through here and out to the Bishops College fields south of the tennis centre. Its inclusion is welcomed and would help improve the connectivity of the local area if the residential scheme on the college grounds goes ahead. I do consider it necessary to review and approve the boundary treatments by condition, in the interests of good design, and this appears to correlate with the residents' comments on the appearance of the scheme facing the residents to the west. The noise fence is dealt with in the other 'sports pitches' reserved matters application, but it is welcome that this fence is not needed along this western edge as it should hopefully allow the use of a less imposing boundary treatment. In addition there may be the possibility of the City Council enhancing the planting on this edge, should the residential scheme come forward and the fields be adopted as open space.
- 6.9 Overall there are no objections to the proposed design and landscaping subject to conditions, the proposal is considered to comply with the above cited policy context.

*Traffic and transport*

- 6.10 The principle of the development has already been agreed including the impact on the local highway network, which is referred to in representations.
- 6.11 The new access road between the tennis centre car park and the new car park bends around the tennis centre extension on the north side, and the changes in direction are also proposed as a means of naturally calming traffic. The access road includes two angled crossing points, with fencing between on the tennis centre side to direct crossing to these locations.
- 6.12 120 parking spaces and 54 cycle spaces are proposed as required by the outline permission. The precise cycle facilities will still need to be agreed.
- 6.13 The applicants have provided indicative details of construction traffic arrangements given Officers' concerns regarding the use of the access road in front of the tennis centre. A construction method statement is required already under the outline condition, but the indicative arrangements give some comfort as to the proposals, which will ultimately be drawn up in detail by their principal contractor. They consider there are plenty of systems in place now for traffic management and a competent contractor should be able to deliver this. They also propose that the strategy will be agreed with the tennis centre directly. Their current strategy includes management of the existing access road for large vehicle movements to avoid blockages, a vehicle holding area before the new access road, a traffic control point at the start of the new road, a speed limit, hoarding to restrict ad hoc pedestrian

crossing of the new access road and a secure gate to the entrance of the site immediately east of the tennis centre, where the site compound is proposed. This is suggested to be the minimum expectation to ensure pedestrian and vehicular safety.

- 6.14 The Highway Authority's comments have not yet been received however the principle of development in this general arrangement has been accepted. Further conditions requiring details may be necessary depending on the Highway Authority's observations.

*Residential amenity*

- 6.15 The nearest residential properties would be about 170m to the north, 150m to the west and 240m to the south. In addition, there is a resolution from Committee to grant outline permission for residential development of the former Bishops College campus to the south/west.

- 6.16 No significant impact would be caused to the amenities of local residents from these proposals. Although the sports hall is a substantial building, given the separation distances to residential properties I do not agree that it would cause harmful overbearing or overshadowing effects. The elements included in this scheme are unlikely to cause any significant harm by virtue of noise. A noise fence is included in the other 'sports pitches' application. Controls over the construction phase are secured by conditions of the outline permission including times of work and management of construction activities.

- 6.17 The proposals would accord with the above cited policy context in terms of residential amenity.

*Drainage and flood risk*

- 6.18 Detailed drainage proposals are required under a condition of the outline permission, but the layout proposed here is compatible with providing a satisfactory drainage solution. Surface water flows from the hall, car park, pavilion and the pitches will be routed via a short swale to the side of the pavilion under the fields to the brook.

- 6.19 As the pavilion is within flood zone 3, flood plain compensation measures are proposed by lowering ground levels by around 20cm in the vicinity of the cricket nets to ensure that overall flood storage will not reduce within the floodplain. In practice this is more likely to be a levelling-off rather than a significant depression. The Drainage Engineer has confirmed that the proposals are acceptable in principle. The precise detail of the measures and their implementation should be secured by condition. The sequential test and principle of development of the area is established and there are no new issues that indicate that reserved matters approval should be withheld on drainage/flood risk grounds.

- 6.20 The proposals comply with the above cited Policy context for drainage and flood risk matters subject to conditions.

**7.0 CONCLUSION**

- 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 The scheme complies with the outline permission and subject to several further conditions to secure specific details, is considered acceptable in terms of design, residential amenity and flood risk/drainage, and raises no new concerns that are not already assessed and addressed by conditions of the outline permission. The outstanding matter is of highways impact, in relation to which the principle of development is agreed. If the Highway Authority raises no objection, subject to any necessary conditions, the proposal would comply with the above cited policy context.

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

- 8.1 That subject to there being no material planning considerations that have not already been addressed raised in representations received prior to 26<sup>th</sup> October 2016, and there being no objections from the Highway Authority that cannot be resolved by conditions, reserved matters approval is given subject to the following conditions and any further conditions necessary as a result of the outstanding responses;

### Condition

The development shall be undertaken in accordance with the plans referenced

Proposed site plan UOG-GDA-V1-ZZ-DR-A-05\_20-9002 Rev. P08 received by the Local Planning Authority on 10<sup>th</sup> October 2016.

Sports hall GA elevations UOG-GDA-V1-ZZ-DR-A-05\_20-0003 Rev. P01 received by the Local Planning Authority on 2<sup>nd</sup> August 2016.

Sports hall Proposed GA Plan UOG-GDA-V1-00-DR-A-05\_20-0001 Rev. P04 received by the Local Planning Authority on 2<sup>nd</sup> August 2016.

Sports hall Proposed roof plan UOG-GDA-V1-R1-DR-A-05\_20-0001 Rev. P04 received by the Local Planning Authority on 2<sup>nd</sup> August 2016.

Sports hall GA Sections UOG-GDA-V1-ZZ-DR-A-05\_20-0004 Rev. P01 received by the Local Planning Authority on 2<sup>nd</sup> August 2016.

Cricket pavilion – GA Plan UOG-GDA-V2-00-DR-A-05\_20-0001 Rev. P01 received by the Local Planning Authority on 2<sup>nd</sup> August 2016.

Cricket pavilion – GA Elevations UOG-GDA-V2-ZZ-DR-A-05\_20-0002 Rev. P01 received by the Local Planning Authority on 2<sup>nd</sup> August 2016.

Cricket pavilion – GA Sections UOG-GDA-V2-ZZ-DR-A-05\_20-0003 Rev. P01 received by the Local Planning Authority on 2<sup>nd</sup> August 2016.

Landscape context - 150/101 Rev. C received by the Local Planning Authority on 10<sup>th</sup> October 2016.

Landscape GA 150/102 Rev. D received by the Local Planning Authority on 10<sup>th</sup> October 2016.

Sports centre plant schedule Rev. C received by the Local Planning Authority on 10<sup>th</sup> October 2016.

(Any additional plans agreed by the Highway Authority)

except where otherwise required by conditions of this approval.

**Reason**

To ensure the works are carried out in accordance with the approved plans.

**Condition**

This approval relates only to the sports hall, car park and pavilion and associated development and not to the proposals shown hatched out on plan ref. UOG-GDA-V1-ZZ-DR-A-05\_20-9002 Rev. P08 Proposed Site Plan.

**Reason**

To clarify the terms of this approval.

**Condition**

Notwithstanding that shown on the submitted plans, fences/railings and other means of enclosure shall be implemented only in accordance with details (set out on scaled plans) that have been submitted to and approved in writing by the Local Planning Authority.

**Reason**

To ensure that the design and materials are appropriate to their context, in accordance with Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraph 58 of the National Planning Policy Framework and Policies BE.5 and BE.7 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

The public access path and gate adjacent to the tennis centre providing access to and from the former Bishops College fields shall be completed in accordance with that shown on the Proposed site plan UOG-GDA-V1-ZZ-DR-A-05\_20-9002 Rev. P08 (not that indicated on the landscape context plan) prior to the commencement of use of the second of the two sports pitches

hereby granted reserved matters approval or to an alternative timetable and/or specification to be agreed to in writing by the Local Planning Authority.

**Reason**

Its provision provides a convenient and sustainable link for residents to and from the recreation facilities and to maximise the design opportunities of the site in accordance with the NPPF, Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014 and Policy BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

Above ground construction of the pavilion shall not commence until flood plain compensation measures have been fully implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority (that shall be broadly in accordance with that shown on drawing no. 8160668/SK06 Rev. B 'Drainage Strategy' included as Appendix F of the Flood Risk Assessment received by the Local Planning Authority on 20<sup>th</sup> October 2016 unless otherwise agreed in writing by the Local Planning Authority).

**Reason**

To secure the detail and implementation of measures to ensure that overall flood storage will not reduce within the floodplain, in accordance with Policies FRP.1a and FRP.3 of the City of Gloucester Second Deposit Local Plan 2002, Policy INF 3 of the Joint Core Strategy Pre-Submission Document 2014, and Paragraphs 100 and 103 of the NPPF.

**Condition**

No building shall be occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions and shall operate for the lifetime of the development.

**Reason**

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with Policies FRP.1a, FRP.6, FRP.11 of the City of Gloucester Second Deposit Local Plan 2002 Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version 2014 and Paragraph 103 of the NPPF.

**Condition**

This approval does not relate to the wind turbine originally submitted with the application.

**Reason**



To clarify the terms of the application as agreed with the applicant as the outline permission does not relate to this development.

Decision: .....

Notes: .....

.....

