



Gloucester City Council

Planning Committee

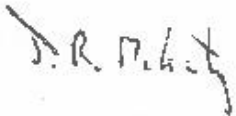
Meeting: Tuesday, 6th June 2017 at 6.00 pm in The Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

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

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	APPOINTMENT OF CHAIR AND VICE-CHAIR. To note the appointments of Councillor Taylor as Chair and Councillor Lewis as Vice-Chair made by Council at the Annual Meeting on 22 nd May 2017.
3.	APPOINTMENT OF PLANNING POLICY SUB-COMMITTEE To note the appointment of the Planning Policy Sub-Committee made by Council at the Annual Meeting on 22 nd May 2017. Councillors Taylor (Chair), Lewis (Vice-Chair), D. Brown, Dee, Lugg.
4.	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.
5.	MINUTES (Pages 7 - 16) To approve as a correct record the minutes of the meeting held on 4th April 2017.
6.	LATE MATERIAL Please note that any late material relating to the application detailed below will be published on the Council's website as a supplement in the late afternoon of the day of the meeting.
7.	FORMER DEBENHAMS PLAYING FIELD, ESTCOURT ROAD/ESTCOURT CLOSE. - 17/00224/REM (Pages 17 - 40) Application for Determination:-

	Approval of reserved matters of appearance, landscaping, layout and scale for the provision of new student accommodation (up to 200 beds) and associated highways, parking and ancillary works, pursuant to outline planning permission ref. 15/01190/OUT at the former Debenham's Playing Field, Estcourt Road./Estcourt Close.
8.	SECTION 106 MONITORING - PROGRESS REPORT 2016/17 (Pages 41 - 50) To consider the report of the Senior Planning Compliance Officer which identifies new Section 106 Agreements entered into, contributions received during the 2016/17 financial year and outlines future arrangements for Section 106 monitoring.
9.	DELEGATED DECISIONS (Pages 51 - 74) To consider a schedule of applications determined under delegated powers during the months of March and April 2017.
10.	DATE OF NEXT MEETING Tuesday, 4 th July 2017 at 6.00pm



Jon McGinty
Managing Director

Date of Publication: Monday, 29 May 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, 4th April 2017

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

Officers in Attendance

Mella McMahon, Development Control Manager

Nick Jonathan, Solicitor, One Legal

Adam Smith, Principal Planning Officer, Major Developments

Joann Meneaud, Principal Planning Officer

Ron Moss, Principal Planning Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllr Finnegan

112. DECLARATIONS OF INTEREST

Councillor Morgan declared a personal and prejudicial interest in applications 16/01055/OUT and 13/01032/OUT, both on land east of Hempsted Lane, due to predetermination. He left the meeting during the consideration of these applications.

113. MINUTES

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

114. LATE MATERIAL

Late material in respect of each of the applications detailed below was circulated.

115. ALLSTONE SAND AND GRAVEL, MYERS ROAD - 16/00948/OUT

The Principal Planning Officer presented the report which detailed an outline application for housing and student accommodation; car parking, road, footpath and drainage infrastructure; ground works; provision of open space and landscaping;

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and demolition of existing buildings and structures (All matters reserved) at Allstone Sand and Gravel, Myers Road.

He drew Members' attention to three further representations contained in the late material.

He stated that the development of this brown field site would provide a mix of housing types and contribute to the City Council's five year land supply. The purpose-built student accommodation would free up affordable housing elsewhere in the City.

He noted that the present use of the site was somewhat of an eyesore and did not present a very good entrance to the City for people arriving by rail. He stated that the present use did not sit comfortably with the nearby residential environment with issues relating to dust, noise and traffic.

He believed that this proposal could encourage the continuing regeneration of the Railway Triangle site.

He noted that land contamination issues affected the site due to both the present use and the previous use as railway locomotive sheds although Environmental Protection considered that, subject to conditions, the site could be remediated.

He advised that the site was within Flood Zone 1 and the Wotton Brook had a history of flooding but the Council's Drainage Engineer and the Local Lead Flood Authority were satisfied with the proposals subject to appropriate conditions.

He noted that vibration from the railway could be an issue but Environmental Protection believed that the positioning of the development was acceptable subject to appropriate conditions.

He referred Members to paragraph 7.7 which noted that the viability assessment submitted by the applicant had been independently assessed by a consultant on behalf of the City Council. The consultant had confirmed that the viability of the development was marginal with no affordable housing provision and no Section 106 contributions.

