



Gloucester City Council

Planning Committee

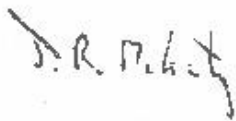
Meeting: Tuesday, 4th April 2017 at 6.00 pm in The Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Lugg, Hanman, Morgan, D. Brown, Dee, Hansdot, Toleman, J. Brown, Fearn, Finnegan and Walford
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AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 26) To approve as a correct record the minutes of the meeting held on 7 th March 2017.
4.	LATE MATERIAL Any late material in respect of the applications detailed below will be published on the Council's website as a supplement in the late afternoon of the Committee day.
5.	ALLSTONE SAND AND GRAVEL, MYERS ROAD - 16/00948/OUT (Pages 27 - 54) Application for determination:- Outline application for housing and student accommodation; car parking, road, footpath and drainage infrastructure; ground works; provision of open space and landscaping; and demolition of existing buildings and structures. (All matters reserved) at Allstone Sand and Gravel, Myers Road.
6.	LAND EAST OF HEMPSTED LANE - 16/01055/FUL (Pages 55 - 68) Application for determination:- Engineering operation to construct balancing pond(s) and associated landscaping on land to the east of Hempsted Lane.

7.	<p>LAND EAST OF HEMPSTED LANE - 13/01032/OUT (Pages 69 - 72)</p> <p>Application for determination:-</p> <p>Outline application for residential development of site, open space including orchard, cycleways, footpaths and associated works. Means of access offered for approval (layout, scale, appearance and landscaping reserved for future consideration) on land east of Hempsted Lane.</p>
8.	<p>AREA 4A2 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY - 16/01046/FUL (Pages 73 - 84)</p> <p>Application for determination:-</p> <p>Variation of conditions 1 and 2 of previous reserved matters approval 10/00467/REM to allow for an amended layout and house types (133 dwellings) on Area 4A2 on Framework Plan 4, Kingsway.</p>
9.	<p>DELEGATED DECISIONS (Pages 85 - 102)</p> <p>To consider a schedule of applications determined under delegated powers during the month of February 2017.</p>
10.	<p>DATE OF NEXT MEETING</p> <p>Tuesday, 9th May 2017 at 6.00 pm.</p>



Jon McGinty
Managing Director

Date of Publication: Monday, 27 March 2017

NOTES

Disclosable Pecuniary Interests

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

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

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

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

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

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

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

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

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

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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, 7th March 2017
- PRESENT** : Cllrs. Taylor (Chair), Lugg, Hanman, D. Brown, Dee, Hansdot, Toleman, J. Brown, Finnegan, Walford and Coole

Officers in Attendance

Mella McMahon, Development Control Manager
Nick Jonathan, Solicitor, One Legal
Anthony Wilson, Head of Planning
Ron Moss, Principal Planning Officer
Aeron Rees, Assistant planning Officer
Andy Birchley, Senior Planning Compliance Officer
Justin Hobbs, Landscape Officer
Matt Haslam, Urban Design Officer
Jamie Mattock, Highways Officer
Tony Wisdom, Democratic Services Officer

- APOLOGIES** : Cllrs. Lewis, Morgan and Fearn

102. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

103. MINUTES

The minutes of the meeting held on 7th February 2017 were confirmed and signed by the Chair as a correct record.

104. LATE MATERIAL

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

105. APPLICATION TO REMOVE A PROTECTED PEAR TREE AT 37, KESTREL GARDENS - 17/00037/TPO

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The Tree Officer presented his report which detailed an application to fell a protected perry pear tree at 37, Kestrel Gardens, Quedgeley.

Tracy Pitcher, a resident of Kestrel Gardens, addressed the Committee in opposition to the application.

Ms Pitcher stated that she had lived in Kestrel Gardens since 1997 when her house had been built. One of the factors in choosing to live there was the location and outlook of the property and the tree was an important factor in that choice.

She noted that the tree was in place before the development had started and before the applicants had purchased their property. She had not seen any substantial growth to the tree in that time and believed the tree to be in good health. She had only seen one fallen branch and there was no evidence that the tree was causing damage.

She stated that there was a lot of wildlife in the area including foxes, squirrels, hedgehogs, bats and woodpeckers and Emperor Moth caterpillars had been recorded. She believed that the loss of the tree would have a devastating impact on local wildlife and there was no reason to fell the tree other than the applicants considered it to be a nuisance.

Councillor Toleman was advised that it would be possible to pollard the tree although there was scope for a limited amount of pruning.

Councillor Lugg suggested that local perry makers could possibly use the fruit from the tree.

RESOLVED that the application be refused for the reasons in the report.

106. GILLMANS ELECTRICAL, ST OSWALDS ROAD - 16/00957/FUL

The Principal Planning Officer presented his report which detailed an application for the part demolition of existing building, erection of a three storey building, single storey front extension and new first floor linkway in connection with the existing use of the site at Gillman's Electrical, St Oswalds Road.

He referred Members to paragraph 5.2 of his report and explained that the application taken as a whole was considered to be 'sui generis' and there would be no need for a sequential test and it was considered that there would no significant adverse impact on the primary shopping area or any of the designated district or local centres.

He also referred to the late material which contained several minor amendments to the recommended conditions.

Nathan McLoughlin, Director of McLoughlin Planning, addressed the Committee in support of the application.

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Mr McLoughlin endorsed the Officer's report and stated that the application was for the modernisation of a long established, award winning City business with a unique retail offer.

He stated that customers wanted to see, buy and obtain service on one site and major brands also expected that their goods would be displayed in a particular way.

He noted that the existing buildings were dilapidated and the application would enable better use to be made of the space. There would be a small increase in retail floor space and greatly improved facilities for storage. He noted that there had been no technical objections to the proposals.

The Chair believed that the application represented a welcome improvement of the site.

Councillor Dee was advised that two disabled parking bays would be provided close to the showroom doors.

RESOLVED that planning permission be granted subject to the conditions in the report with the following amendments:-

Amendment to condition 2 - Plan Numbers 3A, 12 and 18A replaced with plan numbers 03B, 12A and 18B received on 7th March 2017 that clearly identify the car parking spaces.

Amendment to condition 15 – drawing no 06 Rev H replaced by drawing no.12A received on 7th March 2017

Condition no. 19 deleted as it duplicates the use class restriction of Condition 18 .

Additional informative: The applicant is reminded that advertisement consent is required for any new signage on the building

107. 26, TUFFLEY LANE - 16/01367/COU

The Planning Officer presented his report which detailed an application for the change of use from existing residential dwelling to planning class C2. Internal alterations and revised fenestration to south east elevation at 26, Tuffley Lane.

Hugh Goodwin, a planning consultant, addressed the Committee in opposition to the application on behalf of local residents.

Mr Goodwin stated that the application was intended to accommodate four seriously troubled children who had been abandoned by the parents and could be drawn into crime or abuse. He noted that it was intended to employ up to five full time staff to manage four children.

He believed that there would be constant visits by the police and social services. He noted that there had been incidents of intimidating behaviour at another similar establishment in Tuffley Lane.

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He expressed concern at the impact of the proposal upon the day nursery next door where toddlers were at play in the grounds. He believed that concerned parents could remove their children from the day nursery which could result in the closure of the business and the loss of seven jobs.

He noted that the Environmental Health Officer had requested a noise management plan and he questioned how such noise could be managed.

He believed that the proposals would have an unreasonable impact on the amenity of neighbours and were therefore contrary to policy BE.21 (Safeguarding of Amenity).

Kate Orchard, Director of Flourish Child services, addressed the Committee in support of the application.

Ms Orchard advised that the application was intended to provide high quality children's services and would help to address the acute shortage of accommodation. She noted that there had been 627 children in the care of the local authority in 2016 and due to a critical shortage of accommodation some of them had to be placed outside the County on a temporary basis.

This placed pressure on other areas of the care system and she noted that those children housed under temporary arrangements had significantly poorer outcomes.

The proposal was to house a maximum of four children with their own bedrooms and encourage them to integrate into the local community. They would be living in a controlled environment subject to oversight by OFSTED and the Gloucestershire County Council commissioning team.

There would a minimum of two staff members sleeping on the premises and she noted that there had been no technical objections. She considered that the application complied with policy H.18a and would be sympathetic to the area.

Councillor Finnegan, as the Council's Health Champion, noted that the staffing levels proposed would suggest that the children would have severe needs. She had experience of living near children's homes and stated that they did have an impact on a locality.

She stated that the proposals had the potential of damaging the day nursery next door and she believed that the Council had a duty of care to the day nursery.

The Chair expressed concerns regarding the amenity of the nearest neighbours.

Councillor Hanman believed that it was inappropriate to locate these premises next door to a day nursery for toddlers.

Councillor Dee, as ward Member, stated that there had not been many objections from local residents but he noted that the day nursery next door was a long established business much valued by the local community.

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He noted that the police had been called to similar premises in Tuffley Lane and while he acknowledged the need for such homes but they should not be permitted to present a risk to the day nursery.

Councillor Lugg noted the high staffing levels proposed and observed that the presence of a police vehicle did not necessarily indicate trouble at the premises.

Councillor David Brown expressed concerns regarding the tone of the debate. He noted that the proposal would be regulated and asked if the police had expressed any concerns.

Councillor Finnegan stated that she had worked in homes of this sort and she believed that they were better suited to a rural environment.

Councillor Joanne Brown believed that children needed to be given a chance.

Councillor Hanman called for the application to be refused due to the adverse impact upon the amenity of neighbouring properties.

The Solicitor advised members that should the Committee be minded to refuse the application they may wish to consider policy BE.21 (Safeguarding Amenity) as the most appropriate in light of concerns raised during the debate.

RESOLVED that the application be refused as it is considered to be contrary to policy BE.21 (Safeguarding Amenity).

108. QUAYSIDE AND BLACKFRIARS AREA - 16/01510/LDO

The Principal Planning Officer presented his report which detailed a residential-led Draft Local Development Order which when adopted would grant planning permission for predominantly residential uses with other supporting uses and car parking, and that includes an Environmental Statement, in the Quayside and Blackfriars area. He introduced Mary Crew of Peter Brett Associates (PBA), the consultants engaged to progress this development.

Ms Crew explained that PBA had been working with the City and County Councils and other key stakeholders. She outlined the Local Development Order process as detailed in Section 4 of the report and the Design Guide which gives key background and contextual information about the site and sets out principles with regard to the design of development within the site.

The Principal Planning Officer outlined the constraints of the site including the heritage assets, archaeology, access and transport and the impact of flood zones.

He noted that the Environment Agency had expressed concerns regarding possible contamination and further work would be undertaken following the removal of redundant buildings.

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He noted that the development would meet housing need, promote sustainability and bring a long vacant brown field site back into use and would provide social, economic and environmental regeneration of the site.

He referred to the late material which contained a number of additional conditions recommended by consultees.

Councillor Lugg noted that planning permission had been granted for part of the site at the previous meeting and she asked how the LDO would make matters simpler.

The Principal Planning Officer explained that the LDO would set parameters and would define what would be acceptable. He noted that de-risking was running in parallel to the LDO process and had made the student accommodation application easier.

Ms Crew stated that the LDO compares with a Supplementary Planning Document or Masterplan. It had been recognised that this sort of site would benefit from an LDO as achieved a level of buy-in from key stakeholders. She stated that no other mechanism would be able to achieve this and she was confident that there would be a deliverable scheme for the site.

Councillor Toleman referred to the previous application for student accommodation and the Chair noted that although the preliminary work for the LDO had helped that application it had been determined on its own merits.

Councillor David Brown was assured that the building occupied by Gloucester Academy of Music would be retained and, although not listed, was considered to be a building of importance.

Councillor Dee believed that Officers had done a brilliant job in preparing the draft LDO and he asked how much would be achievable in the given timescale.

The Principal Planning Officer stated that there was five year review for the LDO. De-risking would happen and would ensure that the site was as attractive as possible to potential developers.

RESOLVED that the Local Development Order, Statement of Reasons Document and the Design Guide be adopted subject to the conditions in the report with the following amendments:-

Condition 4 - A noise assessment and attenuation measures where necessary needs to be replaced with the following conditions

Pollution Control

Condition Prior to first use of the development hereby permitted, a noise assessment shall be carried out (by a competent person i.e. member of the IOA) and mitigation measures identified and implemented, to ensure that the rating level of any noise generated by mechanical plant associated with the development shall not exceed 5dB below the pre-existing background (LA90) noise level at all times. The noise levels shall be determined at nearby noise sensitive premises, and

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measurements and assessment shall be made in accordance with BS4142: 2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

Reason : To protect the amenities of neighbouring occupiers

Condition . The development shall not commence until details of a lighting scheme to illuminate the external areas of the application site have been submitted to and approved in writing by the Local Planning Authority. The details shall include the lighting fixtures, their location on the site/on the buildings, and the extent of illumination. The scheme is also to include details on how the impact of how floodlights and external lighting will be minimised. The approved lighting scheme shall be implemented prior to the commencement of the use of the development and maintained for the duration of the use of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason. To protect the amenities of the area

Condition .Hours of operation are to be agreed in writing with the Local Planning Authority Prior to the commencement of development.

Reason To protect the amenities of the area

Condition The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the hours of 8.00am to 7.00pm Mondays to Sunday.

Reason. To protect the amenities of the area

Condition : No development shall take place until details of the means of the ventilation for the extraction and dispersal of cooking smells/fumes , including details of its method of construction, odour control measures, noise levels , its appearance and finish have been submitted to and approved in writing by the Local Planning Authority . The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

Reason: To protect the amenities of neighbouring occupiers and the general environment.

Condition Prior to the commencement of development a scheme for the provision of refuse recycling and storage shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter maintained for the life of the development.

Reason: To protect the amenity of the area

Condition 16 Drainage replaced by the following conditions:-

Condition :Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be

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completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding.

Condition: Development shall not take place until a scheme for surface water treatment has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify the required number of treatment stages for each source of runoff and provide details on the required methods of treatment. The scheme shall adhere to the water quality approach set out in the publication CIRIA C753. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To reduce the impact of this development on the surrounding surface water environment and improve water quality.

Condition: No development shall be put in to use/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.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

Condition: Development shall not commence until a detailed scheme for the mitigation of any loss in flood plain storage has been submitted and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed and retained in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure that the development does not result in any net increase in flood risk

Condition 17 – Flooding replaced by the following conditions

Condition: The development hereby permitted shall not commence until a Flood Emergency Plan has been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include (but not be limited to) proposals for flood warnings, signage and emergency access / egress. The plan shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development remains safe from flooding for users for its lifetime.

Condition : Prior to the commencement of development in each part of the site a scheme for the management of overland flows and for mitigation of flooding from the River Severn for that part of the site shall be submitted to and approved in

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writing by the Local Planning Authority. This scheme shall adhere to the general principles outlined in the Design Guide. The scheme details shall include:

- Confirmation of the potential for flooding from any source within that part of the site based on the FRA, the Design Guide and taking into account the implementation of any strategic measures or other changes to the potential flooding regime (this constitutes the 'specific assessment of potential for flooding' referred to below)
- Details of finished floor levels (FFLs) for each element of the scheme in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding
- Details of any measures for flood resistance and flood resilience or preventing water ingress in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding
- Details of the access/egress strategy and any associated Flood Management Plan for each element of the scheme in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding
- Details of the strategy for floodplain storage compensation, overland flow routing and management of floodwater within that part of the site in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding

The approved scheme shall be implemented in full for that part of the site prior to the first occupation of any building in that part of the site and, unless otherwise first agreed in writing by the Local Planning Authority, shall be maintained as such for the life of the development

Reason :To ensure the development is safe from flood risk and does not increase flood risk elsewhere

Condition 18 – Ground Condition replaced with the following

Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

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

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

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

2. Submission of Remediation Scheme

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

2. Implementation of Approved Remediation Scheme

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

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

4. Reporting of Unexpected Contamination

Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

Highway Authority - Additional Conditions

Condition: Prior to occupation of development in the Quayside area details of proposed improvements to the signalised junction to include controlled pedestrian facilities of The Quay/Quay Street shall be submitted to and agreed in writing by the Local Planning Authority and completed in accordance with the approved details.

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Condition : Prior to occupation of the Blackfriars area details of a crossing from the proposed access at Ladybellgate Street to the eastern side shall be submitted to

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and agreed in writing by the Local Planning Authority and completed in accordance with the approved details.

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Condition: Prior to occupation of development in the Blackfriars area details of the provision of dropped kerbs including tactile paving shall be submitted to and agreed in writing by the Local Planning Authority and completed in accordance with the approved details at the following locations.

Ladybellgate Street Junction with Commercial Road Blackfriars;

Ladybellgate Street Junction with Longsmith Street/Bearland

Longsmith Street junction with Bull Lane

Longsmith Street junction with NCP car park entrance/exit

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Condition: Prior to occupation of development in the Quayside area details of the provision of dropped kerbs including tactile paving shall be submitted to and agreed in writing by the Local Planning Authority and completed in accordance with the approved details at the following location.