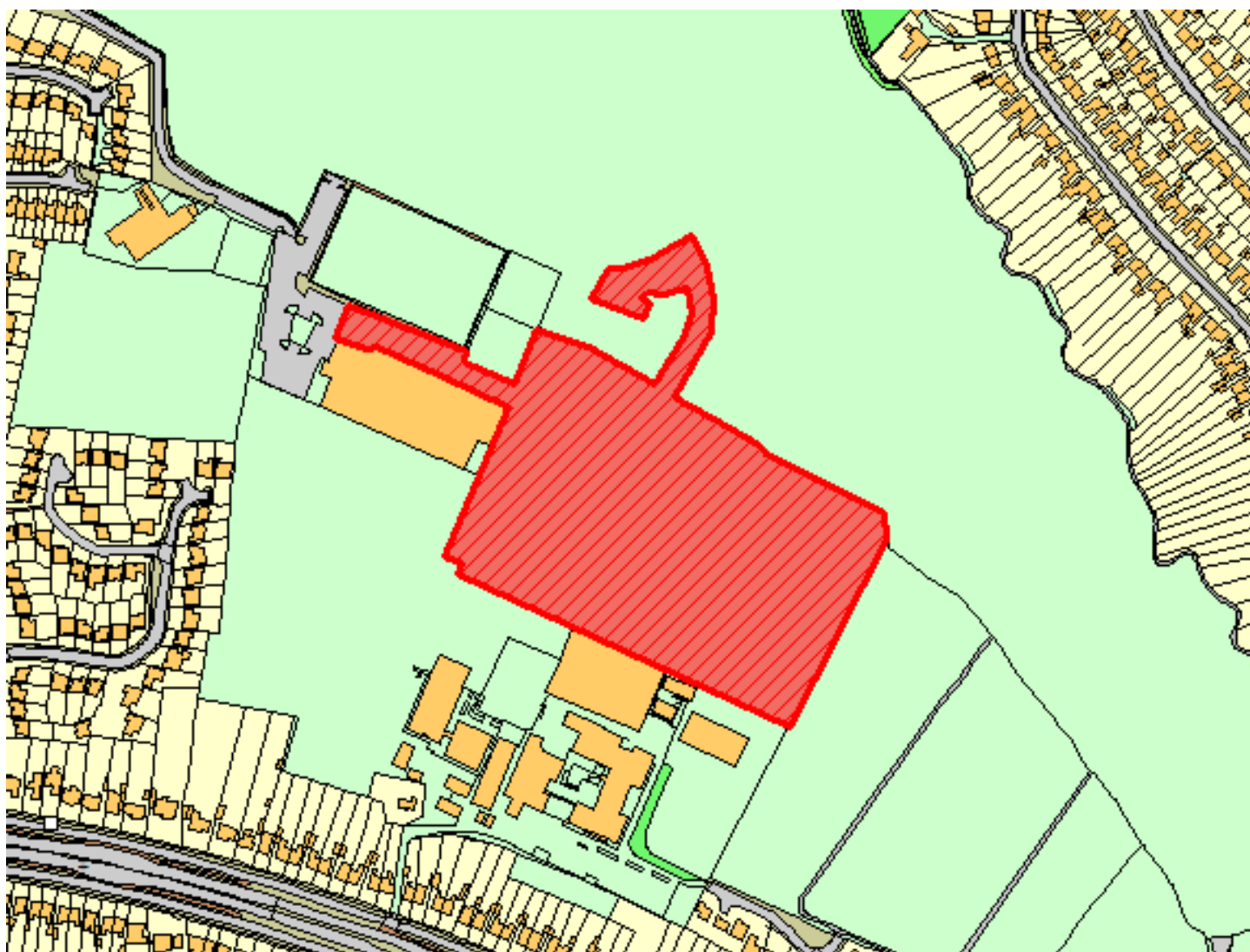
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Person to contact: Adam Smith  
(Tel: 396702)

**16/00945/REM**

**University Of Gloucestershire  
Oxstalls Lane  
Gloucester  
GL2 9HW**

**Planning Committee 01.11.2016**



## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>1<sup>ST</sup> NOVEMBER 2016</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>PLOCK COURT/FORMER BISHOPS COLLEGE PLAYING FIELDS</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>16/01012/REM LONGLEVENS</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>15<sup>TH</sup> OCTOBER 2016</b>
<b>APPLICANT</b>	<b>:</b>	<b>UNIVERSITY OF GLOUCESTERSHIRE</b>
<b>PROPOSAL</b>	<b>:</b>	<b>Application for approval of reserved matters of appearance, landscape, layout and scale for 2 no. sports pitches and associated development including floodlights, storage equipment, noise barrier and boundary fencing (pursuant to outline planning permission ref. 15/01190/OUT)</b>
<b>REPORT BY</b>	<b>:</b>	<b>ADAM SMITH</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE PLAN</b>

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

- 1.1 The application site comprises part of the former Bishops College playing fields. The application is for reserved matters approval pursuant to the University's outline planning permission ref. 15/01190/OUT granted earlier this year. That outline permission also included the means of access, so this application seeks approval of the remaining reserved matters of appearance, landscaping, layout and scale for this phase.
- 1.2 The proposal is for the two '3g' sports pitches. The sports facilities have been divided into two phases with the sports hall, pavilion, car park and access road submitted as a separate reserved matters application. The layout has moved on from that suggested in the outline permission indicative masterplan. The two pitches are now laid out along the southern and eastern parts of the site. The football pitch would be capable of supporting multiple adult, youth and team size pitch layouts. The rugby pitch would be capable of supporting rugby union and rugby league layouts. The football pitch has been prepared in accordance with the Football Association / Sport England design guidance and the rugby pitch in accordance with the Rugby Football Union technical recommendations and Rugby League Ltd pitch dimensions. Each pitch would

have a series of 15m high pole mounted floodlights (10 to the rugby pitch and 8 to the football pitch). The acoustic fence (2.6m high) is proposed around the southern and part of the eastern boundaries of the site. No spectator stands are included at the present time. Various boundary treatments are proposed, notably a 4.5m high ball stop mesh fence in dark green around the pitches with an additional 2m high ball stop nylon netting on top around the rugby pitch.

- 1.3 The application is referred to the planning committee due to the scale and Council involvement with representations received.

## **2.0 RELEVANT PLANNING HISTORY**

### 15/01190/OUT

- 2.1 Outline planning application (with all matters reserved except for access) for the erection of a new 10,000sqm business school, the provision of new student accommodation (up to 200 beds) & the creation of additional car parking at the University of Gloucestershire Oxstalls Campus, Oxstalls Lane & the Debenhams Playing Field, Estcourt Road. Provision of new and improved sports facilities at Oxstalls Sports Park, Debenhams Playing Field, Oxstalls Campus & Plock Court Playing Fields, including on land currently occupied by the Former Bishops College, to include - the provision of new multi use sports hall, 2 x 3G all weather sports pitches with associated 500 seat spectator stand, floodlighting, replacement cricket pavilion & additional parking; improved vehicular access at Oxstalls Lane, Plock Court & Estcourt Road, new vehicular access at Estcourt Close, improved pedestrian & cycling connections & associated highways, landscaping & ancillary works. Granted outline permission subject to conditions and s106 agreement 28<sup>th</sup> July 2016.

### 16/00945/REM

- 2.2 Reserved matters application for the approval of the appearance, landscaping, layout and scale of the Sports Hall, Plock Court access road and Pavilion development (pursuant to outline permission ref. 15/01190/OUT). Pending consideration.

## **3.0 PLANNING POLICIES**

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

### Statutory Development Plan

- 3.2 The statutory Development Plan for Gloucester remains the partially saved 1983 City of Gloucester Local Plan ("1983 Local Plan").
- 3.3 Paragraph 215 of the National Planning Policy Framework ("NPPF") states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*'

- 3.4 The 1983 Local Plan is more than thirty years old and, according to the Inspector who dealt with an appeal relating to the Peel Centre, St. Ann Way (13/00559/FUL), ‘...its sheer ages suggests it must be out of date...’ (par. 11 of the Inspector’s report). Members are advised that the 1983 Local Plan is out-of-date and superseded by later planning policy including the NPPF.

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

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

#### *Decision-making*

The NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In assessing and determining applications, Authorities should apply the presumption in favour of sustainable development. For decision-making, this means:

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

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

#### *Core planning principles*

Planning should:

- Be genuinely plan-led;
- Be a creative exercise in ways to enhance and improve places;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Secure high quality design and a good standard of amenity;
- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future, take account of flood risk and encourage the use of renewable resources;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing brownfield land;
- Promote mixed use developments;
- Conserve heritage assets in a manner appropriate to their significance;

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs.

The NPPF includes relevant policy on;  
Promoting sustainable transport, including the statement that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.

Requiring good design

Promoting healthy communities

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the natural environment

Conserving and enhancing the historic environment

#### *Planning obligations and conditions*

Planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Planning conditions should only be imposed where they are

- Necessary;
- Relevant to planning and to the development to be permitted;
- Enforceable;
- Precise; and
- Reasonable in all other respects.

For the purposes of making decisions, the NPPF 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 NPPF. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

The National Planning Practice Guidance has also been published to accompany and in part expand on the National Planning Policy Framework.

#### Emerging Development Plan

##### Draft Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury

- 3.6 The City Council is currently working on a new Development Plan that will replace the 1983 Local Plan. The new Development Plan will comprise the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury ("JCS") and Gloucester City Plan ("City Plan") once they are adopted.

3.7 The JCS was submitted to the Government for Inspection in November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration.

3.8 Paragraph 216 of the NPPF states that weight can be given to relevant policies in 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 NPPF

3.9 The JCS is part way through the Examination process and the Inspector published an Interim Report in May 2016. However, a number of proposed modifications are expected to be made to the policies in the plan. The Council has received legal advice to the effect that the JCS can only be given limited weight at this time.

3.10 Relevant policies from the Draft JCS are:

SD1 – Presumption in favour of sustainable development  
SD4 – Sustainable design and construction  
SD5 – Design requirements  
SD7 – Landscape  
SD9 – Historic environment  
SD10 – Biodiversity and geodiversity  
SD15 – Health and environmental quality  
INF1 – Access to the transport network  
INF2 – Safety and efficiency of the transport network  
INF3 – Flood risk management  
INF4 – Green infrastructure  
INF5 – Social and community infrastructure

#### Gloucester City Plan

3.11 The Gloucester City Plan (“City Plan”) is at a much less advanced stage than the JCS. The City Plan will be presented in three parts: Part 1 will set out the context for the City Plan, including the main challenges facing the city, a strategy for development and key development principles. Part 2 will identify development management policies. Part 3 will identify development opportunities.

3.12 Part 1 was subject to consultation in 2012 and is to be reviewed. Part 2 was subject to consultation in 2013 on potential future development sites in the City as well as a draft vision and strategy for the city centre. Parts 2 and 3 have also yet to be completed.

3.13 On adoption, the Joint Core Strategy, City Plan and any Neighbourhood Plans will provide a revised planning policy framework for the Council.

#### Gloucester Local Plan, Second Stage Deposit 2002

- 3.14 Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. This cannot be saved as it is not a formally adopted plan, however with it being adopted for development control purposes it is still judged to be a material consideration, albeit of limited weight.