The Vice-Chair believed that this was a complex site and the present use was no longer appropriate. He was concerned by the proximity of the railway lines but noted that any problems would be mitigated by condition.

He expressed disappointment that the development could not deliver any affordable housing or Section 106 contributions but he understood the reasons for that.

He believed that the proposal would be good for Gloucester and that the provision of student accommodation would free up much needed housing at the lower end of the market in the City.

Councillor Morgan concurred with the Vice-Chair and looked forward to considering the reserved matters. He shared the disappointment at the lack of affordable housing and asked if the developers could look at that again.

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Councillor Lugg noted that visitors to Wotton Lawn Hospital used the Irish Club parking and recalled complaints in the past from the Swallow Estate.

The Chair understood that the constraints of the site including heavy contamination prevented the provision of affordable housing but he believed that the proposals represented betterment for the site.

RESOLVED that the Head of Planning be authorised to grant planning permission subject to the conditions in the report and resolution of the other matters detailed in paragraph 9 of the report.

116. LAND EAST OF HEMPSTED LANE - 16/01055/FUL AND 13/01032/OUT

Councillor Morgan declared a personal and prejudicial interest in applications 16/01055/OUT and 13/01032/OUT, both on land east of Hempsted Lane, due to predetermination. He left the meeting during the consideration of these applications.

The Principal Planning Officer presented the reports detailing the following applications on land east of Hempsted Lane:-

16/01055/FUL:- Engineering operation to construct balancing pond(s) and associated landscaping.

13/01032/OUT:- 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).

He referred Members to the late material which contained responses from the Highway Authority; the Council's Landscape Architect; a further representation and an amended Officer recommendation in respect of application 16/1055/FUL together with an amended Officer recommendation in respect of application 13/01032/OUT.

Mr Thomas Ayers, on behalf of the applicant, addressed the Committee in support of the application.

Mr Ayers noted that the issues had been covered in the Officer's report. He thanked the Council's Planning, Drainage and Landscape Officers for their assistance.

He believed that the proposals represented a detailed and workable scheme for residential development which was supported by Officers.

He supported the Officer's recommendation regarding the balancing ponds and Section 106 Agreement and he advised that the Charity would fund the clearance of ditches and on-going maintenance. He believed the scheme would add interest and variety to the site.

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The Vice-Chair welcomed the proposals which would enhance amenity and address the maintenance costs. He approved the amendments to produce more gentle slopes and noted that the scheme would deliver 40 per cent affordable housing. He asked if there would be water permanently present in the balancing ponds.

The Principal Planning Officer advised that the ponds were designed to cope with run off from the development site and included a low flow channel and would not provide a permanent lake.

The Chair agreed with the Vice-Chair and believed that the proposals would encourage bio-diversity and protect downstream properties from flooding.

Councillor Toleman asked if the proposals would alleviate the waterlogged ground near the footpath from The Gallops to Hempsted Lane. He was advised that the proposals would formalise the drainage flow through the site and enhance the current drainage regime.

Councillor Hanman was advised that the location of the septic tank had not been specified but that the applicants had advised that it was in the area designated as public open space.

RESOLVED that:-

a) Application 16/1055/FUL

That planning permission be granted subject to the following conditions:

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 (updated)

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
FRA SK3 Rev. A – Illustrative Headwall Detail
received by the Local Planning Authority 23rd February 2017,

and

LS-01 Rev. D – Detailed Landscape Proposals Sheet 1 of 2
LS-02 Rev. B – Landscape sections

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received by the Local Planning Authority 23rd March 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).

(Landscaping condition deleted)

~~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

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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 (updated)

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

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Planning Authority. This vehicular access shall be surfaced in a bound material with splayed sight lines provided from a point either side of the access 2.4 metres back from the carriageway edge to a point on the nearside carriageway edge 47 metres distant in each direction with the area in advance of the splay lines so defined cleared of all obstructions to visibility and thereafter similarly maintained. 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.

b) Application 13/01032/OUT

That planning permission be 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 submission, approval by the Local Planning Authority, and implementation of drainage infrastructure prior to any dwelling house being occupied if it takes place off site and 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.

117. AREA 4A2 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY - 16/01046/FUL

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The Principal Planning Officer presented the report which detailed an application for the variation of conditions 1 and 2 of the 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.