Quay Street Junction with Lower Quay Street

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Other Condition Matters

- 1) There are currently 2 construction management conditions numbered 14 and 19, condition 19 is to be deleted
- 2) Condition 15 is to be numbered as such

Condition 4 - A noise assessment and attenuation measures where necessary needs to be replaced with the following conditions

Pollution Control

Condition Prior to first use of the development hereby permitted, a noise assessment shall be carried out (by a competent person i.e. member of the IOA) and mitigation measures identified and implemented, to ensure that the rating level of any noise generated by mechanical plant associated with the development shall not exceed 5dB below the pre-existing background (LA90) noise level at all times. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142: 2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

Reason : To protect the amenities of neighbouring occupiers

Condition . The development shall not commence until details of a lighting scheme to illuminate the external areas of the application site have been submitted to and approved in writing by the Local Planning Authority. The details shall include the lighting fixtures, their location on the site/on the buildings, and the extent of illumination. The scheme is also to include details on how the impact of how

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floodlights and external lighting will be minimised. The approved lighting scheme shall be implemented prior to the commencement of the use of the development and maintained for the duration of the use of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason. To protect the amenities of the area

Condition .Hours of operation are to be agreed in writing with the Local Planning Authority Prior to the commencement of development.

Reason To protect the amenities of the area

Condition The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the hours of 8.00am to 7.00pm Mondays to Sunday.

Reason. To protect the amenities of the area

Condition : No development shall take place until details of the means of the ventilation for the extraction and dispersal of cooking smells/fumes , including details of its method of construction, odour control measures, noise levels , its appearance and finish have been submitted to and approved in writing by the Local Planning Authority . The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

Reason: To protect the amenities of neighbouring occupiers and the general environment.

Condition Prior to the commencement of development a scheme for the provision of refuse recycling and storage shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter maintained for the life of the development.

Reason: To protect the amenity of the area

Condition 16 Drainage replaced by the following conditions:-

Condition :Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding.

Condition: Development shall not take place until a scheme for surface water treatment has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify the required number of treatment stages for each source of runoff and provide details on the required methods of

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treatment. The scheme shall adhere to the water quality approach set out in the publication CIRIA C753. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To reduce the impact of this development on the surrounding surface water environment and improve water quality.

Condition: No development shall be put in to use/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.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

Condition: Development shall not commence until a detailed scheme for the mitigation of any loss in flood plain storage has been submitted and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed and retained in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure that the development does not result in any net increase in flood risk

Condition 17 – Flooding replaced by the following conditions

Condition: The development hereby permitted shall not commence until a Flood Emergency Plan has been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include (but not be limited to) proposals for flood warnings, signage and emergency access / egress. The plan shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development remains safe from flooding for users for its lifetime.

Condition : Prior to the commencement of development in each part of the site a scheme for the management of overland flows and for mitigation of flooding from the River Severn for that part of the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall adhere to the general principles outlined in the Design Guide. The scheme details shall include:

- Confirmation of the potential for flooding from any source within that part of the site based on the FRA, the Design Guide and taking into account the implementation of any strategic measures or other changes to the potential flooding regime (this constitutes the ‘specific assessment of potential for flooding’ referred to below)

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- Details of finished floor levels (FFLs) for each element of the scheme in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding
- Details of any measures for flood resistance and flood resilience or preventing water ingress in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding
- Details of the access/egress strategy and any associated Flood Management Plan for each element of the scheme in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding
- Details of the strategy for floodplain storage compensation, overland flow routing and management of floodwater within that part of the site in accordance with the FRA, the Design Guide and the specific assessment of potential for flooding

The approved scheme shall be implemented in full for that part of the site prior to the first occupation of any building in that part of the site and, unless otherwise first agreed in writing by the Local Planning Authority, shall be maintained as such for the life of the development

Reason : To ensure the development is safe from flood risk and does not increase flood risk elsewhere

Condition 18 – Ground Condition replaced with the following

Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

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

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

(ii) an assessment of the potential risks to:

- human health,

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- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

2. Submission of Remediation Scheme

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

3. Implementation of Approved Remediation Scheme

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

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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

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

4. Reporting of Unexpected Contamination

Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

Highway Authority - Additional Conditions

Condition: Prior to occupation of development in the Quayside area details of proposed improvements to the signalised junction to include controlled pedestrian facilities of The Quay/Quay Street shall be submitted to and agreed in writing by the Local Planning Authority and completed in accordance with the approved details.

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Condition : Prior to occupation of the Blackfriars area details of a crossing from the proposed access at Ladybellgate Street to the eastern side shall be submitted to and agreed in writing by the Local Planning Authority and completed in accordance with the approved details.

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Condition: Prior to occupation of development in the Blackfriars area details of the provision of dropped kerbs including tactile paving shall be submitted to and agreed in writing by the Local Planning Authority and completed in accordance with the approved details at the following locations.

Ladybellgate Street Junction with Commercial Road Blackfriars;
Ladybellgate Street Junction with Longsmith Street/Bearland
Longsmith Street junction with Bull Lane

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Longsmith Street junction with NCP car park entrance/exit

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Condition: Prior to occupation of development in the Quayside area details of the provision of dropped kerbs including tactile paving shall be submitted to and agreed in writing by the Local Planning Authority and completed in accordance with the approved details at the following location.

Quay Street Junction with Lower Quay Street

Reason:-In the interest of highway safety and to accord with paragraph 32 of the National Planning Policy Framework.

Other Condition Matters

- 1) There are currently 2 construction management conditions numbered 14 and 19, condition 19 is to be deleted
- 2) Condition 15 is to be numbered as such

109. PLANNING ENFORCEMENT PROGRESS REPORT.

The Senior Planning Compliance Officer presented his report which detailed the level and nature of enforcement activity undertaken by the Planning Enforcement Team between July and December 2016 together with an update on formal action being taken against more serious planning breaches.

He provided illustrations of recent work including:-

Badger run, Aldridge Way
First Choice Off Licence
Encroachment
Untidy Garden, Hucclecote
Unauthorised residential unit
Obscured glazing replacement
Rebuilding wall, Painswick Road (no breach)

Councillor David Brown was informed that the owners of Picturedrome had been instructed to restore the building or submit an acceptable scheme and they had engaged conservation architects.

The Chair thanked the Senior Planning Compliance Officer for his report.

RESOLVED that the report be noted.

110. DELEGATED DECISIONS

Consideration was given to a schedule of applications which had been determined under delegated powers during the month of January 2017.

RESOLVED that the schedule be noted.

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111. DATE OF NEXT MEETING

Tuesday, 4th April 2017 at 6.00pm.

Time of commencement: 6.00 pm

Time of conclusion: 8.05 pm

Chair

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **4 APRIL 2017**

ADDRESS/LOCATION : **ALLSTONE SAND AND GRAVEL, MYERS ROAD, GLOUCESTER**

APPLICATION NO. & WARD : **16/00948/OUT ELMBRIDGE**

APPLICANT : **SIMON FORD**

PROPOSAL : **Outline application for housing and student accommodation; car parking, road, footpath and drainage infrastructure; ground works; provision of open space and landscaping; and demolition of existing buildings and structures. (All matters reserved)**

REPORT BY : **RON MOSS**

NO. OF APPENDICES/ OBJECTIONS : **SITE PLAN**

1 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site lies to the east of the city and is 5.5 ha in area. There are a mix of uses in the area. To the north of the site are residential dwellings and the recreation ground Armscroft Park, while to the south the site is immediately bordered by the Gloucester to Birmingham railway line, with an element of vacant land, a Mercedes show room, Costa coffee shop and drive thru and Morrisons supermarket with petrol filling station lying just beyond. This area of land is known as the railway triangle as it is bordered on three sides by the railway line and the above mentioned uses are part of the regeneration of the area. Further south is then Metz way which is an elevated road section at this point.
- 1.2 To the east of the application site there is an area of trees and Wotton Brook, along with more residential development. At this point the ground drops down to the brook. Then to the west the site tapers to the point where it meets Horton Road, in close proximity to the level crossing here. The site

would encompass part of the car park of the Irish social club, which is a three storey building that borders the site to the west.

- 1.3 The site was originally used in conjunction with the railways, but now contains a number of commercial and industrial uses, including waste recycling and transfer, skip storage and hire, aggregate storage, a concrete batching plant and coal merchants. The main structures on the site are large blue steel framed building on the eastern half of the site used for processing waste and transfer, and the concrete batching plant itself. Towards the western end of the site there are large piles of aggregate. In terms of gradient, the site is predominantly level, but rises in the northwest corner where it takes access from Myers Road and falls to the east towards Wotton Brook.
- 1.4 In terms of the development itself the application proposes the demolition of all the structures on the site and an outline residential application for up to 200 dwellings and 200 units of student accommodation with all matters of access, appearance, landscaping, layout and scale reserved. It further proposes car parking, an internal road, footpath and drainage infrastructure, groundworks, the provision of 0.76ha of open space and landscaping.
- 1.5 The application is accompanied by an illustrative master plan that indicates how the site could be developed. The housing is shown in the middle and eastern sections of the site, being predominantly two and three storey dwellings and small apartment blocks. Then to the west of the site would be the student accommodation in blocks up to 5 storeys in height. In the very far east section the currently wooded area would remain as such, while an area of public open space would also be set out here, just to the south.. A landscape strip is proposed next to the southern boundary with the railway line.
- 1.6 The development is shown to gain access from Myers road at the same point as the site currently gains access. Routes are then shown running eastwards and southwards from this access point. The plan also shows provision for a footpath/cycle route linking from Horton Road and crossing the site just to the north of the southern landscape corridor to link with Blinkhorns Bridge Lane to the east. It would link to Armscroft Park via a shared surface element. An emergency vehicle access point is shown to the north next to Gloucester Old Boys Rugby club.
- 1.7 An Environmental Impact Assessment screening opinion was also undertaken and your officer confirms that an Environmental Statement was not required.
- 1.8 The application is referred to the Planning Committee due to the scale of the proposed development.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The site has a large history of commercial and industrial uses since 1968

when planning permission was granted for the change of use from locomotive sheds to a distribution depot.

2.2 In 1997 planning permission was granted for the erection of a two storey workshop with ancillary offices, the installation of weighbridge and aggregate bays, construction of a parking area, landscaping and planting works, demolition of a storage building and open store.

2.3 In March 2011 planning permission was granted for use of part of the site to provide a facility for crushing and screening of inert waste materials to provide secondary aggregates for a temporary 18 month period. A couple of further time limited extensions to this permission have been approved.

3.0 PLANNING POLICIES

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

Central Government Guidance - National Planning Policy Framework

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.

3.2 The NPPF sets out the following 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 further 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.

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 reasonable 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.

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

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 Development Plan

Section 38 of the Planning and Compulsory Purchase Act 2004 has established that - “The development plan is;

- A. The regional spatial strategy for the region in which the area is situated, and
- B. The development plan documents (taken as a whole) which have been adopted or approved in relation to that area.

If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy that is contained in the last document to be adopted, approved or published (as the case may be). If 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.”

Local Plan

The statutory development plan for Gloucester remains the City of Gloucester Local Plan (Adopted 1983 and partially saved until the Local Development Framework is adopted). Under the terms of the NPPF, weight can be given to these policies according to their degree of consistency with the NPPF.

Subsequent to the 1983 plan there has also been the City of Gloucester (Pre-1991 Boundary Extension) Interim Adoption Copy (October 1996), and City of Gloucester First Stage Deposit Local Plan (June 2001).

Regard must also be 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 it has been adopted for development control purposes.

2002 Plan Policies

- H4 – Housing Proposals on Unallocated Sites
- H7 – Housing Density and Layout
- H8 – Housing Mix
- H11 – Improving Residential Environments
- H15 – Provision of Affordable Housing
- B.7 – Protected species
- B.10 – Trees and hedgerows on development sites
- FRP.1a – Development and flood risk
- FRP.3 – Obstacles in the flood plain
- FRP.5 – Maintenance of water courses
- FRP.6 – Surface water runoff
- 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 of the layout, circulation and landscape of new development
 BE.5 – Community safety
 BE.6 – Access for all
 BE.7 – Architectural design
 BE.12 – Landscape schemes
 BE.15 – Provision of Open Space in Major Development
 BE.21 – Safeguarding of amenity
 BE.31 – Preserving sites of archaeological interest
 BE.32 – Archaeological assessment
 BE.33 – Archaeological field evaluation
 BE.34 – Presumption in favour of preserving archaeology
 BE.36 – Preservation in situ
 BE.37 – Recording and preserving archaeology
 TR.1 – Travel plans and planning applications
 TR.2 – Travel plans – planning obligations
 TR.9 – Parking standards
 TR.10 – Parking provision below the maximum level
 TR.11 – Provision of parking for people with disabilities
 TR.12 – Cycle parking standards
 TR.31 – Road safety
 TR.32 – Protection of cycle/pedestrian routes
 TR.33 – Provision for cyclists/pedestrians
 TR.34 – Cyclist safety
 OS.2 – Public Open Space
 OS.3 – New Housing and Public Open Space
 OS.5 – Maintenance Payments for Public Open Space
 A.1 – New Housing and Allotments

3.3 Emerging Plans

On adoption, the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and Gloucester 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

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Main Modifications Version, February 2017)

The Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Borough Councils (JCS) which was submitted for examination on 20 November 2014. The Inspector published her Interim Findings in May 2016 and the JCS authorities have now approved Main Modifications to the plan for consultation. Consultation took place in February/March 2017 and further examination hearings are expected to take place June/July 2017.

The JCS has therefore reached a further advanced stage, but it is not yet formally part of the development plan for the area and the weight that can be attached to each of its policies will be subject to the criteria set out above, including the extent to which there are unresolved objections.

- 3.4 The following policies in the JCS are of relevance and the plan is subject to representations through the consultation which affects the weight that can be attributed to the policy;

SD1 – Presumption in favour of sustainable development

SD5 – Design requirements

SD12 – Housing Mix and Standards

SD13 – Affordable Housing

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

INF7 – Infrastructure Delivery; and

INF8 – Developer Contributions

- 3.5 The Draft Gloucester City Plan and 'call for sites' was subject to consultation in January and February 2017. The plan is at a very early stage and therefore carries limited weight.

It does however now show the site allocated for housing in the proposed land allocations.

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

- 3.6 Gloucestershire Waste Core Strategy
The Waste Core Strategy was adopted in November 2012 and forms part of the local development plan for Gloucester. It explains how the County Council and its partners will address the issue of planning for waste management in Gloucestershire for the period 2012 to 2027. It provides a policy framework to guide decisions on planning applications for waste management developments. Policy WCS11 is the relevant policy for this application in that it seeks to safeguard sites for waste management to maintain capacity across the County.

4.0 HOUSING LAND SUPPLY

- 4.1 The NPPF states at paragraph 47 that Local Planning Authorities should make

provisions to “boost significantly the supply of housing”. The NPPF further states at paragraph 49 that “housing applications should be considered in the context of the presumption in favour of sustainable development”.

- 4.2 The NPPF requires that local authorities should be able to demonstrate a five year supply of housing land plus a buffer. For Gloucester, the buffer is 5% because of its past record of housing delivery (local authorities with persistent under delivery are required to provide a 20% buffer).
- 4.3 Gloucester City Council currently do not have a 5 year housing land supply but will do when the JCS is adopted. Gloucester city is actively working on two plans that together will provide the city with a healthy housing land supply. Gloucester city is working on a Joint Core Strategy (JCS) with Cheltenham and Tewkesbury which is at the Main Modifications consultation stage of the Examination. The JCS includes the release of Green Belt land surrounding Gloucester (in Tewkesbury district) which would be for the housing needs of Gloucester, and when the JCS is adopted Gloucester will have an estimated five year housing land supply of 5.8 years. This five year supply calculation involves an assumption about land that is expected to come forward for development within the Gloucester urban area, and in this regard Gloucester city is also progressing the new city plan which is currently at draft plan stage, and was the subject of a public consultation which ended on 27 February 2017. The examination for the city plan and its eventual adoption will follow on from the adoption of the JCS, which provides the strategic policy and spatial context for the city plan.
- 4.4 In practice then, the City has a route to ensuring its 5 year supply but it is not formally in place yet. Paragraph 49 of the NPPF sets out that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

5.0 CONSULTATIONS

5.1 Highway Authority Original comments

The Highway Authority states the following:-

a) Access

It is recognised that access is no longer a matter for consideration and forms a reserved matter. However the main access point is shown from Myers Road and will be taken from this point. There is restricted visibility for pedestrians looking to cross the rugby club access road here and they would have difficulty seeing traffic emerging from the rugby club.