2002 Plan allocations

- 3.15 None

2002 Plan policies

- 3.16 Members are advised that the following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight:

- B.7 – Protected species
- B.10 – Trees and hedgerows on development sites
- B.11 – Tree preservation orders
- FRP.1a – Flood risk
- FRP.6 – Surface water run-off
- FRP.9 – Light pollution
- FRP.10 – Noise
- FRP.11 – Pollution
- FRP.15 – Contaminated land
- BE.1 – Scale, massing and height
- BE.2 – Views and skyline
- BE.4 – Criteria for the layout, circulation and landscape of new development
- BE.5 – Community safety
- BE.6 – Access for all
- BE.7 – Architectural design
- BE.8 – Energy efficient development
- BE.12 – Landscape schemes
- BE.14 – Native species
- BE.21 – Safeguarding of amenity
- TR.9 – Parking standards
- TR.11 – Provision of parking for people with disabilities
- TR.12 – Cycle parking standards
- TR.31 – Road safety
- TR.33 – Providing for cyclists/pedestrians
- SR.2 – Playing fields and recreational open space
- SR.3 – Intensive use facilities and floodlighting

All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); and Department of Communities and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**



- 4.1 The Highway Authority has not yet commented but a response is expected. Members will be updated at the Committee meeting.
- 4.2 The Lead Local Flood Authority raises no objection subject to conditions to secure a detailed surface water drainage strategy and SuDS maintenance scheme.
- 4.3 Sport England raises no objection.
- 4.4 The Drainage Engineer raises no objection subject to conditions to secure a detailed surface water drainage strategy and SuDS maintenance scheme.
- 4.5 The Neighbourhood Services Manager raises no objection.
- 4.6 The Urban Design Officer has not commented.
- 4.7 The Environmental Protection Officer raises no objection subject to securing the agreed extent and specification of the noise fence.
- 4.8 The Landscape Architect raises no objection.
- 4.9 The Tree Officer raises no objection.
- 4.10 The City Archaeologist raises no objection.

## **5.0 PUBLICITY AND REPRESENTATIONS**

- 5.1 162 neighbouring properties were notified and press and site notices were published.
- 5.2 One representation has been received;

I strongly object for the following reasons.

### 1. The existing Access road.

The access road is too narrow and is presently incapable of two way traffic as a coach or lorry takes up the whole road. It cannot be widened due to the hedge abutting properties and the beech trees. It has a right hand bend where, despite speed bumps, cars frequently speed and slam on their brakes to avoid one another when passing. I have pictures where cars park along the access road causing obstruction to other cars and pedestrians as they partially park on the pavement. The road, pavement and abutting grass area flood frequently in four places due to a high water table and water unable to freely drain. It has flooded 4 times this month alone. It is a matter of time before a serious accident occurs.

### 2. Access from Tewkesbury Road.

Traffic on the Tewkesbury road is heavy and fast as it comes off the northern bypass. This road will become increasingly busy when 3000+ new homes are built at Longford, Twigworth and Innsworth. It currently takes an hour to travel from Kingsholm rugby ground to Plock Court when there is a home match.

People already leave the match early or do not go due to the congestion caused. Residents from all parts of the city due to the congestion stay at home which is detrimental to the economy of the city. Tewkesbury road was closed from Escourt Road roundabout all the way to Tewkesbury as recently as February 2014 due to flooding, despite the flood report saying otherwise.

### 3. Access from Tewkesbury road to the barrier to join the existing Access Road.

Plock Court is a narrow cul de sac and it takes just one car parked to cause problems with traffic being able to pass not being able to pass without causing obstruction to oncoming traffic. This results, on a daily basis, to cars mounting and driving along the pavement to pass each other. If a car wants to turn right onto Tewkesbury Road it is again common practice for cars, on a daily basis, to mount the pavement to pass to turn left. This is illegal and very dangerous as there is a high incidence of dog walkers, joggers, families with babies in prams and toddlers and children using the pavement. The police and local councillors have been notified on many occasions, yet it seems to be an acceptable practice. A PCSO witnessed it and I have taken pictures, but it is no deterrent. The police have informed me that it will take a serious accident before anything is done. Cars also park partially on the pavement which again causes obstruction to pedestrians, who are forced out between cars into the path of cars often travelling at excessive speed. Coaches or heavy goods lorries take up the whole width of both Plock Court and the access road and have difficulties negotiating the entrance through the barrier. Cars have to physically reverse onto pavements to allow large vehicles to pass otherwise they would be backing onto the main Tewkesbury road. Again it is only a matter of time before a serious accident occurs.

### 4. Plock Court

The layout of this cul de sac is that if you park in front of someones house you block access to the drive of the house opposite even if you park partially on the pavement. You have to partially park on the pavement to allow another car to pass due to the narrow width of the cul de sac. The road has a bend and again pedestrians are forced into the road from behind parked cars. It has been accepted that rugby and music events at Kingsholm causes problems for residents in Gambier Parry and match day restrictions apply there. Also the UOG has accepted the frustrations of residents in the Oxstalls area and are proposing a 5 year monitoring system for that area. Yet we are being trapped in our houses because of congestion and obstruction and despite many residents voicing their concerns with councillors and university staff at public consultations no provision is being made for inconsiderate and dangerous parking in our road. We have a high incidence of elderly people and young children and yet there would be serious repercussions if an ambulance could not gain prompt access and egress to us. Also we have a high volume of traffic missing the junction to the Tennis Centre and with so many parked cars have to result to turning on people's drives often at speed. There have been many cases of children being run over and killed by their family member because they did not see them on the drive. What chance have our children and grandchildren have when neither they or the inconsiderate driver are expecting each other to be on a residents drive. We

also experience the problem of cars just driving straight out through the barrier, not expecting anyone to want to drive up such a quiet cul de sac. Again it is only a matter of time before an accident occurs, as this proposed development will only exasperate problems. Traffic lights are not the answer as traffic will just tail back causing more obstruction. Railings or bollards on the pavements means that traffic has nowhere to go and double yellow lines does not address the problem of large vehicles passing one another or stop people mounting the pavement to turn left. Also the road cannot be widened because of the need for pedestrian access.

#### 5. Air and Noise Pollution.

An increase of another sports hall, 3 more pitches and a 500 seater spectator stand and additional car parking facilities, resulting in more events will result in an enormous amount and frequency of traffic causing tailbacks as access and egress to the sports facilities is already impractical. Scientific studies have proven that noise and air pollution is detrimental to the health and wellbeing and can cause chronic illnesses and result in early death. Plock Court is going to the only entrance to all of these facilities and yet we are not being offered any buffer. The council hedge at the rear of our gardens is in poor condition and is practically bare from October to May inclusive and is no screen from noise and air pollution. Scientific studies have advised people not to loiter at traffic lights. What respite do we have from a significant increase and frequency of traffic at the front and particularly the rear of our properties, where it is expected that people spend a large part of their lives working, playing, entertaining and relaxing. This will be very intrusive into our daily lives and have serious health implications without adequate screening,

#### 6. Events

There has been 3 events this year where the police have been informed about ensuing traffic delays, congestion and obstruction, which would make it difficult for the 999 services to attend residents in Plock Court.

A university of Gloucester cross country event on 7 February 2016 resulted in 45 minute traffic delays and joggers running up and down Plock Court and the access road to warm up causing problems for motorists. An official was 30 minutes late and asked to park outside my house, as he could not access the tennis centre to park, He informed me that all participating universities were informed there was no parking in the vicinity. This was not adhered to. The problem was exasperated by people being dropped off and vehicles trying to exit against the volume of incoming traffic. The field was left littered with rubbish and the broken frame of a gazebo. Yellow uni tape and general rubbish was in the brook, which seeing that the field was flooded from 7 Feb - till 13 Feb and I have pictures of scum in the water and on the field. The field was so churned up by the runners that it took 6 months to recover.

A Big health check and Social Care day incorporating a special Olympics, organised specifically for people with learning disabilities resulted in two cyclists narrowly missing being knocked over by a speeding motorist taking a right hand bend, on the opposite side of the road. I spoke to a steward who took my name and address, but I received no response to my concerns. I was informed that they tried to marshall the plock Court entrance the previous year, but it just resulted in traffic delays. They said everyone would be arriving

and leaving at the same time and turning left to exit onto Tewkesbury Road. They failed to factor in that taxis and mini buses were dropping people off and turning against the flow incoming traffic causing obstruction etc. They also did not factor in that Jo public would be using the sports field and that vulnerable people with learning impairments and physical handicaps were weaving in and out of the traffic. They were expecting 1000 cars and they were being marshalled outside the Tennis Centre to stop them blocking the area by The Gala Club barrier. They were being parked on the Oxstalls school site, yet they had to access and egress through Plock Court, Why could they not use the school entrance.

We have had to endure a sports beat festival for 3 years with the ensuing traffic chaos, with traffic consisting of cars hgvs, taxis, service and catering vehicles and fun fare lorries travelling in 14 different directions mingling with pedestrians, cyclists, walkers, joggers young children and families, and drunken festival goers, falling about drunk into incoming traffic in the dark, with no marshalling or speed restrictions or notices of traffic or lessons learnt from the previous years. Again parking was encouraged on the school site to boost the coffers, despite the traffic chaos caused. I have videos of cars driving on pavements, and speeding and causing obstruction to verify.

I find it odd that the stage, each year, has to face our homes which are nearest to the event. We don't hear the music like they do in Kingsholm/Oxstalls/ Longford/Armscroft and other parts of Longlevens. We just hear a noise distortion and vibration which sends our animals mental. I close the windows and turn the volume of the telly up to 30 from 18 and still hear the boom boom during a 11 hour period for two days, which affects my heart rhythm. Apparently this intrusion of noise is not acceptable, according to your noise evaluation report, but is acceptable to the council, and organisers, despite protestations, they allow the event to continue and wish to grow the event in size. The organisers have informed many residents that the council told them not to discuss the organisation and impact of the event with residents, as we will only complain. It would not be acceptable to others if they had to endure the parking obstructions and distorted noise.

## 7. Parking

It would be detrimental to Joe Public if they have to pay to park or cannot park as spaces used by university staff, students, and visitors or hospital workers or rugby fans. It seems that all facilities are at the bottom half of the field, and yet all parking has to accessed through a road travelling over half the length of the field, that is identified as being in the highest zone for flood risk. Plock Court playing field is a Public Utility area to be enjoyed by Jo Public and to deny accessibility is against the spirit of the status endowed on it by Queen Elizabeth.

## 8. Bus services

Out of a long list of bus services mentioned the only relevant bus service along Tewkesbury Road is the 97/98 bus that runs alternatively every half hour and after 1940 there is a bus at 2130 and then 2305 on Mon - Sat. The Sunday service is hourly and finishes approx. The 71 Tewkesbury bus is

hourly and the last bus is at 1815. There is no Sunday service. The 97/98 bus is so full that it often is unable to take buggies, mobility aids or wheelchairs leaving bus users stranded with no guarantee that they will catch the next bus or make the return journey. I queried with uni staff why provide more parking as I worked for 30 years and raised 3 children and was not entitled to a parking space at work. She informed me that if they did not provide car parking people would not use the facilities.

## 9. Flooding

Despite the environment agency flood reports I can verify with pictures that the field floods in different areas to encompass the whole field to include where football pitches are being proposed. I have written on numerous occasions to my local councillors and MP to no avail. The field and road have been flooded yearly since 2007 and recently on 14 Feb 14 when Tewkesbury road was closed. I have pictures of the access road flooded on 14/10/14, 8, 9 and 10/2/16, 20/2/16, 28/3/16 and 10/9/16.