The Principal Planning Officer referred Members to the late material which contained an update on some of the outstanding issues and the consultation response from the Highway Authority. She advised that her recommendation remained unaltered.

She noted that there were still concerns relating to the mass of parking proposed along the SUDS buffer and the cluster of the larger affordable housing units. She stated that having all the larger houses together results in a high density of residents within a small area which was not ideal.

She noted that the distances between properties had been improved and the applicant was aiming to achieve a distance of 20 metres in most but not all cases. She considered that the flat over garage appeared to be hemmed in and noted that the possibility of relocating the bus stop was being investigated.

She required further explanation regarding the variations in levels when comparing the approved and now proposed scheme. She welcomed the provision of a bungalow and advised that one ground floor apartment would be a single bedroom mobility unit and there would be another two bedroomed mobility unit as well.

Mr Ian Drew, Design and Planning Manager, Taylor Woodrow, addressed the Committee in support of the application.

Mr Drew stated that the original approval dated back to 2010 and since that time both policies and customer expectations had changed. This revised scheme was designed to address those issues.

He stated that the new scheme provided an increased number of parking spaces compared to the approved scheme. He stated that this had required compromise in the design and layout and whilst he acknowledged that there would be an impact, it would be no greater than that of additional cars parking.

He had worked with Officers to address the distances between properties and he expected highway issues to be addressed through a Section 38 agreement.

He was looking at the possibility of relocating the bus stop and, in conclusion, he stated that any outstanding issues could be addressed by appropriate conditions and the application could be determined at the meeting.

The Vice-Chair considered that the proposals were an improvement on the previous scheme. He understood officers concerns regarding the massing of car parking but he believed that was preferable to additional on-street parking. He suggested that concerns on layout could be addressed by appropriate delegation to Officers and considered the bus stop to be an anomaly in its current position.

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Councillor Lugg expressed concern that the three four bedroom affordable housing could potentially have 21 occupants in close proximity and asked if they could be split if possible.

Councillor Fearn noted that some parts of the development appeared to be hemmed in but further reduction in density would reduce the profitability of the scheme.

The Principal Planning Officer advised that the number of dwellings was the same as the previously approved application. She noted that it was a balance and stated that the variety of garden shapes and sizes reflected the design guide for the locality. She was not convinced that the best balance had yet been achieved and asked the Committee for a steer.

The Chair was satisfied with the recommendation and asked that the application be brought back to Committee if there were any radical changes.

Councillor Dee believed that much could be achieved by judicious planting.

Councillor Brown believed that fewer dwellings would be preferable.

The Chair noted that planning permission had been approved for the same number of dwellings. He suggested that Officers be authorised to determine minor alterations and that radical changes be brought back to Committee and any matters falling between the two be determined by Officers following consultation with himself and the Vice-Chair.

RESOLVED that the Head of Planning be authorised to grant planning permission as detailed in the report with the proviso that minor changes be delegated, radical changes be brought back to Committee and any other matters be determined by the Head of Planning following consultation with the Chair and Vice-Chair of the Committee.

118. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of February 2017.

RESOLVED that the schedule be noted.

119. DATE OF NEXT MEETING

Tuesday, 9th May 2017 at 6.00pm.

Time of commencement: 6.00 pm
Time of conclusion: 7.40 pm

Chair

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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	6TH JUNE 2017
ADDRESS/LOCATION	:	FORMER DEBENHAMS PLAYING FIELD, ESTCOURT ROAD/ESTCOURT CLOSE
APPLICATION NO. & WARD	:	17/00224/REM LONGLEVENS
EXPIRY DATE	:	24TH JUNE 2017
APPLICANT	:	UNIVERSITY OF GLOUCESTERSHIRE
PROPOSAL	:	Application for approval of reserved matters of appearance, landscaping, layout and scale for the provision of new student accommodation (up to 200 beds) and associated highways, parking and ancillary works, pursuant to outline planning permission ref. 15/01190/OUT
REPORT BY	:	ADAM SMITH
NO. OF APPENDICES/ OBJECTIONS	:	SITE PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site comprises the broadly triangular piece of land known as the former Debenhams playing field situated between the properties on the north side of Estcourt Road, Estcourt Close and the access track to the allotments. At its southern end the application site also includes part of the access track and part of the east-west public footpath that runs through the University campus. The application is for reserved matters approval pursuant to the University's outline planning permission ref. 15/01190/OUT. That outline permission also secured the means of access, so this application seeks approval of the remaining reserved matters of appearance, landscaping, layout and scale.
- 1.2 The proposal is for the student halls element of the permission. It comprises 200 student bedroom units in 3 staggered blocks across the site. Blocks 1 and 2 comprise of 3 storeys, 11.3 m in height, with the upper floor level at 7.2m. Block 3 comprises of 2 storeys, 8.3m in height, with the upper floor at 4.2m.