The pedestrian/cycle access points proposed in principle in to Armscroft Park and Blinkhorns Bridge Lane need to have regard to the significant level changes. It is possible to achieve in engineering terms, but may need significant space.

b) Accessibility

There are a number of bus routes within close proximity. Horton road is served by bus services 6 and 33, while a 1km walk on to London Road would allow access to routes 94 and 10. Travel by public transport is a realistic option for future residents.

c) Development Traffic Impact

While the Transport Assessment has used the standard Trip Rate Information Computer System (TRICS) to estimate likely vehicle movement, the assessment does not fully take account of the student parking, nor the traffic from existing uses on the site. Neither has it demonstrated clearly how the new vehicle movements have been distributed and assigned to the local highway network.

d) Parking

The impact of the student parking on the surrounding area has not been clearly shown, while no information has been provided as to the impact on the loss of the car park currently used by the Irish club.

In conclusion it is considered that insufficient information has been provided and that it has not been demonstrated that the proposal is currently acceptable in highway terms.

Revised Comments awaited

5.2 Drainage Engineer

Original Comments

The site is located in flood zone 1, so there is no concern about fluvial flood risk, while the surface water flood maps do not show any concerns.

The Wootton Brook however is already at a high risk of flooding and has no spare capacity. Any increase in flows to the brook would result in an increase in flood risk to nearby properties, which have flooded in the past. Any increase in flood risk would not be acceptable.

The application needs to show the existence of an existing connection to Wotton Brook, and if there is a connection, a plan showing the drained area.

There should be above ground Suds attenuation features on a proposal of this scale.

In terms of mitigating flood risk from Wotton Brook, one improvement the proposal could achieve would be to remove the large masonry structures, which encourage debris to block the brook.

Overall concern that development would increase flood risk to neighbouring properties.

Revised Comments

The applicant has confirmed the following :-

All the existing drainage would be removed and a new system put in place.

The piped concrete bridge over the brook could be removed from the site

Unfortunately over ground Suds drainage features are best positioned in low lying areas of a site as they rely on gravity. The low lying areas of this

site are sterilised by strict Network Rail conditions, therefore scheme would propose underground storage rather than over ground.

The re-development of the site from waste transfer to residential scheme designed in line with the latest industry standards would automatically provide a betterment to the existing conditions.

In light of the above and submission of a revised drainage strategy, the Drainage Engineer confirms they have no objections, subject to conditions requiring the full detailed design of the sustainable water drainage strategy, the removal of the pipe bridge and buttresses and a scheme for maintenance of all SUDS attenuation features.

5.3 Local Lead Flood Authority

Original Comments

The proposed development site is situated within flood zone 1 and there are no known reports of surface water flooding on the site.

The applicants Flood Risk Assessment assumes that at present the majority of the existing site drains in to Wotton Brook and the applicant proposes to maintain this existing drainage regime.

The LLFA object to the proposal as there is insufficient information in the FRA to show that the drainage assumptions are correct. There is a recent history of property flooding associated with the Wotton Brook and the LLFA was concerned that the current proposals for drainage water would increase the flood risk.

Revised comments

The revised Flood Risk Assessment provides sufficient information for the LLFA to rescind its previous objection to the application and to agree the proposed discharge rate of 7.3l/s to the Wotton Brook for all rainfall events up to and including the 1 in 100 year storm (including 40% climate change).

Therefore there is no objection subject to conditions requiring a fully detailed drainage strategy and Suds maintenance plan.

5.4 Environmental Protection

Noise

It is clear that noise from both Metz Way and the railway line bounding the site would have a significant impact on the proposed development. Any property near the southern boundary would be particularly affected.

Vibration

The current vibration exposure within the southern part of the site exceeds guidance levels, however it is accepted that appropriately designed mitigation measures would enable vibration exposure to be controlled across the site.

Development is acceptable in principle, but considerable more work needs to be undertaken in the form of detailed survey work to get to the point where there could be said to be a satisfactory environment for the future residential occupiers.

The proposal is considered acceptable subject to the following conditions:-

- a) The submission of an additional noise report to show how an actual proposed layout would be protected from high levels of external noise.

- b) No construction traffic parking on Myers road
 - c) An Environmental Management system
 - d) Air quality control - no creation of a street canyon, designing the dwellings for minimum exposure to pollution , provision of an electric vehicle charging point and NOx emission levels for gas fired boilers.
 - e) External lighting
 - f) Refuse storage and recycling
 - g) Operational management plan for student accommodation
 - h) An additional vibration survey
- Also to add an informative on any approval that crushers and screens to be used on the site should be accompanied by a permit to operate.

5.5 Worcestershire Regulatory Services

The submitted Desk study report states the contamination risk for a residential development as medium to high risk and recommends that a Phase 2 site wide intrusive ground investigation is carried out given the sites current and previous uses. The report states that the investigation should include reviewing the underlying ground and ground water conditions, the depth and extent of made ground and superficial deposits, the presence or absence of contamination within shallow subsoils and groundwater, and to monitor gas and groundwater to confirm the current ground gas regime.

Worcestershire Regulatory Services recommend that the standard suite of contaminated land investigation and mitigation conditions be attached to any approval.

5.6 Environment Agency

The application site is located in Flood Zone 1 and the EA refer the local authority to their Flood Risk standing advice.

They also require a condition on any approval stating that there should be no new structures (including gates, walls and fences) or raising ground levels within 8 metres of the top of the bank of the Wotton Brook inside or along the boundary of the site unless otherwise agreed in writing by the Local Planning Authority.

It is further stated that the previous use of the site may give rise to land contamination and comments from Environmental Protection should be sought.

5.7 Archaeology

It is accepted that it is not possible for the applicant to undertake an archaeological evaluation (trial trenching) in advance of determination. The site however has the potential to contain significant heritage assets of archaeological interest, most especially human burials of Roman date. Any ground works associated with this proposed development have the potential to damage or destroy any archaeological remains that might be present.

A condition requiring a programme for archaeological mitigation is recommended on any approval.

5.8 Gloucestershire County Council

The above scheme is likely to give rise to community infrastructure requirements including library contributions and contributions towards pre-school, primary and secondary schools. It is not possible to give absolute figures here as the application is only in outline, however if the reserved matters come in as the indicative layout of 120 houses and 80 apartments then the following amounts would be required.

Pre- school places - £152,349 – 11.53 places

Primary school places - £472,833 – 35.79 places

Secondary school places - £417,920 – 20.74 places

Libraries - £39,200

The number of places required is net of the total yield – not all children moving into the development will require a school place at the local or nearby school. Especially at secondary level, where children are more likely to remain at the secondary school if possible. These figures could change depending on the resulting mix: fewer flats will increase the yields and vice versa.

The pre-school/nursery requirement is based on existing assumptions, but from 2018 the yields will be re-assessed as part of the introduction of 30 hours funded term time places for 3 year olds (and some 2 year olds), which result in the need for a greater number of nursery and pre-school places. There are a number of nearby nursery providers through which s106 contributions could be spent to increase provision. Existing provision within 1 mile of central Gloucester City is generally good, but these are all sustainable businesses and nurseries, and they are operating at their capacity.

At Primary level, the additional expected 36 places required equates to an additional 5 children per year group, although with new developments the additional pressure arising tends to be at the lower-age end, in reception year particularly. Each school has a known physical capacity, and we know the numbers on roll and forecast. For operational purposes GCC will consider a school to be at capacity when it has fewer than 5% surplus places – i.e. when it reaches 95% capacity. This allows fluctuations and in-year changes. The nearby primary schools are St Peter's Catholic Primary School a 2 FE school which is currently at, and forecast to remain at capacity. Widden Primary School is a 2FE school with nursery has some surplus presently, but is forecast to increase based on known demographic trends. Elmbridge Primary School is near capacity and forecast to be within 5% of its capacity. Other primary schools within 2 miles of the site are Hatherley Infants, Tredworth Infant, Barnwood C of E and Coney Hill Community Primary School. All of these are forecast to be at or near capacity, with the exception of Tredworth which will have some capacity.

At Secondary level, across the Gloucester school planning area there is 13,124 spaces. From 2019 there will be less than a 5% surplus across the 12

secondary schools in the school planning area. This buffer is an advisable level of surplus places which allows for in-year changes and changes over years. Forecasts show that the numbers on roll will exceed the number of places available by 2021. There is therefore a need to secure contributions towards secondary school provision from development proposals to mitigate the harm.

5.9 Severn Trent

No objection to the proposal subject to a condition to provide details of foul and surface water drainage

5.10 Housing Strategy and Enabling

The current application is proposing no affordable housing. If the site proceeds with the 200 dwellings and 200 student bed spaces, then if there were no viability issues, the scheme would deliver 80 affordable homes at the 40% current policy position or 40 affordable homes at the 20% JSC CIL policy on position.

While no affordable housing is proposed, any mix needs to consider the Strategic Market Assessment profiles, and in particular the need for smaller units. Special needs housing and Lifetimes homes should also be considered. The viability should be robustly assessed and if there is seen to be low viability, then a review mechanism should be built in to any decision.

5.11 Council Ecologist

The site has nothing of great concern. There is low level badger activity and a possibility of reptiles. The brook will likely be a bat commuting corridor, so there needs to be caution with light spillage.

There should be conditions on any approval, requiring protection of badger setts, site clearance method statement to avoid reptiles, lighting scheme preventing light spillage, and bird and bat boxes.

There should also be conditions requesting energy and waste management strategy statements.

5.12 Network Rail

This application would not appear to cause Network Rail any problems, over and above the existing peak time traffic flows over Horton Road level crossing. The application site does include a very small element of Network Rail land and this area needs to be removed from it.

Officer Note : This element of land has been removed

5.13 Urban Design

The Illustrative Masterplan shows a sensible arrangement of blocks in most areas, but more work may be needed along the southern boundary of the site, specifically relating to the impacts from railway noise. There may be more of a continuous form of development needed along the boundary with garden areas in particular needing screening to meet guidelines. A mix of residential uses on the site would help to provide a wider range of residents in the area and possibly extend activity levels during the day.

5.14 Gloucestershire County Council

The application site, at present, contains a well established and operational concrete batching plant, which plays an important role in contributing to much needed supplies of local construction materials. The application site also contains a number of active and operational waste management facilities that form part of an important network of local waste facilities. National planning policy contained within the National Planning Policy Framework (NPPF) refers to the importance of safeguarding such facilities as part of a wider package of measures to secure sufficient mineral supplies. It does, however, recognise the prospect of changing commercial / land use circumstances and makes specific provision for applicants to demonstrate either a lack of need or future suitability for an existing safeguarding facilities and/or the realistic prospect of achieving the appropriate re-location of safeguarded infrastructure. Assurance should be sought from the applicant regarding the alternate provision/ relocation of the waste management facilities.

6.0 PUBLICITY AND REPRESENTATION

6.1 Press and site notices were published. Notifications were sent to 28 neighbouring occupiers. Three responses were received stating the following:-

- a) Would support scheme however there is no firm proposal for drainage of the development site and Wotton Brook has high risk of flooding , having done so twice in 2007.
- b) Following on from above the Flood Risk Assessment lacks clarity and makes assumptions as to the current draining situation rather than providing certainty.
- c) The trees at the eastern end of the site should be retained and supplemented, with exception of leylandii that should be removed.
- d) The Irish club raises concern at loss of their car park. At present there are 80 car parking spaces and this will be reduced to 26 spaces as part of the proposal. The size of the car park is said to be a big incentive to those who use the club for events.
- e) Not an ideal site for student accommodation as not that close to facilities.
- f) A bridge over or subway under the railway would help improve connection

6.2 Civic Trust

The industrial development once connected with the railway has become “non-conforming” with the growth of neighbouring residential uses at the old football stadium and former psychiatric hospital, and the increased use for a large primary school and a private school. The current recycling operation at Allstone attracts heavy vehicles to Horton Road and other streets not built for such traffic. The panel has no objection to the principle of residential development, but reserves judgement on the details. The site may have underlying Roman and mediaeval levels together with the industrial archaeology of the former Midland Railway steam engine sheds and sidings which need to be investigated and recorded.

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

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

7.0 OFFICER OPINION

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

- a) Principle of the Development, including loss of the Waste Transfer station
- b) Design of the Proposal
- c) Flooding and Drainage
- d) Land Contamination
- e) Ecology and Landscaping
- f) Viability
- g) Impact on Amenity of Neighbouring Occupiers /Satisfactory Living Environment for Occupiers
- h) Affordable Housing
- i) Public Open Space
- j) Library/Education provision
- k) Archaeology
- l) Traffic and Transport

- 7.2 a) Principle of the Development, including the loss of the Waste Transfer Station

The adopted 1983 Local Plan shows this site as non- designated, however in the Local Plan Second Stage Deposit 2002 the site is identified on the proposals map as Old Employment Sites for employment use (Policy E3), with the caveat that an alternative use, or mix of uses may be permitted if the developer is able to demonstrate that the proposal would offer greater potential benefit to the community It is also subject to Policy E4 –Protecting Employment Land that states planning permission will not be granted for new development that involves the loss of employment land unless the following criteria are met:

- 1) The land has limited potential for employment , and
- 2) The developer is able to demonstrate that an alternative use, or mix of uses, offers greater potential benefit to the community

The accompanying text to these policies does recognise the limited potential of the older employment sites to cater for modern employment, while the removal of this bad neighbour development and provision of more compatible much needed housing could to a certain extent be considered a benefit to the community.

Policy H11 in the Local Plan Second Stage Deposit Draft 2002 specifically states that:-

Within established residential areas and throughout the Central Area the City Council will:

- 3) support the relocation of non –conforming bad neighbour uses and the redevelopment of their sites for housing, open space or car parking/ garages where appropriate.

The current use of the site does not sit well with the residential areas to the north and east, in particular the residential areas off Myers road, which share the same access road as the trucks that regularly go in and out of the application site. The noise and dust from the waste recycling, concrete batching and moving aggregate around, is also harmful to residential amenity.

The Local Plan Second Stage Deposit Draft 2002 is somewhat dated now, and the direction of policy travel at both central and local levels is putting far greater emphasis on housing delivery, particularly on brown field sites in sustainable locations, such as this one.

As indicated in section 3.3 above the Joint Core Strategy carries limited weight as it is not yet adopted, however the rational informing the policies is obviously more up to date.

Policy SD11 – Residential Development states:-

Housing Development will be permitted at sites allocated for housing through the development plan, including Strategic Allocations and allocations in district and neighbourhood plans.

On sites that are not allocated, housing development and conversions to dwellings will be permitted on previously – developed land in the existing built up areas of Gloucester City, the Principal Urban Area of Cheltenham and Tewkesbury towns, rural service centres and service villages except where otherwise restricted by policies within district plans.....

The Draft Gloucester City Plan is then also a document with limited weight, but again is informed by a more up to date evidence base. Under the proposed land allocations section, this site is shown now allocated for housing, with a likely allocation of up to 250 dwellings.

As stated in section 4 of this report, the Council does not currently have a 5 year housing land supply, but through the JCS has a process in place through which to achieve it. The development of this site for housing is not an absolute requirement for meeting the 5 year housing land supply, however should it come forward the site will still help towards meeting the target. Furthermore it will bring a likely variety of dwelling types (with both flats and houses shown on the illustrative plan) to allow a mixed and balanced community in a relatively sustainable location within the city and not far from the centre.

It is recognised that the proposal would be counter to Policy WCS11 of the Waste Core Strategy that seeks to safeguard existing and allocated sites for waste management use. Gloucestershire County Council states that the application site contains a well established and operational concrete batching plant, along with a number of active and operational waste management facilities that play an important local role., while the NPPF also indicates that

concrete batching plants should be safeguarded where possible. The Lead Commissioner does ask that reassurance is given by the applicant that the use would be relocated. The applicant has indicated that he would move the operation to another site before releasing this site for housing, however it is accepted that the Local Planning Authority could not control this happening.

Officers are also of the opinion that this current operation is constituting a bad neighbour development with its regular lorry movements sharing a residential road (Myers Road) and with the noise and dust from operations being harmful to the residential amenities of the dwellings to the north and east. It is also somewhat of a visual eyesore with the large piles of aggregate that are in easy view from the trains running to and from Gloucester to Birmingham. Furthermore the current activities and noise and emissions from the site could hamper the key redevelopment of the neighbouring triangle site to the south. The current proposal would be providing much needed housing on a sustainable brownfield site within the city, thereby making more effective use of the land and helping to regenerate the area. This in turn would ensure that the proposal accords with the policies of the NPPF and meets the requirements of the emerging policies of the Draft JCS and Draft City Plan.

Overall the principle of development is considered acceptable.

7.3 b)The Design of the Proposal

It should be noted that this application is an outline planning application with all matters of access, appearance, landscaping, layout, and scale reserved for future determination. The design of the development is therefore not for determination at this stage, however an illustrative masterplan and Design and Access statement have been submitted to demonstrate how the proposal might be laid out.

The illustrative masterplan shows the proposed student accommodation at the western end of the site and is proposing buildings up to 5 storeys in height. Proposed apartments are then shown in the western half of the site and to the south, potentially up to three storeys, while to the north and east would be dwellings, generally two storeys in height. A linear strip of landscaping would run along the southern boundary next to the railway line, and directly north of it a pedestrian/cycleway would also run the full width east to west. Access would be taken from Myers road as the site does currently and 0.76 ha of public open space is shown to the east of the site.