The road will either be repeatedly flooded, bearing in mind the 3000+ houses being built in the vicinity and the proposed expansion of The Longford Inn and the UOG planning proposals or access will be difficult, hazardous and time consuming which could have serious risks for the success of the development and the standing of the University. When I visited the UOG on 6/9/16 3 different people raised issues re flooding concerns. Flooding or being at risk of flooding is detrimental to the health and well being of residents so I found it quite insightful when a uni representative said everyone flooded in 2007 and I find that quite insulting and dismissive of my concerns.

I have warned you of the dangers and if you do not heed them it will leave you very vulnerable when the Health and Safety Executive have to be involved and they become aware that you were informed of the serious health and safety implications of this development.

Another university could study the impact of this planning application on residents health and wellbeing.

The above is based on my daily experiences of living at Plock Court and using the playing field.

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

**<http://planningdocs.gloucester.gov.uk/default.aspx?custref=16/01012/REM>**

## 6.0 **OFFICER OPINION**

- 6.1 It is considered that the main issues with regard to this application are as follows:

- Design
- Traffic and transport
- Residential amenity

6.2 The principle of the development has already been agreed by the outline permission, restricted by certain conditions. Given the scale of development and limited scope for relocation of the buildings, the development was assessed in some detail at the outline stage. There are no concerns raised by this detailed scheme in respect of local plan designations, ecology, archaeology or land contamination that are not already addressed by conditions of the outline consent.

#### *Design*

6.3 The layout works functionally within the space available, with the new layout providing easier access from the sports hall to both pitches than that indicated in the outline masterplan. The main design issues are considered to be with the vertical structures – the fences and floodlighting.

6.4 The ball stop fencing/netting is substantial, in parts of the site up to 6.5m, however it is by its nature of a lesser impact than a solid screen and is considered acceptable in this context with the green colour to the mesh fence assisting its appearance.

6.5 The 2.6m acoustic fence is likely to present a substantial hard edge to the scheme and it is welcome that it is not required to the western edge at the fields of the Bishops College site. It is likely to form the edge of a residential development to the south, should that scheme proceed, and while larger than most it is considered acceptable as a boundary division in that context. At the eastern edge the fence returns along part of the boundary with the allotments. The University has now reduced the length of this to the minimum necessary and set it in slightly from the boundary, which I hope will allow the retention of most if not all of the boundary hedge. In this context it is considered acceptable.

6.6 The final major vertical element is the floodlights. There are a range of other lights and vertical structures in the vicinity including lights at the Plock Court artificial pitch, the Bishops College MUGA, the Bishops College north eastern ruby pitch, the Gala Wilton pitch, as well as the rugby posts and wind turbine on the college fields. The proposals would increase the number of floodlights on the land but given the scale and context would not be objectionable on design or landscape impact grounds.

6.7 There are also some levels changes proposed, reduced up to around 1m in the southern part of the football pitch and raised up to around 0.6m in the northern part. The rugby pitch area is cut and filled to a lesser extent, around 0.65m reduced at the southern side and 0.3m raised at the northern side. It is not considered that this is problematic in the context. The residential scheme to south can be designed in this context and it is unlikely to create harmful relationships to this adjacent site.

6.8 The proposals would comply with the above cited policy context in design terms.

#### *Traffic and transport*

- 6.9 The principle of the development has already been determined to be acceptable in terms of traffic generation, and the outline permission decision addressed many of the issues raised in the resident's comments.
- 6.10 The pitches would utilise the car park proposed in the other reserved matters application ref. 16/00945/REM.
- 6.11 The applicants have provided indicative details of construction traffic arrangements given Officers' concerns regarding the use of the access road in front of the tennis centre. A construction method statement is required already under the outline condition, but the indicative arrangements give some comfort as to the proposals, which will ultimately be drawn up in detail by their principal contractor. They consider there are plenty of systems in place now for traffic management and a competent contractor should be able to deliver this. They also propose that the strategy will be agreed with the tennis centre directly. Their current strategy includes management of the existing access road for large vehicle movements to avoid blockages, a vehicle holding area before the new access road, a traffic control point at the start of the new road, a speed limit, hoarding to restrict ad hoc pedestrian crossing of the new access road and a secure gate to the entrance of the site immediately east of the tennis centre, where the site compound is proposed. This is suggested to be the minimum expectation to ensure pedestrian and vehicular safety.
- 6.12 The Highway Authority's comments have not yet been received however the principle of development in this general arrangement has been accepted. Further conditions requiring details may be necessary depending on the Highway Authority's observations.

*Residential amenity*

- 6.13 The nearest existing residential properties would be around 140m to the west and to the north east, 110m to the south, and in addition there is a resolution from Committee to grant outline permission for residential development of the former Bishops College campus immediately to the south/west.
- 6.14 The floodlights proposed are 15m high with light fixtures mounted at the top. They are designed to provide the required light levels and uniformity for different types of play, and can be programmed to individual sections of the pitches for economical use and not to unnecessarily over-illuminate other parts of the pitch. The 15m height is required to allow all luminaires to be mounted as close to the horizontal plane as possible to give low vertical overspill and good uniformity to the surface, and help avoiding sky glow (higher masts would necessitate more intensive lighting, lower masts would necessitate a higher aiming angle). Control switches and time clocks would be installed to ensure they do not remain on later than that permitted (the outline permission requires their use ceases by 10pm).
- 6.15 The application was accompanied by a range of light spill information. We have commissioned a lighting consultant to review the impact of the floodlights. There are ongoing discussions about the technical aspects of the

lights and Members will be updated on progress at the Committee meeting. If it is accepted as satisfactory I recommend the specification is secured by condition.

- 6.16 The outline permission requires a noise barrier to deal with impacts of this part of the development. A noise report has been submitted alongside this application and details of the barrier's specification and location. It is required to preserve acceptable noise limits for existing and future neighbouring residents on the basis of a 'worst case' scenario of matches taking place on both pitches and a large attendance. Although the grandstands are not part of this reserved matters application they have outline permission and could be applied for in future. I consider it sensible to provide mitigation for this eventuality if it can be demonstrated to be acceptable in other planning terms. The pitch layout has been amended since the assessment made at the outline stage, and the noise report has been updated to suit.
- 6.17 A specification has been confirmed for the 2.6m high acoustic fence that has been agreed by the Environmental Protection Officer. The Officer has also agreed its extent - the applicant has confirmed that the noise fence is not required to the western perimeter due to the orientation to the proposed residential scheme on the college site and the distance to the existing houses. It is required for a stretch up the eastern boundary next to the allotments to reduce the risk of flanking impact to the residential scheme proposed to the south. The southern boundary is currently to the college grounds and is likely to be to residential properties if that scheme goes ahead. It would not lead to an unacceptable living environment for future residents. The implementation and maintenance of the noise fence are required by Condition 20 of the outline permission but I recommend that the extent and specification now agreed in detail are specified in conditions of this approval.
- 6.18 In relation to the other amenity issues raised by the objector, again the principle of development has been agreed and the reserved matters scheme demonstrates the detail to preserve the amenities of residents. Other conditions are in place on the outline permission to protect amenity such as hours of construction and construction management, and the times of use of the floodlights and pitches.
- 6.19 If the floodlight impact is accepted as being satisfactory, as is proposed by the applicants, then the proposals comply with the above cited policy context in respect of residential amenity, subject to certain conditions.
- 6.20 Finally, in respect of the flooding issues raised by the objector, these were considered at the outline stage and the principle of development has been agreed. The LLFA and Drainage Officer are content with the layout and will need to approve the detailed drainage scheme under condition. The LLFA conditions are not necessary as they are addressed by the outline permission.

## **7.0 CONCLUSION**



- 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 The scheme complies with the outline permission, and subject to several further conditions to secure specific details, is considered acceptable in terms of design and noise impacts, and raises no new concerns that are not already assessed and addressed by conditions of the outline permission other than potentially the outstanding matters of highways and floodlighting impacts, in relation to which the principle of development is agreed. If the Highway Authority and lighting consultant ultimately raise no objection, subject to any necessary conditions, the proposal would comply with the above cited policy context.

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

- 8.1 That subject to there being no objections from the Highway Authority or the Council's lighting consultant that cannot be resolved by conditions, reserved matters approval is given subject to the following conditions and any further conditions necessary as a result of those outstanding responses;

### Condition

The development shall be undertaken in accordance with the plans referenced

04 Rev. 04 – Proposed AGPs Plan (\*incorrect revision noted on the plan title)

05 Rev. 03 – Proposed elevations

(received by the Local Planning Authority 11<sup>th</sup> October 2016)

09 Rev. 00 – Proposed formation levels

10 Rev. 00 – Proposed finished levels

(received by the Local Planning Authority 12<sup>th</sup> August 2016)

(Specification of floodlight details as necessary)

except where otherwise required by conditions of this approval.

### Reason

To ensure the works are carried out in accordance with the approved plans.

### Condition

This approval relates solely to the pitches, floodlights, noise fence and associated infrastructure and not to the land shown hatched on plan ref. 04 Rev. 04 Proposed AGPs Plan.

### Reason

To clarify the terms of this approval.

Condition

The acoustic fence shall be constructed to the extent shown on the approved plans and shall be the 'Jacksons 12K Acoustic EnviroFence' unless an alternative specification is submitted to and agreed in writing by the Local Planning Authority.

Reason

To safeguard the amenities of existing and future residents of the area in accordance with Policies FRP.10 FRP.11 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002), Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014 and Paragraphs 17, 109, 120 and 123 of the National Planning Policy Framework.

Condition

No building shall be occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions and shall operate for the lifetime of the development.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with Policies FRP.1a, FRP.6, FRP.11 of the City of Gloucester Second Deposit Local Plan 2002 Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version 2014 and Paragraph 103 of the NPPF.

Any conditions necessary in respect of highways issues.

Decision: .....

Notes: .....