- 1.3 The layout of each block is arranged around a principle of a central stair/lift core, a group of adjoining bedrooms and a lounge/kitchen/dining room at the end. Laundry, plant and store rooms are provided at ground floor.
- 1.4 Vehicular access is provided off the end of Estcourt Close as shown in the outline masterplan with a gated arrangement at the junction. The existing access track to the field off Estcourt Road at the west of the site is proposed to be gated off at either end.
- 1.5 A path network is provided within the site, linking across the allotments track onto the east-west footpath at the southern end of the site, and linking onto Plock Court field through the perimeter hedge at the northern end, with both paths gated at the perimeter.
- 1.6 Additional soft landscaping is proposed around the site with a large part of the existing hedge/tree line along the allotments track to be retained.
- 1.7 The application is referred to the Planning Committee given the scale and local interest.

2.0 RELEVANT PLANNING HISTORY

Existing University campus

- 2.1 I understand that a college was first built on the site in around 1955 and expanded in the 1960s and 1980s. There were various applications granted through the 1990s and 2000s for the University buildings and sports facilities.

Debenhams Playing field

P/689/64

- 2.2 Outline application for use of land for the erection of 10 houses. Refused 16.12.64.

Current University scheme

15/01190/OUT

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

- 16/00945/REM
- 2.4 Reserved matters application for the approval of the appearance, landscaping, layout and scale of the Sports Hall, Plock Court access road and Pavilion development (pursuant to outline permission ref. 15/01190/OUT). Granted subject to conditions 6th December 2016.
- 16/01012/REM
- 2.5 Application for approval of reserved matters of appearance, landscape, layout and scale for 2 no. sports pitches and associated development including floodlights, storage equipment, noise barrier and boundary fencing (pursuant to outline planning permission ref. 15/01190/OUT). Granted subject to conditions 6th December 2016.
- 16/01048/FUL
- 2.6 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 Court/former Bishops College. Granted subject to varied conditions 17th February 2017.
- 16/01106/REM
- 2.7 Reserved Matters Planning Application (for approval of appearance, landscaping, layout and scale) relating to the provision of the first 5 metres of access road from Estcourt Close, into Debenhams Field, to serve the proposed student accommodation, with associated fencing and temporary gate, and other associated works, pursuant to outline planning permission ref. 15/01190/OUT. Approved subject to conditions 16th December 2016.
- 16/01241/REM
- 2.8 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, Oxstalls Campus. Approved subject to conditions 09.02.2017.
- 16/01242/FUL
- 2.9 Variation of Conditions 54, 57 and 59 of permission ref. 15/01190/OUT to allow for the phased provision of car parking and the phased / amended provision of cycle parking relating to the phased implementation of the University business school. Granted subject to varied conditions 24.03.2017.

3.0 PLANNING POLICIES

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

Central Government Guidance - National Planning Policy Framework

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

The NPPF includes relevant guidance 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

Delivering a wide choice of high quality homes

Requiring good design

Promoting healthy communities

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the natural environment

Conserving and enhancing the historic environment

Planning 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

3.3 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

3.4 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.

3.5 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).

3.6 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 with it being adopted for development control purposes it is still judged to be a material consideration of limited weight.