The application has indicated the number of dwellings at 200 and the number of student accommodation beds at 200, it is therefore important that officers can be satisfied that this quantum of development can be developed on this site within a high quality design. The urban designer has viewed the scheme and is satisfied that this level of development can be satisfactorily accommodated on the site, though this is not to say that the illustrative layout and indicative building heights are acceptable. It should also be noted that as all matters are reserved, then there is opportunity for an entirely different layout to be put forward.

7.4 c) Flooding and Drainage

The application site is in Flood Zone 1, the EA flood category of lowest risk, so there is no concern about fluvial flood risk. However the eastern end of the site borders Wotton Brook. Wotton Brook is at high risk of flooding and has no spare capacity. Any increase in flows to the brook would result in an increase in flood risk to nearby properties. There has been a previous history of causing flooding to properties, particularly in the mid 1990's. Two comments were received from neighbouring residential occupiers flagging up this flooding issue and seeking assurance that the assessment gave flooding full consideration. Originally there were concerns from the LLFA and the Drainage Engineer that the application needed to demonstrate how the site currently drained in to the brook, however it was then realised that as a whole new drainage system would be put in for the residential development, it would be better to simply model and assess the new system. The Drainage engineer and the LLFA confirm they are happy with the re modelled work.

Another suggestion was that the potential for removing a pipe and masonry structures from the brook should be considered as debris during flooding got blocked on it. This could form a condition on any approval.

There is preference for over ground SUDS drainage, however an issue here is that it needs to be in the lower part of the site to work with gravity. Due to Network Rail restrictions near the railway line, the drainage will have to be further up the site. It has been accepted by the drainage engineer that underground storage tanks would be acceptable in this situation.

Overall the LLFA and drainage engineer consider the proposal acceptable, subject to conditions requiring the full detailed design of the surface water drainage strategy, the removal of the pipe bridge and buttresses and a scheme for maintenance of all SUDS attenuation features.

Severn Trent have also confirmed they have no objection subject to a condition for foul and clean water drainage, while the EA simply require 8 metre clear access to the brook, which could form a condition on any approval.

7.5 d) Land Contamination

The site has a long history of potentially contaminating uses from the earlier use as locomotive sheds in the days of steam trains through to use as a fertiliser depot, coal yard and the modern day uses of concrete batching, waste transfer and processing, and aggregate works. Worcestershire Regulatory Services note the contamination risk for a residential development is medium to high risk and recommend that any approval is subject to the standard suite of investigation and mitigation contaminated land conditions.

7.6 e) Ecology and Landscaping

The Councils ecologist states that the site has relatively low ecological value, with low level badger activity, some possibility of reptiles and bats likely to be using the brook as a commuting corridor. He suggests that any approval should be subject to conditions on badger sett protection, a method statement

for site clearance to avoid harm to reptiles and details of a lighting scheme, keeping lighting to a minimum near the brook.

In terms of landscaping, the site does not have a lot of tree coverage. The trees are predominantly located along the northern edge of the site, then with a larger group to the eastern end next to the brook. The illustrative masterplan shows this group of trees retained, while introducing a long landscape strip next to the southern boundary. As part of any approval there would be conditions for a landscape plan to include retained and proposed new trees. The general intention would be to retain trees, where possible, except for the *Leylandii* adjacent to Armscroft Park, which the tree officer considers best removed.

7.7 f) Viability

Paragraph 173 of the NPPF states:-

‘Pursuing sustainable development requires careful attention to viability and costs in plan making and decision making. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of the development and mitigation, provide competitive returns to the willing land owner and willing developer to enable the development to be deliverable. ‘

The emerging JCS in paragraph 5.8.5 then states:-

The JCS authorities recognise that economic viability of development can be finely balanced, particularly where significant infrastructure requirements are identified as being needed to make the proposal acceptable to the local planning authority. The balance may be particularly sensitive in respect of redevelopment of brownfield land and, where evidence is available, the local planning authority will be mindful of that in those cases.

The applicants submitted a viability assessment with their proposal and it has been independently assessed by a viability consultant on behalf of the City Council. The City Council’s viability consultant has viewed various scenarios from full policy compliance of 40% affordable housing contribution and full s106 contributions right down to zero affordable housing and limited section 106 contributions. Unfortunately the conclusion is that there is no money in the scheme and that its deliverability even with zero contributions is relatively marginal. The major abnormal site costs for the development are unsurprisingly in relation to remediating a very contaminated site to allow it to be used for residential purposes.

As the scheme was assessed for viability on the number of units being 200 dwellings and 200 units of student accommodation, then officers would ensure that any approval is restricted to this number and should any scheme

come forward with greater numbers, then there would be the need for a new planning application to be submitted and tested again for viability.

7.8 g) Impact on Amenity of Neighbouring Occupiers /Satisfactory Living Environment for Occupiers

The application is an outline application with all matters reserved, however as stated earlier officers seek to ensure that a scheme with this quantum of development can be delivered at the reserved matter stage with a satisfactory living environment for the occupiers and with no material harm to the amenities of the occupiers of neighbouring properties.

Of particular concern with regard to this site is the location of the railway along the southern boundary and the potential impact of vibration and noise on the living environment of the proposed residential occupiers. The Pollution control officer flags up that the current vibration exposure within the southern part of the site exceeds guidance levels, however he confirms that appropriately designed mitigation measures would enable vibration exposure to be controlled across the site. This could be controlled via a condition on any approval.

With regard to noise, the application was accompanied by a noise assessment that recognised the potential for noise from both the railway line and Metz Way. This assessment indicated that the site would be acceptable for residential development, subject to mitigation measures. However it did flag up that the properties facing the southern boundary would need a higher level of performance for noise mitigation. This would potentially involve looking at the orientation of dwellings/positioning of windows in the southern elevations, and /or providing a noise bund/attenuation fence along the southern boundary with the railway line. The illustrative layout shows a landscaping strip along the boundary here, which could easily be banded or could have a fence erected upon it. The pollution control officer is satisfied that adequate mitigation measures could be provided, but would ask that a more detailed noise assessment is submitted to inform the reserved matters applications. This could form a condition on any approval.

The pollution control officer also originally had some concerns on controlling air quality. Generally speaking the removal of the current use that emits dust and has frequent heavy lorry movements obviously running diesel engines can be seen to have a positive effect on air quality in the area. He has confirmed he is now content however subject to conditions controlling NOx levels for gas fired boilers and for the design of the development to ensure no street 'canyoning' that would trap polluted air and locating habitable rooms in the dwellings away from busy roads. The NOx levels could be controlled via condition, while officers would take account of the design points made when assessing the layout.

Overall the pollution control officer is satisfied that a satisfactory residential environment could be achieved for the potential occupiers, subject to conditions on any approval.

On the matter of impact of the proposal on the amenity of neighbouring occupiers, this would predominantly be undertaken at the reserved matters stage when assessing layout. Officers are satisfied however that a layout similar to the illustrative layout could be seen to work. There is some potential concern over heights of the student accommodation as shown up to 5 storeys, particularly next to the two semi detached dwellings set back off Horton road. It will however be for the applicant to demonstrate at reserved matters stage that heights here can work, but officers are still satisfied that the indicated quantum could be achieved even with lower heights in this position. The pollution control officer has also requested the submission of a student hall operational management plan as a condition attached to any permission to help protect the amenities of neighbouring residential occupiers. To protect amenity during demolition/construction an environmental management system condition is also suggested for any approval. Officers are satisfied that a scheme can be put forward here that protects the amenities of neighbouring occupiers.

7.9 h) Affordable Housing

Paragraph 50 of the NPPF states that:-

‘To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should;

.. where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

Policy H15 of the Local Plan Deposit Draft 2002 states:-

‘The City Council will seek the provision of an element of affordable housing on new housing sites of 15 or more dwellings or 0.5 ha or larger, irrespective of the number of dwellings and will seek an overall target of 40% of the net site area. The amount of affordable housing will be negotiated on the basis of site and market conditions at the time of the application and may exceed 40% in some cases. In some cases abnormal costs of development will need to be taken in to account which may reduce the affordable housing requirement’

Emerging policy 13 of the JCS then states:-

The JCS authorities will seek, through negotiation, for new development to deliver new affordable housing on a sliding scale approach as set out below:

1....

ii) Outside of the Strategic Allocation sites, on sites of 11 dwellings or more, or sites with a maximum combined gross floor space of greater than 1000sqm; a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area.....

...

9 If a development cannot deliver the full affordable housing requirement, a viability assessment, conforming to an agreed methodology, in accordance with Policy INF7 will be required.

The current council policy position would be the requirement of a minimum of 80 affordable homes, whereas under the emerging policy there would be a minimum requirement of 40 dwellings.

The applicant submitted a viability assessment to demonstrate that there was not sufficient profit in the scheme to allow the provision of any affordable housing. As stated earlier, the City Council's viability consultant has viewed the viability appraisal and tested affordable housing provision through various scenarios from the full policy compliant 40% provision to zero. His conclusion was that due to the very high abnormal costs needed to remediate the contaminated land to make the site suitable for residential use, there was no possibility of providing any affordable housing. Even at zero provision the Council's viability consultant advises that the profit margins are very tight. In conclusion it is confirmed that the scheme is not able to provide any affordable housing.

7.10 i)Public Open Space

The proposal involves the inclusion of 0.76ha public open space, shown on the Illustrative masterplan at the eastern end of the site.

The Landscape Officer has viewed the scheme and states that the development needs to provide Public Open Space (POS) at 2.8ha /1000 population in line with policy OS.2 of the Local Plan Second Stage Deposit 2002 and also allotments at 0.2ha/1000 population to accord with policy A1 of this plan. She has calculated that the scheme should provide 3ha of POS or an equivalent off site contribution of £1.37m (£1.02m for formal sport, £217k for formal play and £152k for general POS improvements.). Her suggestion would be that as Armscroft Park borders the site directly to the north, then it might be prudent to provide off site contributions to improve the parks facilities and infrastructure.

Unfortunately as stated above there is no additional finance in the scheme and therefore the development would only be able to provide the 0.76ha of on site provision as indicated. There would be a s106 agreement on any approval to ensure this amount is provided and overall the policy deficit has to be seen against the delivery of much needed housing on a brown field site. Furthermore Armscroft Park would in itself provide very close amenity space for the new residents.

7.11 Library/Education Provision

There would also be a requirement to provide community infrastructure in the form of education and library contributions .Based on the figure of 200 dwellings there would be the need for the following financial contributions:
Pre- school places - £152,349 based on 11.53 places
Primary School places - £472,833 based on 35.79 places

Secondary School places - £417, 920 based on 20.74 places
Libraries - £39,200.

The County Council s106 officer states that not all children moving in the development would require a school place at the local or nearby school, especially with regard to secondary level, where children would more likely remain at their current school, and obviously should the mix involve more flats then the yield would reduce and vice versa, if the number of houses increased.

He states that the current provision of pre – school/ nursery providers in the area is good, but that they are operating near capacity and that from 2018 the yields will be re -assessed as part of the funded term time places , which will likely result in a need for a greater number of spaces.

At Primary level, the nearby schools are St Peter’s Catholic Primary school , which is currently at and forecast to remain at capacity, Widden Primary school , which does currently have some surplus, but is forecast to increase based on current demographic trends and Elmbridge Primary school, which is near capacity. Other primary school within 2 miles are Hatherley Infants, Barnwood C of E, and Coney Hill Community Primary School , which are close to capacity , as well as Tredworth Infant, which has some capacity.

The County Council s106 officer then states that at Secondary level, across the Gloucester school planning area that there are 13,124 spaces. From 2019 there will be less than a 5% surplus across the 12 secondary schools in the school planning area. This buffer is an advisable level of surplus places which allows for in-year changes and changes over years. Forecasts show that the numbers on roll will exceed the number of places available by 2021. He states that there is therefore a need to secure contributions towards secondary school provision from development proposals to mitigate the harm.

Overall there can be seen to be some current limited capacity at pre- school and primary level, however with the forecast that they will be at capacity in the very near future. At secondary level, the s106 officer indicates that the pressure is greater, though he does state that children coming into the development at this level often look to stay at their current school if possible. Unfortunately while the pressure on the current system of education is fully appreciated, as previously stated in this report there is not sufficient viability in the proposed development to make any financial contributions.

As required in paragraph 5.8.5 of the emerging JCS officers recognise that there is a sensitive balance that has to be struck between the need for infrastructure requirements and the redevelopment of brown field land, where financial margins will be very tight. In this case it is felt by officers that the positive benefits of removing a bad neighbour use and providing residential development on previously developed land in a sustainable location outweigh the limited pressure it would put on existing educational and library provision in the area.

7.12 j) Archaeology

The City Archaeologist states that the site has the potential to contain significant heritage assets of archaeological interest, most especially human burials of Roman date. He recommends a condition requiring a programme for archaeological mitigation on any approval.

7.13 k) Traffic and Transportation

The application was originally submitted with access to form a matter to be considered at this stage, however the application was then amended to delete access from the assessment.

Notwithstanding this fact there is still a requirement to ensure that the proposal can be seen to work in transportation terms. The application was accompanied by a transport assessment and it is recognised that as shown on the illustrative drawing, access would be obtained via Myers road as is the case with the current operation. The Highway Authority (HA) have raised concern that there is restricted visibility for pedestrians looking to cross the rugby club access road here and that they would have difficulty seeing traffic emerging from the rugby club. They have no fundamental objection to this access point, but would like to see details as to how it would work. In response officers would state that this would be conditioned and assessed under the reserved matter of access. The HA also have flagged up that the pedestrian/cycle access points into Arsmcroft Park and Blinkhorns Bridge Lane would involve some engineering works due to level changes, but again this is achievable and can be assessed at reserved matters stage.

Generally the site can be seen to be relatively sustainable with a number of bus routes in close proximity Horton road is served by bus services 6 and 33, while a 1km walk on to London Road would allow access to routes 94 and 10. Travel by public transport is therefore a realistic option for future residents. The cycle and pedestrian routes crossing the site would also link in the neighbouring cycle and foot path route to again promote sustainable forms of transport.

With regard to parking, the first matter for consideration is the loss of parking for the Irish club located on Horton Road. The club has written in to object to the proposal stating that its parking would be reduced from the current level of 80 spaces to 26 spaces. They state that one of the reasons people utilise the club for functions is due to the ample parking provided. It should be noted that as Allstone own the car parking area, they can take the area back at any time. The HA have however asked that a parking survey be undertaken to seek to ascertain likely parking dispersal should the development take place and the results of this survey are still awaited. While parking in the development itself would normally be a matter to consider with the layout, the HA have asked that further survey work be undertaken with regard to the student vehicle movements and parking provision, currently indicatively shown as 23 spaces to assess impact on the surrounding area.

While having no in principle objection to the development the HA have also raised some concern with the methodology in the Transport Assessment.

While the Transport Assessment has used the standard industry based Trip Rate Information Computer System (TRICS) to estimate likely vehicle movement, the assessment is not considered to fully take account of the traffic from existing uses on the site nor demonstrate clearly how the new vehicle movements would be distributed and assigned to the local highway network.

Further information has therefore been requested from the applicant to satisfy the concerns above.

8.0 CONCLUSION

- 8.1 Whilst it is recognised that policies E3 and E4 of the adopted Local Plan Second Stage Deposit Draft 2002 predominantly seek to protect employment Sites, even back at this point it was recognised that the older employment Sites were often not suitable for modern industrial working practices and also there was the caveat in both policies that accepted the loss if could be considered to be of greater potential benefit to the community. The Allstone site would not be considered an ideal site for modern industrial working due to both its high level of contamination and close proximity to neighbouring residential properties. Furthermore its method of operation makes it a bad neighbour development in relation to the residential areas to the north and east. It would not be unreasonable to state that its departure from this site would be a benefit to local residents and therefore the community. The removal of the waste management and concrete batching facility from the site would be contrary to policy WCS11 of the Waste Core Strategy in that there is no clear indication as to where the operation would relocate. The applicant however has indicated that he is in the search for site and does not intend to close the business.
- 8.2 The proposal does however clearly meet the policies of the NPPF and Emerging JCS and City Plan in providing much needed housing on a previously developed site. Furthermore the illustrative masterplan shows this to be a mix of types from houses to flats as well as the student accommodation, which would help achieve the aim of a mixed and balanced community. The removal of the bad neighbour development and replacement with housing is also likely to aid the regeneration of the area, including the railway triangle site as well as simply give a better impression of Gloucester to those passing through on the train i.e with the removal of the very visual aggregate heaps. The site is also in a relatively sustainable location with good access to bus routes to the city centre and access to footpath and cycling networks.
- 8.3 It is recognised that the proposal is unable to provide s106 contributions to mitigate the impact of the proposal on existing education and library facilities in the area or provide affordable housing, which is disappointing, but finely balanced against the positive benefits of bring this site forward, the failure to do so is considered acceptable by your officers. Your officers are then further confident that through the reserved matter submissions a good well designed high quality scheme can be delivered. The HA have no

objection in principle to the proposal, but do seek further clarification on the transport assessment methodology before they are able to remove their concerns.