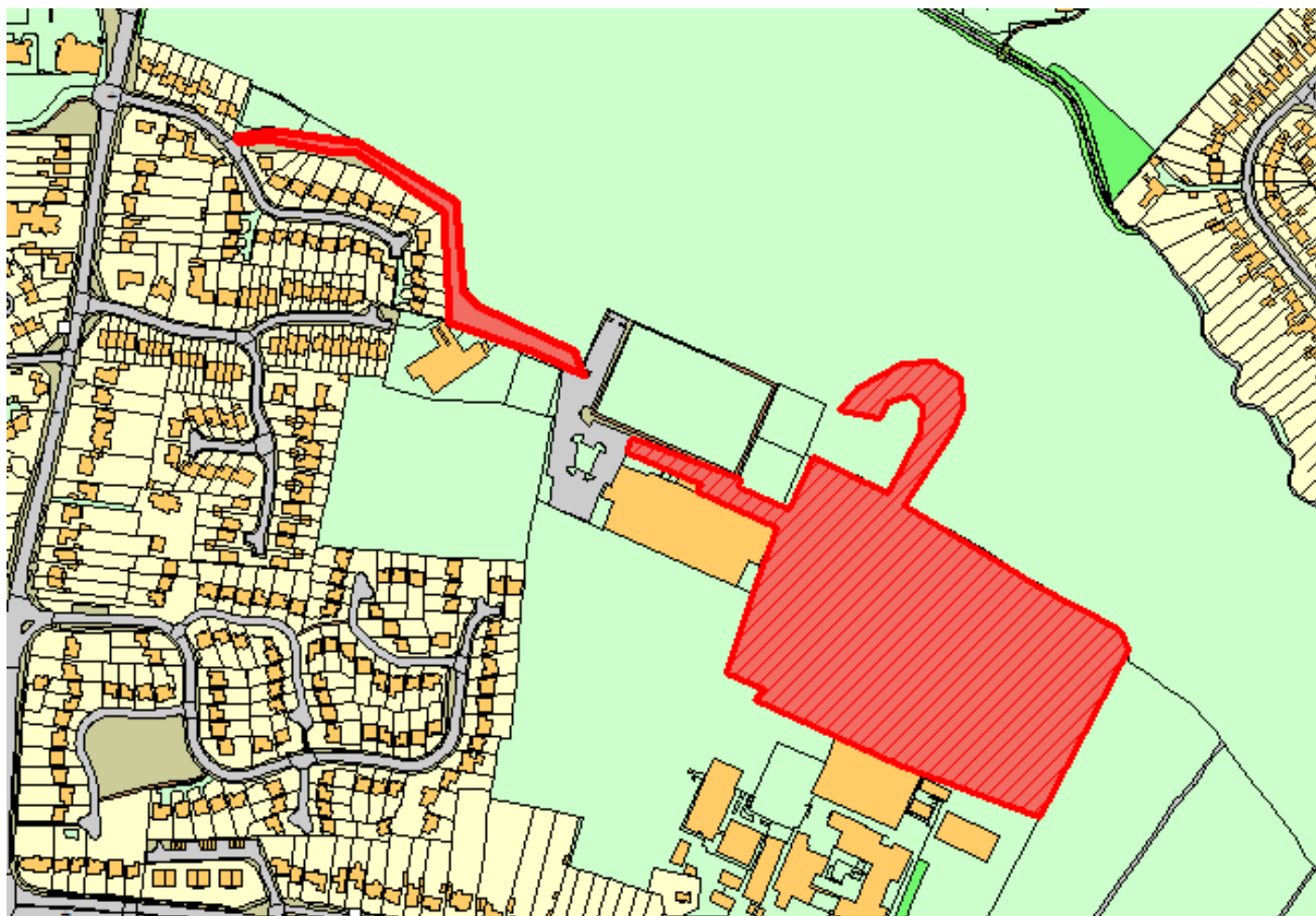
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Person to contact: Adam Smith  
(Tel: 396702)

**16/01012/REM**

**University Of Gloucestershire  
Oxstalls Lane  
Gloucester  
GL2 9HW  
Planning Committee 01.11.2016**



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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>1<sup>ST</sup> NOVEMBER 2016</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>95 GRANGE ROAD, TUFFLEY, GLOUCESTER</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>16/00153/FUL GRANGE</b>
<b>APPLICANT</b>	<b>:</b>	<b>MR T MARSHALL</b>
<b>PROPOSAL</b>	<b>:</b>	<b>ERECTION OF A 3 BEDROOM DWELLING TO THE SIDE OF 95 GRANGE ROAD WITH PARKING TO THE FRONT FOR BOTH PROPERTIES.</b>
<b>REPORT BY</b>	<b>:</b>	<b>JOANN MENEAUD</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>1. SITE LOCATION PLAN</b>

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

- 1.1 The application sites relates to land within the side and rear garden on the northern side of 95 Grange Road, which is a semi detached house on the eastern side of Grange Road. The property sits approximately midway between the junctions of Notgrove Close and Holmwood Drive.
- 1.2 The application proposes the erection of a detached three bedroom house with vehicular access and parking to the front onto Grange Road.
- 1.3 Councillor Steve Morgan has requested that this application be presented to Planning Committee for determination.

### **2.0 RELEVANT PLANNING HISTORY**

- 2.1 Planning permission has previously been granted for the re-development of the garden land to the rear of 91 – 97 Grange Road for the development of four detached houses. Two of the houses are served by a new vehicular access between 93 and 95 Grange Road with the other two houses served by an access adjacent to number 97. The houses have been built and completed and occupied for some time.

### **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 BE.21 states that planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers.

Policy TR31 that new developments must satisfactorily deal with road safety issues.

Policy BE1 requires that new development should be of a scale appropriate to its surroundings.

Policy BE4 sets criteria relating to the design and layout of new developments

Policy BE7 sets criteria for the architectural design of new developments

Policy H4 sets criteria for the consideration of new housing on unallocated sites.

Policy H7 sets criteria relating to the design and layout of new residential developments.

Policy H13 sets the criteria for the subdivision of plots for infill residential development.

- 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 NPPG and are a material consideration. The weight to be attached to them is limited, as the Plan has not yet been the subject of independent scrutiny and does not have development plan status, although the Examination in Public has been ongoing since May 2015. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan
  - The extent to which there are unresolved objections to relevant policies; and
  - The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework
- 3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**

##### **4.1 Gloucestershire County Council Highway**

No objection subject to conditions requiring the provision of the proposed parking facilities and visibility splays (which would require the lowering of the wall at number 95 Grange Road)

##### **4.2 Urban Design Officer**

No objection

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

5.1 This application has been publicised by the sending of individual letters to surrounding properties. 15 comments/letters of support and objection have been received (from 8 people) making the following comments

- Land not big enough for the new house – overdevelopment of the site.
- Not enough parking has been provided

- Will impact on privacy, light and views from surrounding houses
- Unacceptable impacts such as noise and disturbance when the house is constructed and where will the lorries etc park.
- Query the correctness of the plans
- Closeness of building works to the services in the adjoining driveway – which may be damaged.
- No turning area for vehicles would be available.
- It would not be safe for vehicles to reverse onto or off from the site but dangerous to pedestrians
- Visibility onto Grange Road is poor and is further affected by parked cars. Cars parked on the driveway of the new houses will reduce visibility even more.
- Need double yellow lines which should be policed.
- The porch to be removed at 95 houses the bathroom, where will this be replaced.
- The previous report for the new houses to the rear makes reference to the amount of space remaining for 95
- The site contains Japanese Knotweed – we do not want this spreading to other properties, you must ensure that it is all removed from the site.
- As a direct neighbour I can't see any issue with the application.
- Preferable to build here rather than the 250 proposed at the end of Grange Road
- The four new properties have impacted upon our property and we have no privacy at the rear – this is no different
- The view from the four new houses is of other houses
- Plenty of space to park
- At other properties in the area, residents have to reverse off their drives.

5.2 Following the receipt of the amended plans and additional information I have undertaken a further round of public consultation. At the time of writing the report, the consultation period was still ongoing and therefore Members will be advised at the meeting, of any additional representations that are received.

5.3 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=16/00153/FUL>

## **6.0 OFFICER OPINION**

6.1 The main issues for consideration with this proposal are the siting, scale and design of the proposed dwelling and how it would impact upon the character of the area and amenities of surrounding properties. An assessment is also required in relation to highway safety.



## Impact Upon the Street Scene and Character of the Area.

- 6.2 The application proposes the construction of a detached three bedroom house to be located to the side of 95 Grange Road, within its existing side and rear garden. The house would 5 metres in width and 8.2 metres in length for the two storey part. The design also incorporates a flat roof, single storey element, across the full width of the house, projecting 2.5 metres to the rear. It would be constructed in brick and a similar height to number 65. To the rear elevation serving the ground floor living room, two sets of patio doors are proposed and at first floor a bedroom window. A small first floor window to both side elevations is proposed, serving a bathroom and landing. The original plans also included a gable design dormer window to the front elevation, however this has now been removed from the scheme and roof lights are now proposed within the rear roof slope to provide light to the accommodation within the roof space. The amended plans also propose the removal of the small single storey element to the side of 95.
- 6.3 95 and 97 Grange Road are a pair of semi detached brick built houses. They are narrow properties and designed with a small single storey element to the side which provide access into the houses. The front elevation contains no door, just a sash style window at ground and first floor level with a central chimney stack.
- 6.4 91 and 93 Grange Road are also a pair of semis but of different proportions and visibly wider than 95 and 97. They have an entrance door to the front door and wider windows to the ground floor front elevation. 91 has a wide side garden containing a detached garage building, whereas the majority of the side garden of 93 has now been lost to the new access drive serving the new houses to the rear.
- 6.5 The immediate locality comprises a wide range of house designs and styles. Whilst these are diverse, they are predominantly of brick construction, however some have elements of render and tile hanging and some are completely rendered to the front. The properties are mainly houses with a few bungalows and a mixture of semis and detached. To the western side of Grange Road properties are set at a similar distance back from the road, however on the side of the application site, there is more variance. On this basis, I consider that the elevational design of the new house would be acceptable in this location.
- 6.6 This is a narrow plot when compared to others in the locality. However following the new house development to the rear of the site, both numbers 93 and 97 sit within fairly narrow width plots. Both the new house and number 95 would result in most of their front gardens being used for parking however this is not dissimilar to neighbouring houses for example numbers 54 and 48 across the road. The size of the garden proposed for the new house is reasonable, as is the remaining garden for number 95, both being over 10 metres in length.

- 6.8 The application site is of restricted size and the previous more spacious character, around numbers 93 – 97, has been lost through the development of the new houses to the rear. However on the basis of the above factors and particularly given that the character and appearance of the local area is very mixed (and unlike many other roads within the city, where there is more uniformity to the house designs, plot sizes and overall street scene) I do not consider that the erection of the proposed detached house would appear unduly cramped, prominent or out of keeping with the street scene and therefore would not have a harmful impact upon the character of the area.