2002 Plan allocations

3.7 Private Playing Field SR.2

2002 Plan Policies

FRP.1a – Flood risk

FRP.6 – Surface water run-off

FRP.8 – Renewable energy

FRP.9 – Light pollution

FRP.10 – Noise

FRP.11 – Pollution

B.7 – Protected species

B.8 - Non identified sites

B.10 - Trees and hedgerows on development sites

B.11 - Tree preservation orders

LCA.1 - Development within landscape conservation areas

BE.1 – Scale, massing and height

BE.2 – Views and skyline

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

- BE.5 – Community safety
- BE.6 – Access for all
- BE.7 – Architectural design
- BE.8 – Energy efficient development
- BE.12 – Landscape schemes
- BE.14 – Native species
- BE.21 – Safeguarding of amenity
- TR.9 – Parking standards
- TR.11 – Provision of parking for people with disabilities
- TR.12 – Cycle parking standards
- TR.31 – Road safety
- TR.32 – Protection of cycle/pedestrian routes
- TR.33 – Providing for cyclists/pedestrians
- TR.34 – Cyclist safety
- SR.2 – Playing fields and recreational open space

Emerging Plans

- 3.9 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)

- 3.10 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.
- 3.11 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.
- 3.12 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;

- SD4 – Sustainable design and construction
- 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

Gloucester City Plan

- 3.13 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.
- 3.14 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 Highway Authority raises no objection but recommends a condition to secure full engineering details of the Estcourt Close access.
- 4.2 The Lead Local Flood Authority raises no objection subject to a condition to secure the detailed design and timetable of implementation for the drainage system.
- 4.3 The Police Architectural Liaison Officer wishes the following points to be considered in order to improve security and reduce fear of crime:
- The lack of dedicated car parking spaces will lead students to park on the verges around the site or in the surrounding roads which will restrict traffic flow and increase the crime risk of each vehicle.
 - Kerb detail or road side edging around the building should be designed to prevent vehicles getting too close to the buildings, this will be evident at the start and end of each year as students and parents will be tempted to drive as close to the doors as possible.
 - The planting scheme and hard landscaping around the buildings and at the gates needs to assist with surveillance and ensure the seasonal growth does not obstruct the street lighting or CCTV.
 - A monitored CCTV system would provide early intervention and assist the security staff prevent any incidents. These cameras should be positioned at a suitable height to prevent damage, abuse or tampering, consider the seasonal variation within the landscaping scheme and ensure identifiable images are obtained.
 - The boundary treatment around the site should replicate the designed details shown at each gate way; thereby creating a secure perimeter around this residential facility.
 - The gates and fencing should be designed to restrict climbing opportunities, especially around the hinges and locking mechanism.
 - The cycle storage shown around the development needs to offer security and reassurance to users, therefore each container bicycle structure must be certificated to LPS 1175 SR 1 or Sold Secure Silver.

· The amenity space shown in the grounds should only be used by individuals or groups associated with the university, offering these areas to outside groups would negate any security features installed at the gates and fence lines.

Conclusion

Gloucestershire Constabulary's Crime Prevention Design Advisors are more than happy to work with the Council and assist the developers with further advice to create a safe and secure development. Should the application be successful the design and technical specifications should encourage security, adhere to the Secured by Design guidance and meet the Approved Document Q: Security - Dwellings.

- 4.4 The Environment Agency has not submitted any comments at the present time but has indicated that they are likely to comment without raising any in-principle objection. Members will be updated at the Committee Meeting.
- 4.5 The Urban Design Officer has confirmed he has no comments.
- 4.6 The Landscape Architect has made several suggestions for improving the proposed soft landscaping planting specification, including strengthening the tree screen in the central area and altering the species of some of the proposals.
- 4.7 The Environmental Planning Manager raises no objection subject to the external lighting being assessed for its impact on bats.
- 4.8 The Tree Officer raises no objection to the proposals but seeks a condition to secure hand-dug methods for works around the protected trees.
- 4.9 The Drainage Engineer raises no objection to the proposed arrangements.
- 4.10 The Environmental Protection Officer has confirmed that the lighting proposals are acceptable. Further discussions were held regarding the noise implications of the proposed mechanical plant and the Officer has now confirmed that he raises no objection in this regard subject to a condition to secure an overall noise limit from the plant.
- 4.11 The City Archaeologist has no comments on the reserved matters application but draws attention to the requirements of outline condition 29 as to archaeological work.
- 4.12 The Streetcare Officer has not submitted any comments.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 58 neighbouring properties were notified and press and site notices were published. A reconsultation was also undertaken and expired on 24th May 2017.

5.2 6 representations have been received objecting to the proposals (although there are some positive comments also). The issues raised may be summarised as follows:

Proximity of buildings to residential properties

No reference made to heights of building.