9.0 RECOMMENDATION

That Members of the Planning Committee Resolve to Delegate Authority to the Head of Planning to Grant Planning Permission subject to:-

- a) the below mentioned conditions;
- b) resolution of the transportation matters requiring more information on impact of loss of Irish club car park spaces, the proposed student car movements and parking and vehicle routing in the traffic assessment; and
- c) the signing of a s106 agreement to secure the delivery of public open space.

10.0 PLANNING CONDITIONS

10.1 The conditions on the planning permission to include details of the following and transportation conditions following the resolution of transport matters.

General Conditions

- 1) Approval of Reserved Matters
- 2) Plans and Particulars of Reserved Matters
- 3) Time Limit for Submission of Reserved Matters
- 4) Time Limit for Commencement
- 5) Definition of Planning Permission at 200 dwellings and 200 units of Student accommodation with 0.76ha of Public Open Space
- 6) Details of Phasing of the Development

Environmental Protection

- 7) An Additional Noise Report
- 8) A vibration survey
- 9) Environmental Construction Management Plan
- 10) External Lighting
- 11) Limit on Hours for Construction and Deliveries
- 12) Operation Management Plan for Student Accommodation
- 13) Provision of electric vehicle rapid charge point
- 14) All gas fired boilers to meet emission standard of less than 40mgNO_x/kwh
- 15) All gas –fired Combined Heat and Power (CHP) plant to meet emission standards for spark ignition engine of 250mgNO_x/Nm³, compression ignition engine of 400mgNO_x/Nm³ and Gas turbine of 50mgNO_x/Nm³.
- 16) Refuse Storage and Recycling
- 17) No materials or substances to be burnt
- 18) Details of Waste Management
- 19) Details of an Energy Strategy

Flood Risk and Drainage Conditions

- 20) Full details of the Sustainable Drainage System

- 21) Provision for Management and Maintenance of the Drainage System
- 22) Details of Proposed Removal of Pipe Bridge and buttresses over Wotton Brook
- 23) Details of Scheme for Foul Drainage
- 24) No new structures or raising ground levels within 8 metres of the top of the bank of Wotton Brook

Archaeology

- 25) Programme of Archaeological Work

Design Conditions

- 26) Detailed Materials Schedule
- 27) Details of Boundary Treatment

Landscaping Conditions

- 28) Hard and Soft Landscaping Scheme, to include new tree planting
- 29) Provision for Management and Maintenance of the Landscaped Areas
- 30) Details of Tree Retention and Protection during Construction

Ground Conditions

- 31) Details of Existing and Proposed Ground levels, including slab levels for buildings
- 32) Compliance with contamination conditions
- 33) Site Characteristics
- 34) Submission of Remediation Strategy
- 35) Implementation of Approved Remediation Strategy
- 36) Reporting of Unexpected contamination
- 37) Long term monitoring and maintenance

Ecology Conditions

- 38) Requirement for a bird survey before works are carried out during the bird nesting season (March to August)
- 39) Lighting Proposal in relation to impact on bats
- 40) Provision of bird and bat boxes
- 41) Method statement for protection of badger setts
- 42) Site clearance method statement with regard to reptiles

16/00948/OUT

**Allstone Sand And Gravel Centre
Myers Road
Gloucester
GL1 3QD**

Planning Committee 04.04.2017



GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	4TH APRIL 2017
ADDRESS/LOCATION	:	LAND EAST OF HEMPSTED LANE
APPLICATION NO. & WARD	:	16/01055/FUL WESTGATE
EXPIRY DATE	:	1ST NOVEMBER 2016
APPLICANT	:	THE SYLVANUS LYSONS CHARITY TRUSTEES
PROPOSAL	:	Engineering operation to construct balancing pond(s) and associated landscaping
REPORT BY	:	ADAM SMITH
NO. OF APPENDICES/ OBJECTIONS	:	SITE PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is situated on land to the east side of Hempsted Lane immediately north of The Gallops. This Council land comprises the north eastern corner of the roughly rectangular field enclosed by Hempsted Lane to the west, The Gallops to the east, the sports ground and playground to the north and the residential development of Court Gardens and Bridle Court to the south beyond the footpath. Members may recall that an application for the residential redevelopment of part of this field for up to 50 dwellings has a committee resolution to grant outline permission. The current application site was not included in the residential application. Further east beyond the application site are the playing fields adjacent to the Secunda Way bypass while immediately to the north is a path that links Hempsted Lane to the west and the playing fields to the east.
- 1.2 The land is currently an open grassed field with a path running through it between The Gallops and the path to the north. Levels decline towards the north east corner of the field. The proposal is for the construction of balancing ponds designed to serve the residential development of the adjacent part of the field, and associated landscaping.
- 1.3 The scheme comprises of a short section of swale (fed from a piped system to the south) into a pond on the west side of the path (which is retained), which links under the path to a smaller pond on the east side of the path. From here

the pond connects with a hydrobrake into the existing ditch network through the playing fields. A further pipe is proposed into the ditch further south. The works would take up about one third of the Council land.

- 1.4 The application is referred to the planning committee as it involves Council land and is subject to representations.

2.0 RELEVANT PLANNING HISTORY

Adjacent land – 13/01032/OUT

- 2.1 Outline planning application for residential development of site, open space including orchard, cycleways, footpaths, and associated works. Means of access offered for approval (layout, scale, appearance and landscaping reserved for future consideration). Pending consideration with resolution to grant permission subject to conditions and the completion of a Section 106 Agreement (affordable housing, open space, education and libraries).

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 and Planning Practice Guidance

- 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. 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.

Paragraph 103 of the NPPF requires Authorities to ensure that flood risk is not increased elsewhere and in areas at risk of flooding requires development to be appropriately flood resilient and resistant, and gives priority to the use of sustainable drainage systems.

The Practice Guidance provides further advice. Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to reduce the causes and impacts of flooding; remove pollutants from urban run off at source; and combine water management with green space with benefits for amenity, recreation and wildlife. It also advises that developers need to ensure their design takes account of construction, operation and maintenance requirements of the components.

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 reasonable 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.

Emerging Plans

On adoption, the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and Gloucester 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

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Main Modifications Version, February 2017)

The Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Borough Councils (JCS) which was submitted for examination on 20 November 2014. The Inspector published her Interim Findings in May 2016 and the JCS authorities have now approved Main Modifications to the plan for consultation. Consultation took place in February/March 2017 and further examination hearings are expected to take place June/July 2017.

The JCS has therefore reached a further advanced stage, but it is not yet formally part of the development plan for the area and the weight that can be attached to each of its policies will be subject to the criteria set out above, including the extent to which there are unresolved objections.

The following policies in the JCS are of relevance and the plan is subject to representations through the consultation which affects the weight that can be attributed to the policy;

SD1 – Presumption in favour of sustainable development

SD5 – Design requirements

SD7 - Landscape

SD9 – Historic environment

SD10 – Biodiversity and geodiversity

SD15 – Health and environmental quality

INF1 – Transport Network

INF3 – Flood risk management

INF4 – Green infrastructure

INF5 – Social and community infrastructure

INF7 – Infrastructure delivery

INF8 – Developer contribution

Gloucester City Plan

The Draft Gloucester City Plan and “call for sites” was subject to consultation January and February 2017. The Plan is at an early stage and therefore carries limited weight.

Gloucester Local Plan, Second Stage Deposit 2002

3.6 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.

3.7 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:

LCA.1 – Development within Landscape Conservation Areas

FRP.1a – Flood risk

FRP.6 – Surface water run-off

FRP.10 – Noise

FRP.11 – Pollution

- B.7 – Protected species
- BE.4 – Criteria for the layout, circulation and landscape of new development
- BE.5 – Community safety
- BE.12 – Landscape schemes
- BE.21 – Safeguarding of amenity
- BE.31 – Preserving sites of archaeological interest
- BE.32 – Archaeological assessment
- BE.33 – Archaeological field evaluation
- BE.34 – Presumption in favour of preserving archaeology
- BE.36 – Preservation in situ
- BE.37 – Recording and preserving archaeology
- TR.31 – Road safety
- SR.2 – Playing fields and recreational open space

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

4.0 CONSULTATIONS

- 4.1 The Drainage Engineer raises no objection to the amended scheme.
- 4.2 The Lead Local Flood Authority raises no objection on the basis that this proposal will not increase the runoff rate and volume from the site, and the ponds have sufficient storage capacity for the adjacent residential development service, subject to conditions to secure the detailed design for the landscaping, associated structures and pipes, and a maintenance scheme.
- 4.3 Severn Trent Water raises no objection subject to a condition to secure approval and implementation of drainage plans for foul and surface water flows.
- 4.4 The Landscape Architect raises no objection but requests that some of the planting proposed is altered in the interests of appropriateness (e.g. not plants for standing water where it will be dry for the majority of time) and maintenance.
- 4.5 The Neighbourhood Services Manager raises no objection.
- 4.6 The City Archaeologist seeks a condition to secure an archaeological watching brief.
- 4.7 The Tree Officer raises no objection but seeks details of tree pits and a condition to maintain landscaping for 5 years.
- 4.8 The Highway Authority comments on the construction access are awaited.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 12 neighbouring properties were notified and a site notices was published. A further consultation was held on the amended plans.

5.2 3 representations have been received and may be summarised as follows:

The applicant does not own the land on which the construction is proposed. The residents of Hempsted, as “owners” of the land, must be specifically consulted about whether or not it should be used in this way.

Plans refer to third party ownership – why if the Council claim ownership?

Builders should provide such facilities on their own property and maintain them.

Residents should not lose the use of recreation ground to enable builders to maximise profits. Not Council’s duty to provide the land

Developer should be required to maintain the area in perpetuity, not the tax payer

The applicant has not addressed the future maintenance and associated cost in any detail. Future affordability must be a material consideration to be taken into account as part of the planning committee’s deliberations. If the cost of future maintenance places an unacceptable financial burden on the City Council taxpayers the application should not be approved. Therefore accurate estimates of the likely future costs must be provided up front.

Calculation of runoff rates and volume are invalid. The development for which the proposed balancing pond will service has only received outline permission and final details are still to be confirmed; therefore calculation of runoff rate and volume from the site cannot be determined until full permission is given and detailed information is available.

The applicants suggestion that “Regard must also be had to the 2002 Revised Deposit Draft Local Plan which, whilst not adopted, nevertheless acts as a material consideration” should not be accepted. If elements of the Draft Local Plan are admissible to support an application then they must also be admissible to support objections. The planning authority must be clear and consistent about what is and what is not admissible.

Will the sewerage system cope with extra capacity? Pipes in Secunda Way overflow into the road on a fairly frequent basis already.

Would water become stagnant and cause smell and attract mosquitoes?

There should be a full risk assessment as to the safety of such a water feature given the variation in water levels and proximity of the children’s play area. If it

finds a hazard the proposal is not acceptable. In that context the proposal would result in loss of useable public open space contrary to planning policy for protecting the loss of open space

No account taken of possible impacts from cesspit to south of site serving Manor Farm House.

- 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=16/01055/FU>
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6.0 **OFFICER OPINION**

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

- Principle
- Drainage
- Landscaping and design
- Residential amenity
- Archaeology
- Highways

Principle – allocation and current use

- 6.2 The site is allocated as Landscape Conservation Area in the 2002 plan and there appears to be a longstanding theme of seeking to protect these fields on the east side of Hempsted Lane through the LCA designation. I have previously set out in my committee report on the adjacent residential scheme the limited weight that can be given to the policy and that this approach to landscape considerations isn't supported in the NPPF anymore.
- 6.3 In any respect the policy seeks to restrict development that would detract from the particular landscape qualities and character of Landscape Conservation Areas, and I do not consider that the proposals would do this. In similar terms the proposals are also considered acceptable against the emerging JCS policy on landscape; SD7. There is therefore no objection against these policies.
- 6.4 In terms of Policy SR.2 of the 2002 Plan, this seeks to oppose proposals involving the loss of playing fields, formal and informal recreational open space unless certain criteria are met. The site currently provides an amenity value. It is not laid out to formal pitches or the like. As set out in the Planning Practice Guidance, Sustainable Urban Drainage combines water management with green space benefits for amenity, recreation and wildlife. Therefore the proposal complies with Policy SR.2 as it would not preclude the use of the land for informal recreation.

- 6.5 On other matters of principle, concern about the ownership of the land is raised in representations. Planning decisions are made on the basis of the site and case merits, not the ownership. If an owner refuses consent to use the land, then that will prevent development, regardless of the planning decision.

Drainage

- 6.6 Several amendments have been made to the proposals following the detailed advice of the Council's Drainage Officer. The Drainage Officer is now satisfied with the amended proposals. The proposed controlled peak discharge rate from the basin of 9.15 l/s is an appropriate figure, and is based on the QBar greenfield runoff rate. This runoff rate should ensure that the proposed development does not increase flood risk elsewhere.
- 6.7 The receiving ditches need to be cleared and proven, and a maintenance allowance included within the commuted sum (the commuted sum could be secured through the s106 agreement for the residential development if Members agree to it – as set out in the update report for application ref. 13/01032/OUT also on this agenda). For the main ditch, this applies down to the point at which it flows under the bypass. The same applies to the length of ditch which the new 'cut-off' channel now connects to. The applicant has agreed to fund the initial clearance of these ditches and we are advised that this payment will be contained within the easement / access agreement. The applicant has agreed to fund the appropriate ongoing maintenance of these ditches via the commuted sum. The Drainage Officer has sufficient confidence that the receiving ditch network has adequate intrinsic capacity to accommodate the proposed flows. Furthermore, the agreed conditions for the residential scheme 13/01032/OUT include a condition requiring approval of details for the disposal of surface water, which gives further control over approving the drainage solution anyway via this means. The swale has been modified to ensure that it no longer occupies such a large part of the open space. I am satisfied that the Drainage Officer's analysis deals with the concerns raised in representations.
- 6.8 The Drainage Officer considers that we have sufficient detail in the application and also that a SuDS maintenance condition as sought by the LLFA is not required because Gloucester City Council will be responsible for maintaining the SuDS features. I consider however given the outline nature of the associated residential scheme that there should be some provision by condition for a refinement of the precise drainage arrangements to allow a reasonable degree of flexibility and to secure precise levels, etc, and suggest a condition to secure drainage details. Subject to this, the proposal is considered to comply with the above policy context in terms of drainage and no objection is raised.

Landscaping and design

- 6.9 As already noted I do not consider that the proposals would harm the landscape character of this part of the field. Indeed I consider it would add interest and variation. The proposed basin design is appropriate for the open space setting; it is adequately naturalistic, maintainable, and should enhance

biodiversity. The proposals include new planting varieties within and at the edge of the basins. The Landscape Officer has sought some final tweaks to the planting proposals in terms of the species and this can be secured by condition if the applicant does not do so prior to determination.

- 6.10 Officers had earlier raised concerns about an implied substantial change in levels between the basin and the adjacent residential site (in the indicative plan for the residential scheme this area is shown as a road). We have sought to move away from this to avoid problems in future whereby the resultant 'raised up' development could be objectionable in terms of visual appearance and impacts on amenity for neighbouring residents. This has been resolved by the applicants' commitment to the use of a foul pumping station. Moving away from a gravity solution means that the levels of the roads will be broadly in line with the existing ground levels and this is shown on the submitted cross section drawings.
- 6.11 The proposal complies with the above policy context in terms of design and landscaping and no objection is raised in these terms.

Residential amenity

- 6.12 Given the nature of the proposal it is unlikely to cause any harm to residential amenities. A limitation on times of construction is proposed by condition to limit this impact. Subject to this the proposal complies with the applicable policy and no objection is raised.

Archaeology

- 6.13 The works have the potential to damage or destroy any archaeological remains that may present. Given that archaeological remains have been found to the west and northwest of the site there is a concern that previously undiscovered archaeological remains may be present, and that any such remains would be damaged or destroyed by the proposed works. As such it is recommended that a programme of archaeological mitigation should be undertaken to record any archaeological remains and finds which may be adversely affected by the proposed development, and can be secured by condition. Subject to this the proposal complies with the above policy context and no objection is raised.

Highways

- 6.14 The proposals are unlikely to generate any significant increase in traffic, maintenance visits would be the main component which would effectively be an upgrade on the maintenance of the open space as existing.
- 6.15 I have however sought the Highway Authority's agreement to construction traffic arrangements to check they are satisfied. In terms of the current access for the mower to get onto site this takes place from Hempsted Lane via the east/west path to the north of the site. This is unlikely to be suitable for construction traffic, while the access off The Gallops is a bollarded footpath. As the pond scheme is unlikely to take place without the residential scheme, the logical construction route would be via the new residential access off Hempsted Lane.