#### Impact Upon Neighbouring Properties

- 6.9 The proposed house is to be sited in a similar position to number 95 but set further back from Grange Road and behind the front wall of number 95 and 93. Along this part of Grange Road, 95 and 97 are set at the closest point to the road, when compared to the surrounding houses.
- 6.10 The rear two storey element of the new house would sit slightly behind the rear of 95, although the single storey element of the new house would project a further 2.5 metres beyond this. The house would sit directly opposite number 97a to the rear. 97a is a two storey house designed with a large projecting gable containing a ground floor window and a high level glazing element to the apex of the gable. The distance between the main rear wall of the new house and the front of 97a would be over 23 metres. This is considered acceptable in terms of window to window distances, particularly given that this relates to a “back to front” relationship. There is no doubt that the erection of the new house would change the outlook from the new properties to the rear, particularly from 97a, and also from the properties to the side and across the road. However given the distances involved, the orientation of the properties and their existing relationships, this would not result in a detrimental affect upon amenity.
- 6.11 Conditions will be required to restrict any new windows and new openings in the roof to prevent any impact upon amenity and I also consider it reasonable to restrict working and delivery hours during the construction period.

#### Highway Safety

- 6.12 Grange Road is a classified road and there is unrestricted parking in the vicinity of the application site. Currently number 95 has a dropped kerb and driveway to the side of the house with an additional pedestrian access to the front. The application proposes the creation of a parking area for 2 cars to the front of the new dwelling and one parking space within the remaining front garden area for 95. These parking areas would be directly adjacent to the new driveway that provides access to two of the four new houses to the rear, numbers 93a and 93b.

- 6.13 The Highway Authority have provided the following comments upon the proposal.

*The site is located adjacent to a Class 3 highway this is 2 way working with red roundels reminding drivers of the posted 30mph speed limit.*

*The carriageway is two way working with no parking restrictions There are footways and street lighting. There is a small supermarket and a primary school within walking distance.*

*The proposal is for a dwelling to the side of 95 Grange Road. I have noted the concerns on the website. The site provides one parking space for the existing dwelling and two for the proposed dwelling. I consider it would not be unreasonable to condition that the height of the front boundary wall is reduced in height to less than 600mm, by the removal of the fence on top of the wall to provide pedestrian visibility splays.*

- 6.14 I have asked the applicant to amend his proposals to reflect the highway requirements and I expect a detailed plan to be provided prior to the Committee meeting. With these provisions in place, and as confirmed by the Highway Authority, the proposal is considered acceptable in parking and highway safety terms.

#### Japanese Knotweed

- 6.15 Members will note the reference made by the neighbours in relation to the presence of Japanese knotweed on the site. Japanese knotweed is a strong growing perennial plant with fast growing underground stems that can cause serious damage to drainage systems and building foundations and overwhelm native plants.

- 6.16 The advice on the GOV.UK website states that  
*You don't have to remove Japanese knotweed from your land, but you could be prosecuted or given a community protection notice for causing a nuisance if you allow it to spread onto anyone else's property. Managing Japanese knotweed is the responsibility of the owner/occupier of the land upon which the plant can be found, and it is prudent to take action to control its spread quickly.*

- 6.17 It is also an offence under the Wildlife and Countryside Act 1981 to plant or otherwise cause Japanese knotweed to grow in the wild and under the Environmental Protection Act it is classed as "controlled waste" and has to be disposed of at an appropriately licensed site.

- 6.18 I have asked the applicant for further details on this matter and he has advised the following:  
*We were only made aware that the property had Japanese Knotweed after the purchase had completed. The previous owner had done their best to conceal its existence by cutting it down. Fortunately we were made aware of its existence by the extremely diligent next-door neighbour.*

*Once aware we immediately sought professional advice from 'The Knotweed Company Limited' who indeed confirmed the presence of Japanese Knotweed.*

*They designed a treatment plan that will work towards the eradication of the knotweed. The treatment plan consists of two herbicide treatments per year for five years. Once the five year period has been completed they will provide a 10-year insurance backed warranty. We started the treatment plan immediately and are now just over a year into the process. There is also the option to excavate the affected area and dispose of the material at a site registered for controlled waste; however as this option is likely to run into the tens of thousands we will only consider using this option if our planning application were to be successful.*

*In any eventuality I would like to stress that we have and will continue to deal with knotweed on this site in a responsible manner and ensure that at all times we conform to the requirements of the Environmental Protection Act 1990. In the event that our planning application was successful no construction work will commence until the site has been fully eradicated of Japanese Knotweed and the site deemed safe for construction work to take place.*

- 6.19 My research show that many Local Authorities have a corporate policy on dealing with Japanese Knotweed, however as a Council we do not. I have asked One Legal for some further advice on the appropriate way to deal with this issue and Members will be provided with an update at the meeting.

## **7.0 CONCLUSIONS**

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.

Overall it is considered that the proposed development would not have a significant detrimental impact on the amenities of the occupiers of neighbouring properties, the character and appearance of the street scene or highway safety and complies with the policies contained within the Second Deposit City of Gloucester Local Plan (2002) and guidance within the National Planning Policy Framework.

It is therefore recommended that planning permission is granted subject to conditions and subject to there being no new material planning considerations being raised within the neighbour consultation period.

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

- 8.1 That subject to there being no new material planning considerations being raised within the remaining neighbour consultation period, that planning permission be granted subject to conditions

Decision: .....

Notes: .....

.....

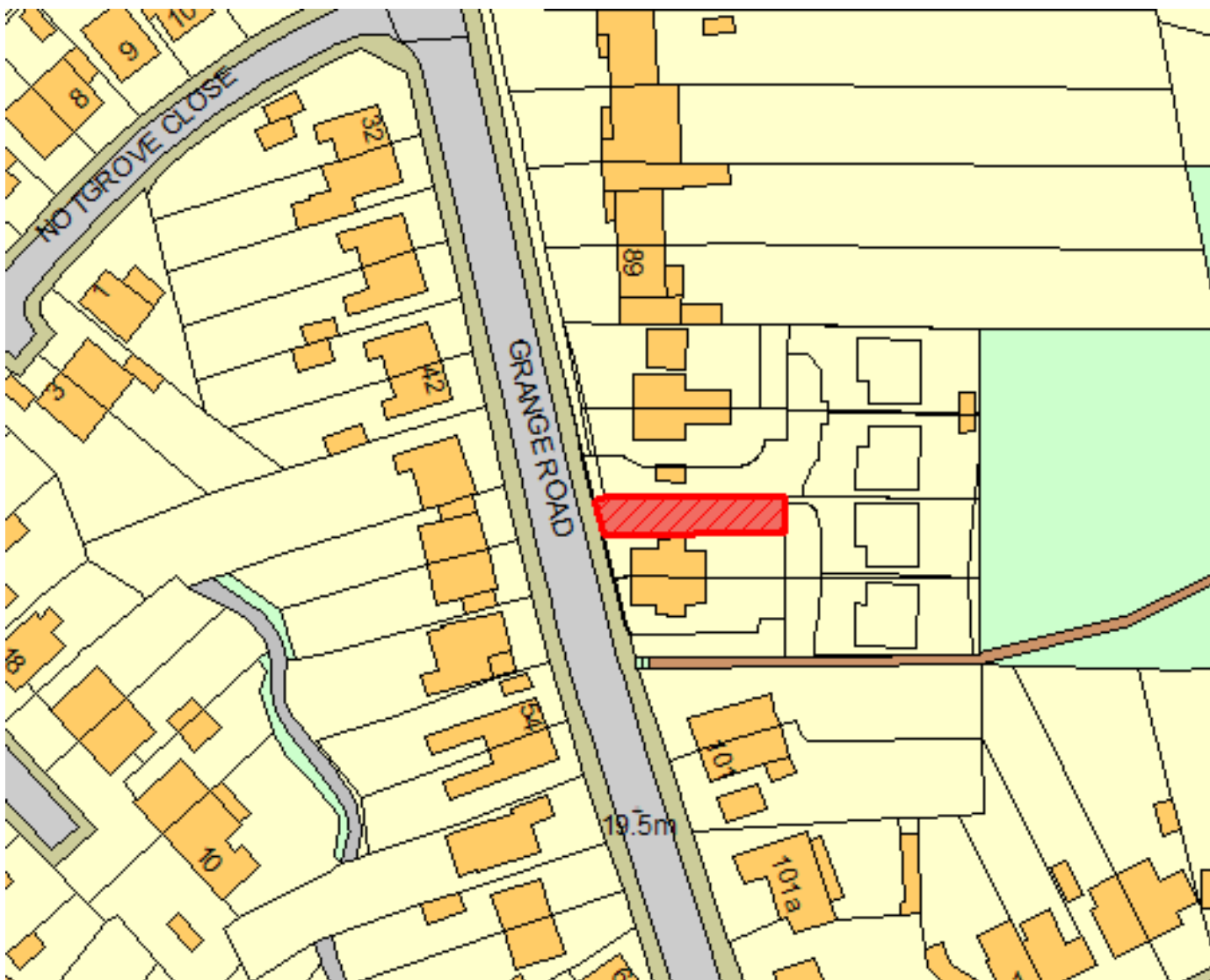
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Person to contact: Joann Meneaud  
(Tel: 396787)

16/00153/FUL

95 Grange Road  
Gloucester  
GL4 0PT

Planning Committee 01.11.2016





# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**1<sup>st</sup> November 2016**

**DELEGATED DECISIONS  
1<sup>ST</sup> – 30<sup>th</sup> SEPTEMBER 2016**

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

## Abbeydale

16/00388/FUL RHIAM

115 The Wheatridge East Gloucester GL4 5DW

Conversion of existing detached garage to form annexe for aged relative including alterations and dormer window. (Re-submission of previous

G3Y 12/09/2016

16/00848/FUL AEROR

20 Stanmoor Gloucester GL4 5BT

Proposed two storey side extension partially over existing garage

G3Y 07/09/2016

16/00851/FUL FEH

112 The Wheatridge East Gloucester GL4 5DP

Removal of existing outbuildings and erection of 1 x single storey 2 bedroomed dwelling with vehicular access and parking

G3Y 30/09/2016

16/00881/FUL AEROR

24 The Chase Gloucester GL4 4WP

Single storey rear extension

G3Y 08/09/2016

16/00921/FUL RHIAM

110 Stonechat Avenue Gloucester GL4 4XG

Proposed single storey extension to the front of the property.

WDN 19/09/2016

16/00959/FUL AEROR

37 Hawthorne Avenue Gloucester GL4 4QB

First floor side extension and single storey rear extension.