The only building has been put right up against the boundary edge of the existing houses when on the other two sides there is nothing

Blocking of light

Overshadowing

Overbearing

Environmental impact

Increase in noise

Impact on view

Invasion of privacy

200 students within 20 metres of gardens will impact on health and quality of life

Fear of disorder

Buildings should be positioned towards the rear left hand corner of the field away from existing housing

Planting proposals insufficient to reduce impact of buildings in general – light and noise pollution in particular

Original plans suggested full screening immediately behind the student residencies. Additional evergreen buffer planting is needed to reduce the impact

Increase in traffic and on-street parking

Using the Estcourt Close access for construction traffic is a new requirement not raised in the earlier application. The Close and the Estcourt Road service road are both unsuitable for use by construction traffic. This should be subject to a new application.

No mention has previously been made about gating off the existing access between nos. 121 and 123 Estcourt Road or the reasons for it being proposed, and no information what the access will be used for and how frequently.

Design of the Estcourt Close access has been changed significantly without prior consultation and is not in accordance with an earlier consent which should be amended. New design is not acceptable.

Devaluation of property

Precedent for future development

Implications of the substation

No mention of why gas meter box is necessary or why it cannot be sited in the service area, or where it would get service from and associated disruption. Similar for other utility service provision.

Not clear how and why boundary changes in south east corner to the east side of the public right of way over 3rd party/public land, also green border and new surfacing at south east corner is not part of site and not land purchased by University. Additional queries about plan annotations and amendments

Availability of documents and consultation periods

No statement on demolition for pavilion given environmental and wildlife concerns

Querying if scheme has solar panels, need for them and their impact on residents and ambience of area

Application should be rejected until all issues resolved, this is last opportunity to seek an acceptable resolution.

Happy for land to be used for recreational purposes

Pleased that proposals no longer have a road along the rear fence of Estcourt Road properties

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

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=17/00224/REM>

6.0 OFFICER OPINION

- 6.1 With the principle of development already permitted, it is considered that the main issues with regard to this reserved matters application are as follows. As will be seen, there are conditions on the outline planning permission that address many of the issues:

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

Design and landscaping

- 6.2 The proposed building layout differs from the indicative masterplan submitted with the outline planning application. This is not a problem per se as the outline masterplan was not secured and was provided only to give an example of how the development might be laid out.
- 6.3 The new arrangement sites the buildings on a staggered curve across the site and is a more attractive proposal in my view. The location and nature of the site, extending the educational complex, is such that there are no concerns in terms of the character of the area as a result of the proposed form of development. The blocks have their entrances on the east side where the main pathways approach the complex. The arrangement should provide for good natural surveillance of the pathways and also, to a lesser extent (given the retained hedge/tree line) improve surveillance of the allotments track beyond, which is of benefit. If and where the pathways extend beyond the field purchased by the University, they would, to my understanding, go onto Council land at the allotments track. This would require the Council's agreement.

- 6.4 The buildings would be faced with brick, with a metal cladding for the set back sections. This should work acceptably and a precise product along with the detailing can be approved under the materials condition on the outline permission.
- 6.5 The Estcourt Close access is proposed with a 1.8m high brick pier and vertical bar railing, with gates set 5m from the highway edge. It is proposed that the existing access track from Estcourt Road into the site at the western corner is gated off with 1.8m high railing-type gates at either end. It would appear that this may have been included as a response to requests from residents in the locality in order to prevent its use as cut-through and associated possible disturbance to neighbours. This proposal would serve to downgrade the permeability of the site in a north/westerly direction but the main flow of students is likely to be across the eastern areas to and from the Plock Court sports facilities and the main campus. This is notably the case for evening activity in light of the provision for taxis at the main campus that was agreed at the outline stage (to seek to avoid drop-offs by residential properties to the north/west).
- 6.6 The landscaping treatment to the west and south west is an open grassed area with tree planting that will allow both for recreation and accommodate a landscape screen that is not too close to residents. The outline permission requires a landscape buffer between the halls and neighbouring properties. I have taken the advice of our Landscape Architect on the landscape screen proposals. There are concerns about the appropriateness and arrangement of the planting specification proposed. These could be solved by some refinements of the proposal and the Landscape Architect's suggestions are currently under consideration by the applicant. These include strengthening the tree screen in the central area to enhance the buffer effect while minimising shading to the proposed and existing buildings, enhancing the entrance avenue to screen views from Estcourt Close and changing the species of those trees shown close to the proposed buildings to avoid excessive shade to the student bedrooms.
- 6.7 The landscape treatment to the east side is intended to create an ecological environment that works in harmony with the allotments. There would be some modest removal of existing vegetation to allow for the proposed paths but most of the hedge and tree line alongside the allotments access track would be retained.
- 6.8 The outline masterplan indicated that two protected trees were under threat at the southern corner of the site. Tree T163 is now confirmed as retained and the applicant has confirmed that tree T162 does not exist. Indeed the applicant has confirmed that they are not removing any of the existing trees on site and the Tree Officer is satisfied with this.
- 6.9 It is proposed that the fence line at the junction of the allotments track with the east/west public right of way be altered to create a visibility splay with the