- 6.16 A construction management plan is considered necessary by condition. I also suggest a condition to require that the construction traffic is only taken via the new residential access. The applicant has agreed in principle to this.
- 6.17 I do not perceive any reasons to refuse planning permission on highways grounds. The residual cumulative impact on the highway would not be severe. There is however a desire to obtain the Highway Authority's agreement to the construction traffic arrangements, which is awaited. Conditions may be refined or added to on this basis.

Other matters

- 6.18 The Council may wish to undertake risk assessments before sanctioning the use of its land. However from a planning perspective I cannot see that there is a public safety reason to withhold planning permission. Attenuation basins are commonplace on development sites now, including in the vicinity of play areas. It appears to be no different from other public areas with ponds, lakes, rivers, canals and docks most of which have a far more substantial body of water. For much of the time the basins will contain a limited amount of water, and the scheme has been considered in conjunction with the Council's Landscape Architect who manages open spaces. The introduction of protective railings or the like would be undesirable in terms of maintaining the aesthetic of the area.
- 6.19 There are no ecological concerns with the works and they are likely to lead to an enhancement of biodiversity that weighs in favour of the application.
- 6.20 One representation is concerned about the consistent applicability of the 2002 Plan policies but does not state any specific issue. The policies of that plan are applied with the appropriate weight as set out above.
- 6.21 I have discussed with colleagues about the cess pit serving Manor Farm House that is raised in a representation. If it is a cess pit then it will get emptied. If it were to significantly overflow and cause a pollution incident then it is expected that the impact on the new properties would be far more of a concern than the application proposal. Given its current presence, assumed maintenance of it, and the nature of the proposals, I cannot see that this would be a reason to withhold planning 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 proposal would comply with the policy context cited above subject to certain conditions. There are no material considerations that indicate that planning permission should be refused.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 8.1 That planning permission is granted subject to the following conditions with delegated authority given to the Head of Planning to amend, delete or add conditions in light of the Highway Authority's observations;

Condition

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

Reason

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

Condition

The development shall be undertaken in accordance with the drawings (inasmuch as they relate to land within the application site) on the plans referenced;

FRA SK100 Rev. B Proposed Surface Water Attenuation Feature

LS-01 Rev. C – Detailed Landscape Proposals Sheet 1 of 2

LS-02 Rev. C – Landscape sections

FRA SK3 Rev. A – Illustrative Headwall Detail

received by the Local Planning Authority 23rd February 2017, except where otherwise required by conditions of this permission.

Reason

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

DESIGN/LANDSCAPING

Condition

Any associated above ground infrastructure (enclosures, fixtures, etc) shall be installed only in accordance with scaled drawings that have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of protecting the visual appearance of the area, in accordance with Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017, Paragraph 58 of the National Planning Policy Framework and Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Notwithstanding that indicated on the submitted plans, soft landscaping shall be implemented only in accordance with a landscape scheme that has been submitted to and approved in writing by the Local Planning Authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.

Reason

In order to protect the visual amenities of the area in accordance with Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017, Paragraphs 17 and 58 of the National Planning Policy Framework and Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

ARCHAEOLOGY

Condition

No development or groundworks shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological monitoring and recording (a 'watching brief') during ground works related to the development proposal, with the provision for appropriate archiving and public dissemination of the findings.

Reason

The proposed development site has potential to include significant elements of the historic environment. If present and revealed by development works, the Council requires that these elements will be recorded during development and their record made publicly available, in accordance with paragraph 141 of the National Planning Policy Framework, Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017 and Policies BE.36, BE.37 & BE.38 of the Gloucester Local Plan (2002 Second Stage Deposit). This is necessary pre-commencement due to the potential impact from early phase works on significant assets.

DRAINAGE

Condition

Notwithstanding those details submitted with the application, the development hereby permitted shall not commence until precise details for the disposal of surface water (demonstrating sufficient capacity to accommodate specified surface water flows into it) have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.

Reason

To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem in accordance with Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017, the NPPF and Policies FRP.1a and FRP.6 of the City of Gloucester Second Deposit Local Plan 2002. This is required pre-commencement given the influence of early-stage below ground arrangements on the whole development.

AMENITY

Condition

Construction work and the delivery of materials shall be limited to the hours of 0800 hours to 1800 hours Monday to Friday, 0800hours to 1300hours on Saturdays and no construction work or deliveries shall take place on Sundays or Bank Holidays.

Reason

To safeguard the amenities of the area in accordance with Policies FRP.9, FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

HIGHWAYS

Condition

The access for construction traffic shall be from Hempsted Lane via the development of the adjacent field to the west of the application site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority, and there shall be no other access to the site for construction traffic.

Reason

To provide for a suitable construction traffic access in the interests of highway safety in accordance with paragraph 32 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017.

Condition

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

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;

- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. specify measures to control the emission of dust and dirt during construction
- viii. specify a vehicle routing strategy including Banksmen and hours of operation with regard to peak hours of the adjacent road network

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017.

Decision:

Notes:

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Person to contact: Adam Smith
(Tel: 396702)

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	4TH APRIL 2017
ADDRESS/LOCATION	:	LAND EAST OF HEMPSTED LANE
APPLICATION NO. & WARD	:	13/01032/OUT WESTGATE
EXPIRY DATE	:	23RD JUNE 2014
APPLICANT	:	THE SYLVANUS LYSSONS CHARITY TRUSTEES C/O BRUTON KNOWLES
PROPOSAL	:	Outline planning application for residential development of site, open space including orchard, cycleways, footpaths, and associated works. Means of access offered for approval (layout, scale, appearance and landscaping reserved for future consideration)
REPORT BY	:	ADAM SMITH
NO. OF APPENDICES/ OBJECTIONS	:	SITE PLAN

1.0 BACKGROUND AND OFFICER COMMENTARY

- 1.1 The Planning Committee has already resolved to grant planning permission for this application for up to 50 dwellings subject to conditions and completion of a section 106 agreement. No decision notice has yet been issued as the section 106 agreement has not yet been completed.
- 1.2 There is now a planning application (also on this agenda) to construct a balancing pond on the adjacent Council land, which would serve the development.
- 1.3 This would lead to an increased maintenance requirement for the Council over and above the current condition of the land. It is the residential scheme that creates the demand for this infrastructure and it is envisaged that a commuted sum for maintenance of the new facilities be secured in the section 106 agreement for this development. This would involve a minor refinement of the current Committee resolution on the residential scheme. The public open space offered at the southern part of the residential scheme site could be retained as 'traditional' open space unaffected by surface drainage proposals given the orchard and network of paths envisaged across it.

- 1.4 The current resolution on the residential scheme refers to ‘a section 106 agreement to secure the terms set out in paragraphs 6.134 – 6.142 of the report’. These provide for;

Affordable housing

A contribution of 40% on site affordable housing is offered by the applicant. The tenure split, arrangement of units, and specific requirements such as Lifetime Homes, wheelchair and design standards would need to be secured by a legal agreement and are under discussion currently with Housing Officers.

Open space

As noted already a substantial amount of the site is offered for adoption as public open space. Commuted sums for the maintenance of the open space would need to be secured by a legal agreement and are currently under discussion with the Landscape Architect.

Education and libraries

The County Council seeks a contribution to education on the following basis:

Primary requirements – at the rate of £11,692 per primary pupil (50 dwellings would result in a total contribution of £146,150). Payable in instalments.

Secondary requirements – at the rate of £17,832 per secondary pupil (50 dwellings would result in a total contribution of £133,748). Payable in instalments.

The County Council seeks a contribution to library services on basis of £196 per qualifying dwelling (50 dwellings looks like resulting in a total contribution of £9800)

- 1.5 It is suggested that these be added to by referring to maintenance of any associated infrastructure and landscaping on Council land if this drainage solution is pursued. This is considered to be compliant with the CIL Regulations and required to mitigate the impacts of the development.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 8.1 That planning permission is granted subject to the conditions listed in the Committee Report to the 2nd December 2014 Planning Committee and completion of a legal agreement to secure the terms set out at paragraphs 6.134 – 6.142 of the Committee Report to the 2nd December 2014 Planning Committee as well as any necessary commuted sums for the maintenance of additional infrastructure and landscaping associated with this development that would be situated on Council land, and to also delegate the incorporation of such additional provisions in the proposed planning obligation that may be deemed necessary by the solicitor.

Decision:

Notes:

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Person to contact: Adam Smith
(Tel: 396702)

13/01032/OUT

**Land East Of Hempsted Lane
Hempsted Lane
Gloucester**

Planning Committee 04.04.2017



GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **4TH APRIL 2017**

ADDRESS/LOCATION : **AREA 4A2 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY.**

APPLICATION NO. & WARD : **16/01046/FUL
QUEDGELEY FIELD COURT**

EXPIRY DATE : **2ND DECEMBER 2016**

APPLICANT : **TAYLOR WIMPEY BRISTOL**

PROPOSAL : **VARIATION OF CONDITION 1 AND 2 OF PREVIOUS RESERVED MATTERS APPROVAL 10/00467/REM TO ALLOW FOR AN AMENDED LAYOUT AND HOUSE TYPES (133 DWELLINGS) ON AREA 4A2 ON FRAMEWORK PLAN 4**

REPORT BY : **JOANN MENEAUD**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The former RAF Quedgeley site comprises two areas of land located on the west and east side of the A38 to the south of the main urban centre of Gloucester. The larger part of the site on the east side of the A38 comprises approximately 133.5 hectares of land with a much smaller area of 3.25 hectares of land set between the A38 and the B4008. The larger part of the site is bounded by the railway line and Daniel's Brook to the east, the A38 to the west, Naas Lane to the south and the development known as Copeland Park to the north.
- 1.2 Outline planning permission for the redevelopment of the site was granted by the Secretary of State on the 26th June 2003 following a public inquiry in September and October 2001. The permission was for a mixed use development including residential (2650 dwellings), employment uses (B1 and B8) on 20 hectares of land, two primary schools, a local centre, roads, footpaths, cycleways and public open space.

- 1.3 A further public inquiry in 2007 relating to Framework Plan 4, resulted in outline planning permission being granted by the Secretary of State for additional residential development including a primary school, roads, footpaths and cycleways, and public open space (providing an additional 650 dwellings to the total approved under the earlier outline planning permission to make an overall total of 3,300 dwellings).
- 1.4 This application proposes an amended scheme to a previous reserved matters approval granted in February 2011, under reference 10/00467/REM, for residential development on Framework Plan 4. The site (referred to as 4A2) is located to the South of Kingsway and to the rear of properties in Naas Lane and to the west of properties in Needham Avenue. To the east the site adjoins land to be developed as an open space that will include a play area and which then adjoins the allotments.

The area forming part of Area 4A2 comprises three separate parcels of land on both sides of Rudloe Drive:

- To the west of Rudloe Drive, a roughly triangular piece of land fronting onto Rudloe Drive and St Mawgan Street and adjoining the open space at Wycombe Drive.
 - To the eastern side of Rudloe Drive, between the junctions of Boulmer Avenue and Wendling Way and adjacent to the open space at the Abbey Homes development.
 - To the eastern side of Rudloe Drive the land runs south from Wendling Road and along Rudloe Drive to the landscape suds buffer adjoining existing houses at Attlebridge Way.
- 1.5 The application proposes the erection of 133 dwellings and comprises a range of house types ranging from one and two bedroom flats, a two bedroom bungalow and two, three, four and five bedroom houses. Dwellings range from single storey for the bungalow to 2 and 2.5 storey houses and a 3 storey apartment building. Forty of the dwellings comprise social and low cost housing.

2.0 RELEVANT PLANNING HISTORY

2.1 00/00749/OUT

Outline permission for the redevelopment of the site was granted by the Secretary of State on 26th June 2003 following a public inquiry in September and October 2001. The permission was subject to 63 conditions.

06/01242/OUT

Proposed Residential development including a Primary School, roads, footpaths and cycleways, public open space, (Framework Plan 4 Kingsway) To provide an additional 650 dwellings to the total approved under outline planning permission 00/00749/OUT (Overall Total 3,300 dwellings). (Outline Application - All matters reserved) Granted on appeal September 2007

08/00584/FUL

Variation to condition 54 of planning permission APP/U1620/A/01/1062329 to amend the permitted hours for deliveries and construction work from 8 am to 7.30pm Monday to Saturday to 7.30 am to 7pm Monday to Saturday. Refused 25th June 2008.

08/00708/REM

Reserved matters application for the infrastructure (roads and drainage) to serve residential development on Framework Plan 4 and primary school on Framework Plan 2/3. Granted 10th August 2009.

10/00467/REM

Reserved matters application for the erection of 133 dwellings including one and two bedroom flats, a two bedroom bungalow and two, three, four and five bedroom houses including access roads, drainage and landscaping. (Area 4a2 on Framework Plan 4.) Granted February 2011.

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 Central Government Guidance - National Planning Policy Framework
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, when the residual cumulative impacts of development are severe.

Planning Conditions

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.

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

- 3.3 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.

- 3.4 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.
- 3.5 From the Second Stage Deposit Plan the following policies are relevant:
Policy BE1 – Scale, Massing and Height
Policy BE4 – Criteria for the layout, circulation and landscape of new development
Policy BE5 – Community safety
Policy BE6 – Access for all
Policy BE15 – Provision of open space and major development
Policy BE18 -Vehicular circulation and parking in new residential development
Policy BE21 – Safeguarding of amenity
Policy B10 – Trees and Hedgerows on development sites
Policy B11 – Tree Preservation Orders
Policy FRP6 – Surface water run-off
Policy FRP10- Noise
Policy FRP15 – Contaminated land
Policy TR.9 – Parking standards
Policy TR31 – Road safety
Policy TR32 – Protection of cycle/pedestrian routes
Policy TR33 – Provision for cyclists/pedestrians
Policy FRP.15 – Contaminated Land
Policy H.7 – Housing density and layout
Policy H8 – Housing Mix
Policy H.15 – Provision of Affordable Housing
Policy H.16 – Affordable Housing Mix
PolicyH.18 – Lifetime homes
- 3.6 The Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Borough Councils (JCS) which was submitted for examination on 20 November 2014. The Inspector published her Interim Findings in May 2016 and the JCS authorities have now approved Main Modifications to the plan for consultation. Consultation took place in February/March 2017 and further examination hearings are expected to take place June/July 2017. The JCS has therefore reached a further advanced stage, but it is not yet formally part of the development plan for the area and the weight that can be attached to each of its policies will be subject to the criteria set out above, including the extent to which there are unresolved objections.
- 3.7 The following policies in the Joint Core Strategy are of relevance and the plan is subject to representations through the consultation which affects the weight that can be attributed to the policies:

SP1 - The need for new development
SP2 – Distribution of new development
SD1 – Presumption in favour of sustainable development

SD4 – Sustainable design and construction
SD5 – Design requirements
SD11 – Residential development
SD12 – Housing mix and standards
SD13 – Affordable housing
SD15 – Health and environmental quality
INF1 – Access to the transport network
INF2 – Safety and efficiency of the transport network
INF3 – Flood risk management
INF 4 – Green infrastructure
INF5 – Social and community infrastructure
INF7 – Infrastructure delivery

- 3.8 On adoption, the Joint Core Strategy, City Plan and any Neighbourhood Plans 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 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
- 3.9 All policies can be viewed at the relevant website address: - Gloucester Local Plan policies – www.gloucester.gov.uk/planning; and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

- 4.1 Quedgeley Parish Council – No objection
- 4.2 County Highway Authority – Have requested changes to the layout and are currently considering amended plans in relation to the changes made to the road layout at the southern part of the site.
- 4.4 Urban Design Officer - Raised concerns with the original layout and particularly the overall density and relationships between properties, expanse of some parking areas, boundary treatments and detail of garages.
- 4.5 Housing Manager – Seeks changes in relation to the clustering of the larger properties together and changes and clarification in relation to the wheelchair accessible housing.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 This application falls within the major category and therefore has been publicised with a press notice and site notices. Individual notification letters

have been sent to surrounding properties. No letters of representation have currently been received.

- 5.2 The full content of all correspondence on this application can be inspected at the 4th floor reception, Herbert Warehouse, The Docks, Gloucester, or via the following link prior to the Committee meeting.

<http://glcstrplnng12.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OCQ91FHMHS700>

6.0 OFFICER OPINION

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

- 6.2 The principle of residential development of this site is clearly established within the outline permissions and the previous reserved matters approval for this site granted in March 2011. The main issues for consideration with this proposal are the layout and form of the proposed scheme, landscaping, provision of affordable housing, road layout and parking provision, drainage and contamination.

- 6.3 Considerable discussions have been undertaken on all aspects of this application. The applicant has submitted amended plans to address some of the issues but other matters still need to be resolved and further amended plans are anticipated.

Design and Layout

- 6.4 The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Additionally development should provide for a mix of housing to create mixed and balanced communities and this principle is promoted within JCS policy SD12. Additionally JCS policy SD11 requires housing of an appropriate density, compatible with good design, local character and compatible with the road network. Additional design requirements for new development are set down with policy SD5.