G3Y 30/09/2016



16/01003/PDE BOBR  
22 Skylark Way Gloucester GL4 4QY  
Single storey rear extension (depth: 6 metres from rear elevation of original dwellinghouse, maximum height: 3.0 metres, height of eaves: 3.0 metres Amended description)  
ENOBJ 20/09/2016

16/01032/PDE AEROR  
48 Bittern Avenue Gloucester GL4 4WB  
Erection of rear conservatory (depth: 4.5 metres from rear elevation of original dwellinghouse, maximum height: 3.85 metres, height of eaves: 2.65  
ENOBJ 23/09/2016

16/01112/LAW JONSU  
2 Fennel Close Gloucester GL4 5YB  
Erection of log cabin in rear garden  
LAW 29/09/2016

16/01126/NMA AEROR  
20 Meerstone Way Gloucester GL4 5EP  
Reduce the size of the extension as permitted under 16/00644/FUL  
NOS96 30/09/2016

## Abbymead

16/00905/FUL AEROR  
8 Farmington Close Gloucester GL4 4XA  
Two story extension  
RET 08/09/2016

16/00979/FUL AEROR  
15 Thomas Stock Gardens Gloucester GL4 5GH  
First floor side extension.  
G3Y 30/09/2016

## Barnwood

16/00104/ADV	CJR
Southern Site Gloucester Enterprise Eastern Avenue Gloucester GL4 6PG	
Display of 2 no. internally illuminated signs, 3 no. non-illuminated signs and 11 no. flags.	
RAD	27/09/2016
16/00289/CONDIT	AEROR
126 Barnwood Road Gloucester GL4 3JW	
Discharge of condition 3 (written scheme of investigation)	
ALDIS	01/09/2016
16/00627/FUL	EDBAK
Poeton (Gloucester) Ltd Eastern Avenue Gloucester GL4 3DN	
Creation of concrete bunded storage area at rear of factory including the siting of five storage containers (amended plans including proposals for the siting of five storage containers)	
G3Y	30/09/2016
16/00767/ADV	BOBR
Gloucester Retail Park Eastern Avenue Gloucester GL4 3BY	
Various illuminated and non-illuminated signs in association with drive-thru coffee shop approved under permission no.16/00055/FUL.	
GFY	02/09/2016
16/00841/FUL	AEROR
34 Hucclecote Road Gloucester GL3 3RS	
Single storey rear and side extension	
G3Y	08/09/2016
16/00849/FUL	BOBR
Darchem Insulation Systems Units 4 To 5 Eastbrook Road Gloucester GL4	
Installation of a 2,000 Litre external liquid nitrogen tank (2.84 metres high x 1.4 metres x 1.4 metres).	
G3Y	08/09/2016

16/00889/FUL AEROR  
73 The Oaks Gloucester GL4 5WP  
Garage Conversion  
G3Y 12/09/2016

16/00914/FUL AEROR  
96 Eastern Avenue Gloucester GL4 4LW  
Loft extension and conversion  
G3Y 16/09/2016

16/00915/FUL AEROR  
98 Barnwood Road Gloucester GL4 3JH  
Two storey and single storey rear extensions  
G3Y 22/09/2016

## **Barton & Tredworth**

16/00439/FUL EDBAK  
St James City Farm Albany Street Gloucester GL1 4NG  
Erection of 6 x floodlighting columns for horse riding arena  
WDN 28/09/2016

16/00682/FUL AEROR  
46 Jersey Road Gloucester GL1 4DJ  
Single storey rear and side extension and loft conversion  
G3Y 08/09/2016

16/00747/FUL FEH  
Masjid-E-Noor 44 - 46 Ryecroft Street Gloucester GL1 4LY  
Construction of Minaret and alterations to eastern elevation to provide alteration to mehrab  
G3Y 07/09/2016

16/00842/FUL BOBR  
35 Falkner Street Gloucester GL1 4SG  
First floor extension to rear to provide bathroom to Flat 2 - variation of Condition 2 of permisison no.09/01038/COU.  
GP 08/09/2016

16/00876/FUL AEROR  
49 Falkner Street Gloucester GL1 4SQ  
Single storey side extension  
G3Y 08/09/2016

16/00937/FUL RHIAM  
10 Vicarage Road Gloucester GL1 4LD  
Erection of a single storey rear extension.  
G3Y 26/09/2016

## Coney Hill

16/00827/CONDIT CJR  
Lidl Supermarket Eastern Avenue Gloucester GL4 4LP  
Discharge of Condition 7 (external materials) and Condition 12 (Lighting) on  
planning permission ref: 16/00013/FUL.  
ALDIS 21/09/2016

16/01009/PDE AEROR  
19 Stanway Road Gloucester GL4 4RE  
Erection of rear extension (depth: 5.5 metres from rear elevation of original  
dwellinghouse, maximum height: 4 metres, height of eaves: 3 metres)  
ENOBJ 22/09/2016

## Elmbridge

15/01322/ADV FEH  
51 Barnwood Road Gloucester GL2 0SE  
Erection of 1 x non-illuminated fascia sign and 1 x non-illuminated wall  
mounted sign and retention of 1 x non-illuminated wall mounted sign  
NPW 27/09/2016

16/00856/FUL ADAMS  
90 Cheltenham Road Gloucester GL2 0LX  
Erection of single storey front extension, and single and two storey rear and  
side extension in materials to match existing.  
G3Y 08/09/2016

16/00874/FUL AEROR  
25 Liddington Road Gloucester GL2 0HL  
Pitched roof double garage.  
G3Y 08/09/2016

## Grange

16/00910/FUL AEROR  
170 Bodiam Avenue Gloucester GL4 0XL  
Single storey rear and side extension  
G3Y 13/09/2016

## Hucclecote

16/00844/FUL AEROR  
31 Simmonds Road Gloucester GL3 3HY  
Single storey side, front and rear extension  
G3Y 07/09/2016

16/00872/FUL AEROR  
27 Billbrook Road Gloucester GL3 3QS  
Two storey side extension.  
G3Y 08/09/2016

16/00913/FUL AEROR  
36 Chosen Way Gloucester GL3 3BL  
Two storey side extension  
G3Y 16/09/2016

16/00939/FUL RHIAM  
38 Larkhay Road Gloucester GL3 3NS  
Proposed first floor rear extension and alterations.  
G3Y 23/09/2016

16/00970/NMA FEH  
1 Chosen View Green Lane Gloucester GL3 3RE  
Removal of rear dormer and installation of skylight  
NOS96 02/09/2016

16/00999/FUL RHIAM  
6 Kennedy Close Gloucester GL3 3AW  
Single Storey extension to rear of property  
G3Y 29/09/2016

16/01027/FUL DTJ  
20 Simmonds Road Gloucester GL3 3JA  
Kitchen Extension  
WDN 26/09/2016

## Kingsholm & Wotton

16/00543/FUL FEH  
High School For Girls Denmark Road Gloucester GL1 3JN  
Variation of condition 2 of permission 12/01060/FUL to alter the design and materials of the northern wing

G3Y 07/09/2016

16/00936/FUL AEROR  
50 Hamer Street Gloucester GL1 3QN  
Single storey rear extension/summerhouse. Specification as follows;

3600x5400mm with pitching roof and will include French doors and glass windows to be accompanied to the rear of proposed dwelling.

WDN 05/09/2016

16/00977/TPO JJH  
34 Denmark Road Gloucester GL1 3JQ

Horse Chestnut - Crown reduction to include a height reduction of 5m and a spread reduction of no more than 2.5m, cutting back to strong secondary growth. Shape \_ balance.

TPDECS 02/09/2016

16/01057/TRECON JJH  
St Margarets London Road Gloucester

Scotts Pine (T1) located at the back of the property - Large limb (9" diameter at union) failed from the top of the tree in still conditions - 2 x low lateral branches are over extended over the road and toward the building are to be

TCNOB 30/09/2016

16/01099/NMA FEH  
80 Estcourt Road Gloucester GL1 3LQ  
Installation of velux rooflight in north-west elevation of extension granted  
under permission 16/00018/FUL  
NOS96 23/09/2016

16/01134/TCM JULIS  
GLOUCESTERSHIRE ROYAL HOSPITAL - UNS LTD Great Western Road  
Installation of electronic communication apparatus  
NOB 13/09/2016

## Longlevens

16/00692/FUL RHIAM  
54 Church Road Gloucester GL2 0AE  
Erection of carport at front of dwelling  
G3Y 20/09/2016

16/00833/FUL AEROR  
3 Lacca Close Gloucester GL2 0XB  
Single storey rear and side extension.  
G3Y 13/09/2016

16/00857/FUL AEROR  
65 Alders Green Gloucester GL2 9HJ  
Single storey rear and side extension  
G3Y 08/09/2016

16/00882/FUL AEROR  
44 Brooklands Park Gloucester GL2 0DP  
Two storey extension, garage and single storey extension.  
G3Y 12/09/2016

16/00903/FUL BOBR  
Land Adj 38 Beaumont Road Gloucester  
Variation of Condition 1 (to allow for 'as built' changes to window, bike store  
and boundary fence) and removal of Condition 2 (drainage works now  
completed) in respect of planning permission no. 16/00330/FUL for 4 bedroom  
detached dwelling with off stree  
GP 12/09/2016

16/00922/LAW JONSU

3 Dane Close Gloucester GL2 0UA

Proposed single storey rear and side extension

LAW 16/09/2016

16/00928/FUL AEROR

3 Plock Court Gloucester GL2 9DW

Two storey side and rear extension

G3Y 23/09/2016

16/00949/FUL RHIAM

17 Laura Close Gloucester GL2 9JH

Single Storey rear/side extension.

G3Y 23/09/2016

16/00971/FUL RHIAM

24 Innsworth Lane Gloucester GL2 0DB

First floor side extension.

G3Y 27/09/2016

16/00987/FUL RHIAM

2 Foxleigh Crescent Gloucester GL2 0XW

Single storey rear extension and new garage roof.