- 6.5 In the 2002 Plan policies including BE1, BE4, BE5, BE6, BE7, BE12, BE13, BE17, BE18, BE21, TR9, TR31, ST7, H7, H8, seek to ensure that new housing developments are of good design that is in keeping with its surroundings and follow accepted urban design principles in relation to scale, external appearance, layout, amenity and community safety.

- 6.6 The application proposes a wide range of house types and designs and will provide one, two, three, four and five bedroom accommodation, including

houses and flats, together with one bungalow. The proposed house designs are reflective of those built on adjoining phases and should relate well to the surrounding residential properties. Building materials and surfacing treatments are also similar to those used on adjoining phases

- 6.7 The layout should achieve a strong built frontage onto Rudloe Drive and houses have also been sited to overlook a number of open spaces that the development adjoins including:

The row of maples in the open space at Wycombe Road.

The oak copse that is set back from Rudloe Drive between Boulmer Avenue and Wendling Road, adjacent to the Abbey Homes development

The landscape buffer to the south of Rudloe Drive that forms part of the suds drainage channel.

- 6.8 This provision should provide an attractive outlook for residents and provides opportunities for the surveillance of the open spaces. Houses are set back from the southern boundary with the properties in Naas Lane and a landscaped buffer area between the estate road and the existing houses adds to the separation.

- 6.9 Many elements of the layout are very close knit and other parts are more spacious. There are a variety of plot sizes with a variety of garden sizes proposed, however the overall layout does have a more cramped feel to it compared to the previously approved layout. As explained in more detail below at section 6.14, there is an increase in the overall number of parking spaces when compared to the approved scheme, and in my opinion this has ultimately had an adverse impact on the space between properties and overall garden sizes as detailed on the currently proposed layout.

- 6.10 There are many instances where back to back distances between proposed properties are much closer than we would normally expect. I have asked the applicant to look at these again, to ensure that there is 20 metres between properties in the majority of cases. These standards are generally achieved on the adjoining residential developments and there is no reason to treat this phase any differently. Additionally side to side relationships between properties also need improvement.

- 6.11 I have also asked the applicant to re-asses the proposed floor levels of the proposed properties. In certain areas, the levels appear to be much higher than previously detailed and in particular, at the southern boundary of the site, at the point closest to existing housing at Needham Avenue and Naas Lane. The rationale for this increase in levels is unclear and I would be concerned at the prominence of the dwellings in this particular location. There also appear to be some discrepancies on the plan, with over a metre difference in floor levels at adjoining houses

Other design matters that are still be addressed include

- Reducing the mass of parking on the frontage facing the sustainable urban drainage buffer

- Improving the siting and relationship of plots 839, 840 and 841 to reduce the overbearing impact and outlook to plot 840.

Road Layout and Parking

- 6.12 The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy TR31 of the 2002 Plan seeks to ensure that new proposals deal satisfactorily with highway safety issues.
- 6.13 The proposed road layout for Area 4A2 follows the agreed urban design framework with most of the estate roads now built and overall propose a combination of roads and footpaths and shared surfaces designs. The Highway Authority have raised some concern with the road layout at the southern end of the site, as it is not a shared surface and does not include a footpath, which raises concerns in terms of pedestrian safety. The applicant has already amended the detail of this area, now proposing solely a shared surface to avoid confusion to pedestrians and motorists. This amended detail is currently being considered by the Highway Authority.
- 6.14 All the properties are provided with at least one car parking space – except for plot 945 which is provided with an integral garage. Ten of the proposed properties (nine flats and one, two bedroom house) are provided with just one space, all the other properties have 2 or more spaces or at least one space and one garage. The applicant has provided details of parking provision comparing the approved scheme and as now proposed:
- The approved scheme -145 spaces, 90 garages and 2 car ports
- The proposed scheme - 218 spaces, 79 garages and 1 car port
- 6.15 There is therefore an increase in the overall number of spaces provided when compared to the previously approved layout. However it should also be noted the garages do not meet the current space requirements which require 6 metres by 3 metres and the applicant has stated that they are not prepared to amend the size of the garages.
- 6.16 Whilst many of the properties are provided with on plot parking (and some would have garages as well) there are a number of properties where parking is not within or next to the curtilage of that property. We know from experience on other parts of the estate that where parking is not within, or immediately adjacent to the plot, it does tend to result in more indiscriminate parking on street, with residents wanting to park as close as possible to their property. The more parking there is on street, the more obstructions there are to the free flow of pedestrians, which is of particular concern with schemes designed as shared surface rather than roads and pavements. I have therefore asked the applicant to address those areas where parking is not on, or immediately adjacent to the plot. It should also be noted that the changes required to the layout, may result in changes to the overall parking provision.

Provision of Affordable Housing

- 6.17 The NPPF states that where Local Authorities have identified the need for affordable housing, policies should be set for meeting this need on site, unless off site provision or a financial contribution can be robustly justified. It also states that local authorities should identify the size, type and tenure of housing that is required, by reflecting local demand.
- 6.18 Policies H15 and H16 set out the requirements for affordable housing within the 2002 plan. They require an overall target of 40% affordable housing (subject to site and market conditions), generally provided on site but in exceptional circumstances off site provision may be acceptable. The affordable housing should be provided across the development site and provide a range of house sizes to meet local need. Similarly Policy SD13 of the JCS requires the provision of a mix of house types, sizes and tenures in accordance with local need and to provide mixed and balanced communities.
- 6.19 The outline permission for the development of Kingsway requires the provision of 30% affordable housing with each reserved matters application providing its relevant proportion. As with the previously approved scheme for this site, the application proposes 40 social housing units and meets the required level of 30%. A range of dwelling types is proposed including one and two bedroom flats, two bedroom flats over garages (fogs), a two bedroom bungalow and two, three and four bedroom houses.
- 6.20 The Housing Enabling Manager has requested that the larger properties are better dispersed throughout the development rather than all being sited together to seek to reduce the overall density and concentration of people within a restricted area. The provision of a two bedroom bungalow is welcomed however clarification is sought regarding internal standards. Additionally a further mobility dwelling has been requested as was proposed under the previously approval.

Landscaping

- 6.21 Landscaping details and boundary treatments are included with the application however these can not be fully considered until the concerns with the layout have been resolved.

Contamination

- 6.22 The issue of land contamination has been previously conditioned on the outline planning permission and an agreed strategy is in place for the entire site. This requires remediation in accordance with the strategy and then subsequent post construction testing

Drainage Details

- 6.23 As required by conditions attached to the original outline planning permission, the entire RAF Quedgeley site is covered by an overall drainage strategy. The strategy sets down the principles for the drainage system and each reserved matters application needs to accord with the approved strategy. The strategy

also requires each Framework Plan to have a further strategy document specific to its area. A drainage strategy for Framework Plan 4 has been approved under the outline permission. The overall strategy sets down the use of sustainable urban drainage systems and requires that the surface water drainage system is designed for the 1 in 100 year event with a 20% allowance for climate change.

6.24 The approved reserved matters application detailed the overall drainage strategy for the site and demonstrated compliance with the approved strategy for Framework Plan 4. The exact detail of the drainage scheme was required by condition. With the layout changes as proposed, a further drainage strategy and subsequent detailed drainage design is required and I have asked the applicant to provide this, to demonstrate compliance with the approved strategy for Framework Plan 4. The detail will again be required by condition.

7.0 CONCLUSION

7.1 The application proposes an amended layout to a reserved matters application that was previously approved. As currently submitted the proposed scheme raises a number of concerns and particularly in relation to back to back distances, proposed floor levels, clustering of the larger affordable housing units, wheelchair accessible housing, the relationship of plots 839, 840 and 841, the street scene to the suds buffer, parking provision for some properties where the parking is neither on or immediately adjacent to the plot and the safety of pedestrians with the road layout as proposed. All these issues need to satisfactorily resolved, before a favourable recommendation can be made. Additional details relating to drainage, landscaping and noise also need to be satisfactorily resolved. The applicant is undertaking further work to address these concerns and I expect amended plans to be submitted.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

8.1 That subject to the satisfactory resolution of the outstanding matters referred to at section 7.1 of the report, and subject to comments from consultees that approval be delegated to the Head of Planning with appropriate conditions where necessary.

Decision:

Notes:

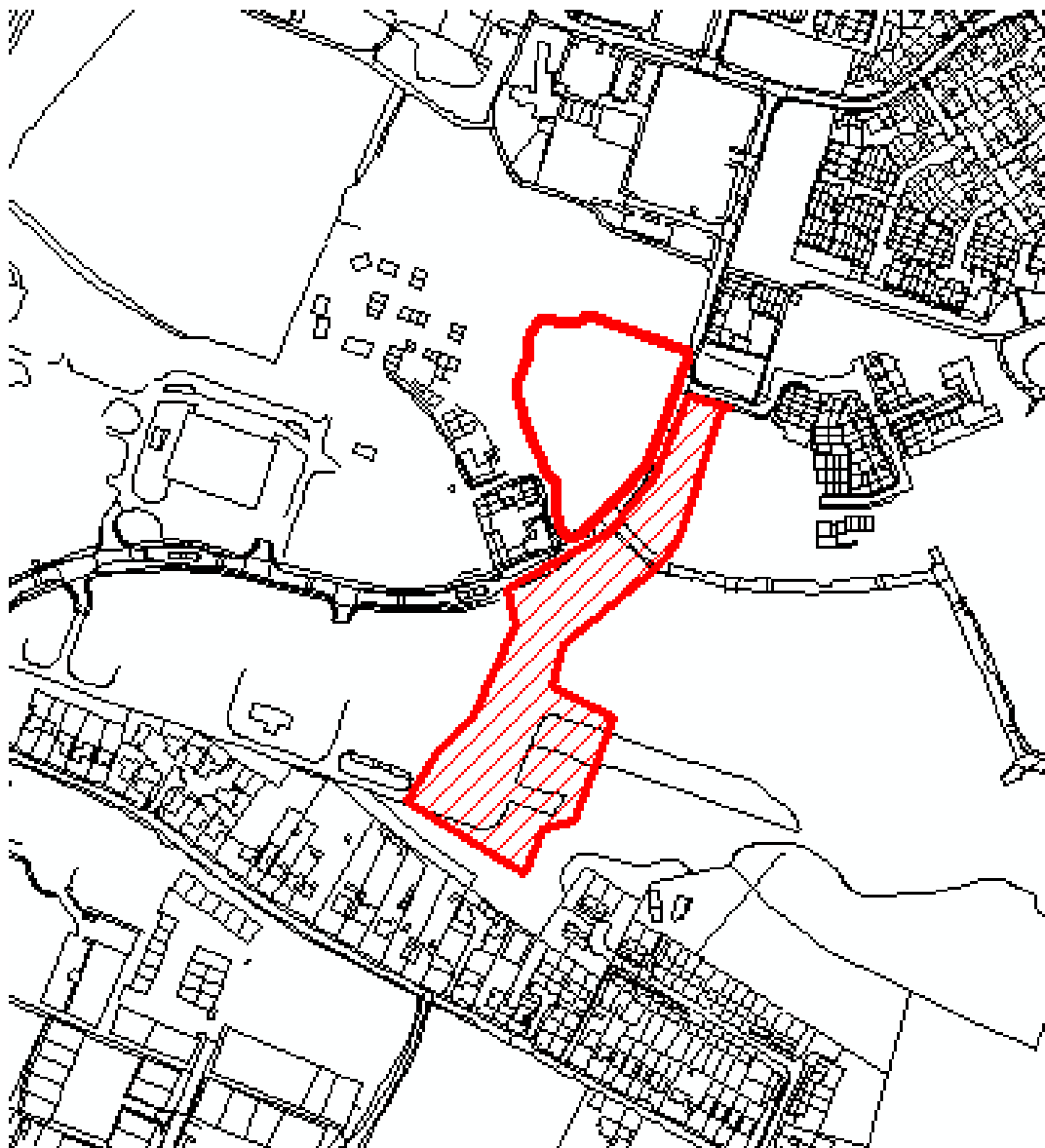
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Person to contact: Joann Meneaud
(Tel: 396787)

16/01046/FUL

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

Planning Committee 04.04.2017





CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

4th April 2017

DELEGATED DECISIONS

1ST – 28th February 2017

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

Abbeydale

16/01495/FUL AEROR
3 Basil Close Gloucester GL4 5TJ
Two storey rear extension and roof extension to front.
G3Y 07/02/2017

16/01501/FUL AEROR
14 Badger Close Gloucester GL4 5EY
Erection of two storey side and rear extension
REF 03/02/2017

Abbeymead

16/01485/FUL RHIAM
7 Birdwood Close Gloucester GL4 5UF
Two storey side extension
G3Y 01/02/2017

16/01521/FUL AEROR
20 Daffodil Close Gloucester GL4 4AF
Two storey side extension
G3Y 03/02/2017

16/01534/FUL AEROR
24 Tribune Place Gloucester GL4 5UZ
Outbuilding to rear. (retrospective)
G3Y 02/02/2017

16/01565/FUL AEROR
18 Peacock Close Gloucester GL4 5EE
Two storey side extension
G3Y 17/02/2017

16/01567/FUL RHIAM
26 Abbots Road Gloucester GL4 5GF
Conversion of garage into living accommodation.
G3Y 02/02/2017

16/01568/FUL AEROR
8 Otter Road Gloucester GL4 5TF
Two storey rear extension and loft conversion
REFUSE 17/02/2017

16/01588/FUL AEROR
6 Faldo Close Gloucester GL4 5BN
Single storey side and rear extensions
G3Y 15/02/2017

16/01602/FUL RHIAM
10 Vernal Close Gloucester GL4 5FW
Proposed rear single & two storey extension
G3Y 22/02/2017

17/00085/PREAPP RHIAM
11 Cornflower Road Gloucester GL4 4AJ
Single storey rear extension
WDN 10/02/2017

Barnwood

10/01276/REP CJR
Sainsbury's Supermarket Barnett Way Gloucester GL4 3RT
Extension of existing store to provide 1,999 sq m gross of new retail
floorspace and alterations to existing car parking and cycle route (Renewal of
planning permission ref: 06/00276/FUL).
NPW 14/02/2017

16/01384/FUL BOBR
Unit 4 Gloucester Retail Park Eastern Avenue Gloucester GL4 3BY
Installation of plant equipment to southern side elevation of building.
G3Y 01/02/2017

16/01518/CONDIT	BOBR
Gloucester Retail Park Eastern Avenue Gloucester GL4 3BY	
Discharge of Conditions 3 - Construction Method Statement & 4 - Environmental Management System, of commission no.16/00055/FUL for a class A1/A3 drive-thru unit, revised access arrangement, reconfiguration of car park to retail park and associated landsca	
ALDIS	21/02/2017
16/01548/ADV	CJR
Sainsbury's Supermarket Barnett Way Gloucester GL4 3RT	
New and replacement building and totem signs.	
GFY	07/02/2017
16/01561/ADV	CJR
Unit 1 Southbrook Retail Park Eastern Avenue Gloucester GL4 3BU	
One internally illuminated fascia sign and replacement logo on existing internally illuminated totem sign.	
GFY	08/02/2017
16/01582/ADV	FEH
Evans Halshaw Unit 4 Barnwood Point Corinium Avenue Gloucester GL4 3HX	
Retention of 1 freestanding V shaped internally illuminated sign and 1 internally illuminated totem sign.	
SPLIT	23/02/2017
16/01586/CONDIT	RONM
Shield House 2 Crest Way Gloucester GL4 3DH	
Discharge of condition 7 - Sample Panel	
REFUSE	15/02/2017
17/00033/FUL	RHIAM
7 Blake Hill Way Gloucester GL4 4QR	
Single storey rear extension.	
G3Y	24/02/2017
17/00068/CONDIT	BOBR
Gloucester Retail Park Eastern Avenue Gloucester GL4 3BY	
Discharge of Condition 6 - Materials, of Planning permission no.16/00055/FUL	
ALDIS	10/02/2017

Barton & Tredworth

16/00306/FUL BOBR

146 - 152 Barton Street Gloucester GL1 4EN

Internal alterations to form a kitchen with external extract flue.

REFREA 07/02/2017

16/00815/FUL RONM

Norville Optical Co Ltd Paul Street Gloucester GL1 4NY

Demolition of existing buildings and clearance of site, and erection of 63 affordable homes including new vehicular accesses (amended design following plans received on 25.9.16, 26.9.16 and 27.9.16)

G3Y 10/02/2017

16/00920/OUT RONM

Land Adj 46 Goodyere Street Gloucester GL1 4UG

Application for outline planning permission for a single dwelling with access for determination

G3Y 16/02/2017

16/01177/FUL BOBR

Land Adj 73 Falkner Street Gloucester GL1 4SQ

Erection of 3 bed house

RET 03/02/2017

16/01178/FUL BOBR

73 Falkner Street Gloucester GL1 4SQ

(Two storey rear extension) Single and two storey extension to rear.

RET 03/02/2017

Coney Hill

16/01263/CONDIT CJR

Former Lidl Supermarket Eastern Avenue Gloucester GL4 4LP

Discharge of Condition Nos. 11 (Seagull Deterrent Measures) and 13 (Plant Noise) on planning permission ref: 16/00013/FUL

ALDIS 01/02/2017

16/01465/FUL RHIAM

31 Birch Avenue Gloucester GL4 4NJ

Single storey and two storey extension to the rear of 31 Birch Avenue.
Insertion of window to the existing west side elevation.

G3Y 08/02/2017

17/00028/FUL RHIAM

32 Stanway Road Gloucester GL4 4RE

Proposed single storey rear extension

G3Y 22/02/2017

Elmbridge

16/01457/FUL RHIAM

88 Elmbridge Road Gloucester GL2 0PD

Dropped Kerb

G3Y 01/02/2017

16/01467/FUL AEROR

10 Ebor Road Gloucester GL2 0SH

Single Storey Rear and Side Extension and alteration to fenestration.

G3Y 10/02/2017

16/01471/FUL AEROR

22 Sisson Road Gloucester GL2 0RA

First floor rear and side extension.

G3Y 03/02/2017

16/01542/FUL AEROR

80 Sandyleaze Gloucester GL2 0PX

Two storey side and rear extension, single storey rear extension, plus
subdivision to create 2 flats

WDN 17/02/2017

16/01603/FUL RHIAM

79 Nine Elms Road Gloucester GL2 0HF

Single storey side extension

G3Y 22/02/2017

Grange

16/01605/FUL AEROR
30 Nympsfield Road Gloucester GL4 0NG
Two Storey Side and Rear Extension and Part Garage Conversion
G3Y 17/02/2017

17/00049/PREAPP JOLM
Gladiator Inn Tuffley Lane Gloucester GL4 0PZ
Demolition of existing public house and erection of 10 two storey town houses
RET 24/02/2017

Hucclecote

16/01589/FUL RHIAM
24 Havelock Road Gloucester GL3 3PG
Single storey rear and side extension.
G3Y 07/02/2017

16/01590/FUL RHIAM
33 Queens Close Gloucester GL3 3LT
Single storey side and rear extensions
G3Y 02/02/2017

16/01610/PDE AEROR
6 Wilkes Avenue Gloucester GL3 3LN
Single Storey Rear Extension (depth: 4 metres from rear elevation of original dwellinghouse, maximum height: 3.5 metres, height of eaves: 2.3 metres)
ENOBJ 07/02/2017

16/01612/FUL RHIAM
34 Colwell Avenue Gloucester GL3 3LX
Single storey rear extension
G3Y 08/02/2017

Kingsholm & Wotton

<p>16/01472/FUL London House 10 - 14 London Road Gloucester GL1 3NE Conversion of existing office and retail space on the first and second floors plus third floor construction to provide 6 shared student apartments, including alterations to existing elevations G3Y 10/02/2017</p>	<p>FEH</p>
<p>16/01481/FUL 29 Hinton Road Gloucester GL1 3JS Single storey rear and side extension and rear dormer and Velux windows. REF 07/02/2017</p>	<p>AEROR</p>
<p>16/01492/FUL Montpellier Unit Wotton Lawn Horton Road Gloucester GL1 3WL Proposed part roofing replacement G3Y 06/02/2017</p>	<p>FEH</p>
<p>16/01545/ADV Unit 2 Triangle Park Triangle Way Gloucester GL1 1AH Erection of 2no. digital LED advertising displays and associated structure RAD 01/02/2017</p>	<p>RHIAM</p>
<p>16/01550/FUL Winfield Medical Centre Tewkesbury Road Gloucester GL2 9WH Proposed extension and internal alterations forming MRI suite with associated external plant area and replacement parking. RET 03/02/2017</p>	<p>BOBR</p>
<p>16/01559/CONDIT 21 - 23 London Road Gloucester GL1 3HB Discharge of conditions 3 - cycle parking & 4 - bin storage of prior approval no.16/00375/JPA. WDN 10/02/2017</p>	<p>BOBR</p>
<p>16/01598/ADV May Oriental 60 Kingsholm Road Gloucester GL1 3BQ Double sided illuminated projecting sign</p>	<p>RHIAM</p>

GFY 22/02/2017

17/00012/TPO JHH
Gloucester Royal Hospital Great Western Road Gloucester GL1 3NN
Various works as per tree survey recommendations.

TPDECS 14/02/2017

17/00013/TRECON JHH
1 Healey Mews London Road Gloucester GL1 3PN
Self-seeded sycamore adjacent to fence to St Margret's Almshouses. Remove.

TCNOB 14/02/2017

Longlevens

16/01048/FUL ADAMS
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW
Variation of condition 42 of permission ref. 15/01190/OUT to alter the timescale for the dismantling of the existing University artificial grass pitch and construction of the proposed new artificial grass pitches at Plock

GOP 17/02/2017

16/01241/REM ADAMS
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW
Application for approval of the reserved matters of appearance, landscaping, layout and scale for the Business School & Growth Hub building, pursuant to outline permission ref 15/01190/OUT, at the University of Gloucestershire,

AR 09/02/2017

16/01533/FUL RHIAM
54 Kendal Road Gloucester GL2 0ND
Two storey extension to rear and side

G3Y 08/02/2017

16/01569/FUL AEROR
17 Richmond Gardens Gloucester GL2 0DT
Single storey side extension

G3Y 14/02/2017

16/01575/FUL RHIAM

125 Oxstalls Lane Gloucester GL2 9HS

Two storey and single storey extensions at side and rear of property.

G3Y 02/02/2017

16/01611/LAW RHIAM

1B The Avenue Gloucester GL2 0BP

Single storey rear extension

LAW 02/02/2017

17/00083/FUL AEROR

2A Plock Court Gloucester GL2 9DW

Front Porch

RET 15/02/2017

Matson & Robinswood

14/01063/OUT JOLM

Land South Of Winnycroft Farm Corncroft Lane Gloucester GL4 6BX

Outline application for the erection of up to 420 dwellings and community space / building as well as associated landscaping, public open space, access, drainage, infrastructure, earthworks and other ancillary enabling

NDT 24/02/2017

16/01301/COU BOBR

Gloucester Ski And Snowboard Centre Matson Lane Gloucester GL4 6DX

Use of land for outdoor laser tag

G3Y 02/02/2017

16/01556/FUL AEROR

39 Teddington Gardens Gloucester GL4 6RL

Single storey side and rear extension

G3Y 10/02/2017

17/00056/LAW AEROR

68 Marlborough Road Gloucester GL4 6GD

Hip to roof gable extension with rear dormer

LAW 17/02/2017

Moreland

16/00005/OUT RONM

Peel Centre St Ann Way Gloucester

Hybrid application seeking planning permission for the redevelopment of the Peel Centre comprising: a) full application for the conversion of former cinema to Class A1 including mezzanine; and b) outline application for

SEC106 06/02/2017

16/01328/FUL AEROR

183 Linden Road Gloucester GL1 5DU

Permanent change of use of ancillary outbuilding to restaurant (A3)

G3Y 15/02/2017

16/01608/PDE RHIAM

119 Linden Road Gloucester GL1 5JB

Single Storey Rear Extension (measuring 5 metres in depth, 3.6 metres to the highest point of the extension and 2.3 metres to the eaves).

ENOBJ 01/02/2017

17/00065/CONDIT CJR

Lidl Supermarket Canada Wharf Bristol Road Gloucester GL1 5TE

Discharge of conditions 6 (Contaminated Land) and 14 (Lighting) for planning permission 16/00840/FUL.

PADIS 22/02/2017

Podsmead

16/01144/FUL BOBR

First Floor 261 Bristol Road Gloucester GL2 5DB

Car Parking spaces turning into an outbuilding

RET 03/02/2017

Quedgeley Fieldcourt

17/00042/CONDIT FEH
255 Bristol Road Quedgeley Gloucester GL2 4QS
Discharge of conditions 5 (noise), 7 (drainage) and 9 (materials) for
permission 16/01259/FUL (Erection of detached chalet bungalow and
PADIS 20/02/2017

Quedgeley Severnvale

16/01371/FUL BOBR
Former Orchard Olympus Park Quedgeley Gloucester GL2 4NF
Erection of a flexible use building encompassing Use Classes A1, A2 & A3
(within the scope of Class V of Part 3 to schedule 2 of the Town and Country
Planning (General Permitted Development) Order 2015.
G3Y 01/02/2017

16/01460/FUL RHIAM
7 Old Elmore Lane Quedgeley Gloucester GL2 4NY
Rear extension.
G3Y 17/02/2017

16/01591/FUL AEROR
1 Sandpiper Close Quedgeley Gloucester GL2 4LZ
Single storey extension
G3Y 15/02/2017

17/00006/FUL RHIAM
2 Highclere Road Quedgeley Gloucester GL2 4HD
Two storey side extension
G3Y 22/02/2017

17/00015/FUL BOBR
30 Woolstrop Way Quedgeley Gloucester GL2 5NL
Single storey extension to rear.
G3Y 22/02/2017

Tuffley

13/01185/FUL BOBR

189 Grange Road Gloucester GL4 0NP

Conversion and extension of existing detached double garage to provide ancillary accommodation.

WDN 23/02/2017

16/01539/FUL RHIAM

1 Tuffley Lane Gloucester GL4 0DT

Erection of a first floor rear extension.

G3Y 02/02/2017

16/01581/FUL AEROR

19A Campden Road Gloucester GL4 0HX

Installation of new shop front

G3Y 17/02/2017

16/01609/PDE AEROR

150 Tuffley Lane Gloucester GL4 0PB

Single Storey Rear Extension (depth: 3.3 metres from rear elevation of original dwellinghouse, maximum height: 3.6 metres, height of eaves: 2.3 metres)

ENOBJ 07/02/2017

17/00014/CONDIT MARKS

Former Car Park Woods Orchard Gloucester

Discharge of conditions 3 (Archaeology), 4 (Materials), 5 (Landscaping) and 7 (Drainage) of permission no.16/00839/FUL.

ALDIS 02/02/2017

Westgate

16/00356/CONDIT BOBR

Albion House 77 Southgate Street Gloucester GL1 1UB

Discharge of conditions 3 - Archaeology, 4 - Foundation Design, 5 - Surface Water Drainage, 6 - Construction Method Statement, 7 - Architectural Details LB, 8 - architectural details NB of Permission no.15/00672/COU and Conditions 3 - Architectural Detail

ALDIS 02/02/2017

16/00823/FUL BOBR
2gether NHS Foundation Trust Headquarters Rikenel Montpellier Gloucester
Retention of single storey Portakabin used as administration accomodation
(previously approved ref: 12/00561/FUL dated: 9/08/2012).

G3Y 22/02/2017

16/00992/CONDIT CJR
17, 17A & 19 St Johns Lane Gloucester GL1 2AZ

Discharge of Condition Nos 3 (refuse & recycling storage), 4 (cycle parking) ,7
(ventilation/odour control equipment) , 9 (noise attenuation scheme) and 11
(noise insulation) on Planning Permission Ref: 14/00329/FUL.

PADIS 07/02/2017

16/00993/FUL CJR
17, 17A And 19 St Johns Lane Gloucester GL1 2AZ

Variation of condition 2 of planning permission reference 14/00329/FUL to
amend the approved drawings.

GP 07/02/2017

16/00997/LBC CJR
17, 17A And 19 St Johns Lane Gloucester GL1 2AZ

Internal and external alterations to Grade 2 Listed Building in association
with larger proposal to convert nos. 17, 17a and 19 St Johns Lane into 12 no.
apartments and retention of cafe on ground floor. (Amendments to Listed
Building Consent ref. 14/0041

G3L 07/02/2017

16/01015/FUL BOBR
Bastion House Brunswick Road Gloucester GL1 1JJ

Reduction in size of existing roof light and replacement with new timber
skylight. Replacement dormer constructed to provide more head room into
attic room and two additional roof lights to east elevation (revised

G3Y 08/02/2017

16/01085/CONDIT BOBR
Gloucester Cathedral College Green Gloucester GL1 2LR

Discharge of Conditions 3 - (Archaeology), 5 - (Landscaping), 7 - (Tree
protection), 10 - (Excavation & trees) , 11 - (Surfacing Materials), 12A-D
(precise details) of application nos.16/00625/FUL and 16/00743/LBC

PADIS 03/02/2017

16/01168/ADV FEH
16 - 18 Westgate Street Gloucester GL1 2NG
1 x externally illuminated fascia, 1 x externally illuminated projecting sign
and window vinyls

REFREA 24/02/2017

16/01223/LBC BOBR
Bastion House Brunswick Road Gloucester GL1 1JJ
Reduction in size of existing roof light and replacement with new timber
skylight. Replacement dormer constructed to provide more head room into
attic room and two additional roof lights to east elevation (revised

GLB 08/02/2017

16/01314/COU CJR
21 Spa Road Gloucester GL1 1UY
Conversion of existing commercial building into 5 No residential apartments
with a small infill extension to the existing brickwork extension to the rear of

G3Y 16/02/2017

16/01315/LBC CJR
21 Spa Road Gloucester GL1 1UY
Conversion of existing commercial building into 5 No residential apartments
with a small infill extension to the existing brickwork extension to the rear of

GLB 16/02/2017

16/01490/FUL BOBR
23 - 25 & 27 - 29 Commercial Road Gloucester GL1 2ED
Variation of Conditions 4 - (details of works) and 8 - (plant details) to allow
for discharge of details on a phased basis, of planning permission
no.16/00381/FUL for conversion and extension of buildings to create A3 units

G3Y 22/02/2017

16/01511/LBC FEH
Gloucester City Museum And Art Gallery Brunswick Road Gloucester GL1 1HP
Re-tiling of roof of museum and art gallery including the roof of the Price
Memorial Hall. Liquid repair to 3 walkways to make non-slip .
Replace UPVC
gutters and rainwater goods with cast iron. Replace wooden Fascia boards
to match existing. Central Cu

GLB 01/02/2017

16/01519/CONDIT BOBR
27 Wellington Street Gloucester GL1 1RD

Discharge of Condition Nos. 5 (Sound Insulation) and No. 11 (Servicing) on
Planning Permission Ref: 15/00707/COU

ALDIS 10/02/2017

16/01525/FUL RONM
Barbican Car Park Ladybellegate Street Gloucester

Re-development of the site for the construction of Phase 1 student's
residences accommodation of 295 bedrooms, comprising studio flats, cluster
flats and town houses, through the erection of new buildings and related /
ancillary facilities, services, and

G3Y 10/02/2017

16/01541/LBC BOBR
23 - 25 _ 27 - 29 Commercial Road Gloucester GL1 2ED

Variation of Conditions 4 - (details of works) and 8 - (plant details) to allow
for discharge of details on a phased basis, of planning permission
no.16/00383/LBC for conversion and extension of buildings to create A3 units.

G3L 22/02/2017

16/01544/LBC ADAMS
Gloucester Brewery Alexandra Quay The Docks Gloucester GL1 2LG

Extension of current use to include D2 so we can host brewery tours, live
music events, comedy nights and beer festivals

WDN 20/02/2017

16/01549/ADV ADAMS
Sainsbury's Supermarket St Ann Way Gloucester GL2 5SA

Erection of 2 no. amended internally illuminated totem signs, 2 no. amended
non-illuminated way finder signs, 1 no. internally illuminated fascia sign
and 2 no. non-illuminated concession wall signs.

GFY 07/02/2017

16/01570/PREAPP BOBR
Spread Eagle Court 110 Northgate Street Gloucester GL1 1SL

The extension of the building to provide a 3 storey HMO block and new
rooftop extension/accommodation above existing building.

22/02/2017

16/01573/FUL	ADAMS
ED's Easy Diner Gloucester Quays Designer Outlet St Ann Way Gloucester	
Decorations and cladding for an existing restaurant.	
G3Y	16/02/2017
16/01574/ADV	ADAMS
ED's Easy Diner Gloucester Quays Designer Outlet St Ann Way Gloucester	
Erection of 1 no. fascia sign with halo-illuminated lettering, 1 no. externally illuminated projecting sign, and 1 no. external light, 1 no. internally illuminated menu box together with 1 no. internal vinyl	
GFY	16/02/2017
16/01578/FUL	BOBR
Sevenside Farm Walham Lane Gloucester GL2 9NF	
Retention of agricultural building.	
G3Y	10/02/2017
17/00059/LBC	RHIAM
Nat West 21 Eastgate Street Gloucester GL1 1NH	
An examination of the building highlighted defects to the existing cast iron downpipes and hoppers (2No.) & it is necessary to replace these items as described in the accompanying drawings. We also propose to repair and raise the position of the handrail	
NPW	02/02/2017
17/00166/COU	FEH
87 Eastgate Street Gloucester GL1 1PN	
Change of use from A1 (jewellers) to A2 (recruitment agency)	
RET	24/02/2017

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