G3Y 30/09/2016

16/01136/LAW JONSU

81 Longford Lane Gloucester GL2 9HB

Single storey rear extension

LAW 29/09/2016

## **Matson & Robinswood**

16/00629/FUL EDBAK

10 Birchall Avenue Gloucester GL4 6LP

Erection of dwelling to side of existing dwelling with new vehicular access

G3Y 16/09/2016



16/00676/FUL	AEROR
18 Reservoir Road Gloucester GL4 6RT	
Two storey rear extension and front entrance porch.	
G3Y	13/09/2016
16/00681/FUL	FEH
2 Cranwell Close Gloucester GL4 6JR	
Two storey side extension and single storey rear extension	
G3Y	15/09/2016
16/00916/FUL	AEROR
4 Cranwell Close Gloucester GL4 6JR	
Single storey front extension	
G3Y	13/09/2016
16/00954/FUL	RHIAM
18 Barleycroft Close Gloucester GL4 6JU	
Proposed single storey front extension.	
G3Y	23/09/2016
16/00964/FUL	AEROR
Shell Matson 191 Painswick Road Gloucester GL4 4BT	
The retention of an ATM installed through the existing brick work incorporating the existing fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue	
G3Y	23/09/2016
16/00965/ADV	AEROR
Shell Matson 191 Painswick Road Gloucester GL4 4BT	
Integral illumination and screen to the ATM fascia, Internally illuminated CASH sign above the ATM fascia Blue LED illumination to ATM surround	
GFY	23/09/2016
16/00976/TPO	JJH
Matson House 50 Matson Lane Gloucester GL4 6ED	
Various works as per Tree King consultant tree report July 2016	
TPDECS	02/09/2016

16/00991/PDE BOBR  
6 Ashmore Road Gloucester GL4 6SY  
Single storey rear extension (depth: 4.5 metres from rear elevation of original dwellinghouse, maximum height: 3.3 metres, height of eaves: 3.0 metres)

ENOBJ 20/09/2016

16/01184/TCM JULIS  
Communication Station (T-Mobile) 1 Painswick Road Gloucester  
Installation and Replacement of Telecommunications Equipment

NOB 26/09/2016

## Moreland

16/00007/FUL EDBAK  
Peel Centre St Ann Way Gloucester

Variation of condition 1 of permission 09/01308/FUL to alter the range of goods that can be sold to allow a full range of non-bulky comparison goods to be sold from 1,263sq m net within new sub-divided unit 1B and 1,015sq m

REFUSE 09/09/2016

16/00008/FUL EDBAK  
Peel Centre St Ann Way Gloucester

Variation of condition 1 of permission 13/00559/FUL to alter the range of goods that can be sold to allow a full range of non-bulky comparison goods to be sold from 1,263sq m net within new sub-divided unit 1B and 1,015sq m

REFUSE 09/09/2016

16/00797/CONDIT BOBR  
261 Stroud Road Gloucester GL1 5JZ

Discharge of conditions 3 (architectural details), 4 (roof details) and 7 (cycle store) on planning permission ref: 15/01394/FUL

PADIS 29/09/2016

16/00934/CONDIT ADAMS  
Peel Centre St Ann Way Gloucester

Discharge of Condition 3 of planning permission ref. 15/00157/FUL (details of external materials and surfacing)

ALDIS 23/09/2016

16/00946/LAW JONSU  
79 Clegram Road Gloucester GL1 5PZ  
Single storey rear extension.  
REF 16/09/2016

16/01109/CONDIT BOBR  
313A Stroud Road Gloucester GL1 5LF  
Discharge of Conditions 9 - (Boundary treatments) and 10 - (Cycle storage) of  
permission no.15/01206/FUL.  
ALDIS 28/09/2016

## Podsmead

14/01104/CONDIT BOBR  
St Gobain Former Wellman Graham Bristol Road Gloucester GL2 5BX  
Discharge of contaminated land conditions:  
Site A - 14/00860/FUL 23-02-15 -  
Condition 24 / 24.1 / 24.2 / 24.3 / 24.4 / 24.5. Previously 12/01029/FUL conditions  
25.1 - 25.5.  
Site B - 14/00861/FUL 23-02-15 - Condition 23 / 23.1 / 23.2 / 23.3 / 23.4  
/ 23.5. P  
ALDIS 23/09/2016

15/01090/CONDIT BOBR  
Former Contract Chemicals Site Bristol Road Gloucester GL2 5BX  
Discharge of Condition 23 of permission no.14/00861/FUL [Site B]  
PADIS 23/09/2016

16/00790/COU BOBR  
Unit D Goodridge Business Park Goodridge Avenue Gloucester GL2 5EB  
Change of Use from B2 (General Industrial) to D2 (Gym) and ancillary therapy  
G3Y 20/09/2016

16/00826/CONDIT FEH  
E G Carter And Co Bybrook House Lower Tuffley Lane Gloucester GL2 6EE  
Discharge of condition 3 (Construction method statement), Condition 7  
(Management of dust), Condition 8 (Management of noise) and condition 10  
(Drainage plans) of permission 15/00657/FUL for a three storey extension and  
2 x single storey extension to exis

ALDIS 12/09/2016

16/00873/FUL BOBR  
Bristol Street Ford Bristol Road Gloucester GL2 5YB  
Proposed elevational improvements to 2No existing facades.

GP 12/09/2016

16/00884/ADV BOBR  
Bristol Street Ford Bristol Road Gloucester GL2 5YB  
Various illuminated and non-illuminated signs comprising: A - Size 3  
Entrance portal, B - size 1 brand clip and dealer name, C - Size 1 brand clip  
and ford store, D - Size 2 entrance feature, E - Re-use Size 1 brand clip and

GFY 13/09/2016

## Quedgeley Fieldcourt

16/00505/COU JOLM  
25 The Glenmore Centre Jessop Court Quedgeley Gloucester GL2 2AP  
Change of use of existing commercial unit (B1) to an Art Studio and Tattoo  
Studio (B1/Sui Generis)

G3Y 16/09/2016

16/00852/FUL AEROR  
228 Church Drive Quedgeley Gloucester GL2 4US  
Two storey rear and side extension

G3Y 07/09/2016

16/00933/LAW JONSU  
18 The Moat Quedgeley Gloucester GL2 4TB  
Proposed Loft Conversion

LAW 16/09/2016

## Quedgeley Severnvale

16/00787/TPO

JJH

Land Adj 24 Woolstrop Way Quedgeley Gloucester GL2 5NL

Norway Maple T2 - Fell to ground level and treat stump

Norway Maple T3 - Fell

to ground level and treat stump

1. The above tree works are proposed as a

remedy to the differential foundation movement at the insured property and

to ensure the long-term stab

TPDECS 13/09/2016

16/00902/FUL

AEROR

55 Highclere Road Quedgeley Gloucester GL2 4HD

First floor side extension and single storey rear extension

G3Y 13/09/2016

16/00940/FUL

RHIAM

7 Fox Run Quedgeley Gloucester GL2 4NX

First Floor side Extension.

G3Y 23/09/2016

16/00943/FUL

RHIAM

12 Loriners Close Quedgeley Gloucester GL2 4SX

Proposed first floor extension to the side elevation.

G3Y 23/09/2016

16/00990/LAW

JONSU

27 Kestrel Gardens Quedgeley Gloucester GL2 4NR

To erect a conservatory with dwarf walls and 3/4 wall to boundary side,  
complete with living roof with 1m2 rooflight

LAW 16/09/2016

# Tuffley

16/00516/CONDIT ADAMS

Fox And Elm 385 Stroud Road Gloucester GL4 0DA

Application to discharge conditions 7 (tree protection), 8 (air and noise management for construction process), 16 (archaeological work) and 17 (construction method statement) of planning permission ref. 14/01347/FUL

ALDIS 08/09/2016

16/00768/FUL AEROR

8 Woods Orchard Road Gloucester GL4 0BT

Single storey side extension.

G3Y 13/09/2016

16/00878/FUL AEROR

387 Stroud Road Gloucester GL4 0DA

The retention of an ATM installed through the existing brick work incorporating the ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue

G3Y 08/09/2016

16/00879/ADV AEROR

387 Stroud Road Gloucester GL4 0DA

Integral illumination and screen to the ATM fascia Internally illuminated  
CASH sign above the ATM fascia  
Blue LED illumination to ATM surround

GFY 08/09/2016

16/00927/FUL AEROR

1 Cherrywood Court Gloucester GL4 0AR

Single storey side and rear extension front porch

G3Y 22/09/2016

16/00952/LAW JONSU

5 Falfield Road Gloucester GL4 0ND

Erection of a Single Storey Rear Extension

LAW 16/09/2016

# Westgate

16/00033/ADV CJR  
Marks & Spencer 12 - 18 Eastgate Street Gloucester GL1 1PA  
The proposed removal of existing brand signage and replacement with new non-illuminated metal fascia signs and a non-illuminated hanging sign.

GFY 27/09/2016

16/00142/FUL EDBAK  
Former Kwik Save 103 Northgate Street Gloucester

Demolition of existing structures. Erection of 95 residential units (with associated communal areas, storage and plant) and Use Class A1 unit, with associated landscaping (amended description)

G3Y 30/09/2016

16/00467/ADV CJR  
Former M & S 13 - 23 Northgate Street Gloucester GL1 2DD

Installation of 2 x Fascia signs (1 x Shopfront Elevation with halo illumination and 1 x Rear Goods In Entrance) 1 no. non-illuminated hanging

GFY 27/09/2016

16/00539/FUL EDBAK  
88 Westgate Street Gloucester GL1 2NZ

Change of use of ground floor premises from Class A3 restaurant to Class A5 hot food takeaway

G3Y 07/09/2016

16/00686/COU FEH  
2 Three Cocks Lane Gloucester GL1 2QU

Proposed change of use from Day Care Centre to Dental Surgery and changes to front elevation with creation of new disabled entrance

G3Y 12/09/2016

16/00728/TCM CJR  
Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD

Application to install replacement 1 No. 20m high monopole mast containing six antennas and four transmission dishes, also six equipment cabinets all to be located within a 10.70m x 2.8m compound bordered by a 1.8m high

G3Y 07/09/2016

16/00829/FUL ADAMS  
Llanthony Wharf Car Park Llanthony Road Gloucester

Construction of new public square, associated engineering works and hard landscaping (including relocation of heritage features) (proposed as an interim scheme pending implementation of previously approved scheme of works ref. 14/00415/FUL).

G3Y 07/09/2016

16/00834/JPA BOBR  
Fitzalan House Park Road Gloucester GL1 1LZ

Prior approval for change of use from B1 (Business) to C3 (residential) (35 units). (Alternative layout to scheme approved under application)

AAPRZ 13/09/2016

16/00869/FUL AEROR  
8 Harness Close Gloucester GL2 5GF

Garage conversion

G3Y 08/09/2016

16/00887/FUL ADAMS  
The Fountain Inn 53 Westgate Street Gloucester GL1 2NW

Internal and external refurbishment of Grade II Listed Public House including enclosing existing timber porch, removing the asbestos roof and timber doors to the existing barn and replacing them with a new aluminium and glass roof and post system. New cur

G3Y 13/09/2016

16/00888/LBC ADAMS  
The Fountain Inn 53 Westgate Street Gloucester GL1 2NW

Internal and external refurbishment of Grade II Listed Public House including enclosing existing timber porch, removing the asbestos roof and timber doors to the existing barn and replacing them with a new aluminium and glass roof and post system. New c

G3L 13/09/2016

16/00917/LBC FEH  
82 Westgate Street Gloucester GL1 2NZ

Retrospective application for the erection of internal stud partitioning and replacement doors

GLB 09/09/2016



16/00985/TRECON

JJH

Southgate House Southgate Street Gloucester

Works as per Southgate house tree report 2016.

TCNOB 13/09/2016

16/01000/CONDIT

BOBR

97 Westgate Street Gloucester GL1 2PG

Discharge of Condition 3 - Shopfront Details of permission no.15/01385/FUL.

ALDIS 30/09/2016

## **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