protected tree retained to front. A condition is necessary to ensure hand-digging of the works here to conserve the protected tree.

- 6.10 Immediately at the east of the site there is land designated as Landscape Conservation Area in the 2002 Second Deposit Local Plan. I previously noted in my report on the outline planning application the limited weight to be afforded to this policy and the limited sensitivity of the parts of the site proposed to be developed, and this analysis still holds. In my view the proposals would not be objectionable in this respect.
- 6.11 Subject to refinements being made to the proposed planting proposals to achieve a suitable landscape buffer between existing and proposed properties and an attractive landscape setting, and subject to conditions, the proposals are considered to comply with the above cited policy context in terms of design and landscaping and no objection is raised in these respects

Traffic and transport

- 6.12 The means of access was agreed at outline stage. At this reserved matters stage the Authority is considering the layout and how this might impact on traffic/highways considerations. The highways arrangements broadly remain as indicated in the outline application with a restricted access off Estcourt Close, while the access off the allotments track is to be pedestrian only.
- 6.13 Ten car parking spaces for disabled persons are provided within the site. Access is provided from Estcourt Close to allow for disabled persons, emergency and maintenance vehicles. The facility will not require any staff other than visits by the facilities manager and this is proposed to be day to day visits from the existing main campus. Reserved matters approval has already been given for the access layout off Estcourt Close and the initial part of the access road. The current application scheme would in part supersede these previously-approved arrangements. The new arrangement appears to be unacceptable to objectors but it is not clear why. The Highway Authority raises no objection subject to securing approval of the precise engineering detail. The vehicular access would be managed by the University. It is envisaged that it would only be used during drop off and pick up at the beginning and end of the academic year, and otherwise for maintenance, emergency and delivery vehicles and blue badge holders. A condition of the outline permission requires measures to restrict vehicular access from the allotments track.
- 6.14 Another condition of the outline planning permission requires rooms to be let only on tenancies that restrict students from bringing or keeping a vehicle in the city. In addition there is a separate condition that requires a survey to be undertaken shortly after occupation of the halls to identify on street parking demand and a scheme of mitigation if blocked or congested streets or pavement parking are shown. Parking concerns were subject to detailed scrutiny previously and are therefore already addressed in my view. I do consider that a condition is necessary to secure timely implementation of the gate/railings barrier at the Estcourt Close junction to ensure that the management of the vehicular access to the site takes effect. The outline

permission requires 210 cycle spaces to be provided for the student halls phase and these are shown along the internal access road.

- 6.15 The public right of way to the east of the site would be enhanced at the entrance to the site – across the allotments track from the east-west path linking to the main campus. I continue to seek the upgrading of the allotments track as part of the wider proposals.
- 6.16 Construction access would be via Estcourt Close. The access track off Estcourt Road to the allotments is used by cyclists and pedestrians, is of restricted width and visibility, and is not suitable for construction access. An objector raises concerns about this but it is difficult to see what other option could ever have realistically been envisaged. As above, an outline condition seeks to restrict access from the allotments track and there is no other road access. While this may be perceived as an inconvenience for residents the construction phase would be of limited duration, is an inevitable consequence of development and is not objected to in terms of highway safety. The Highway Authority considers this the safest option for construction.
- 6.17 Subject to conditions the proposals are considered to comply with the above-cited policy context in terms of highways and no objection is raised in these terms.

Residential amenity

- 6.18 The nearest residential properties are those along Estcourt Road and at the near end of Estcourt Close.
- 6.19 As required by a condition of the outline permission, the nearest block to residential premises – Block 3 – is limited to 2 storeys. Occupants in Block 3 would be able to look out from the upper floor from around 6 metres up. At the separation distance of around 29 metres to the boundaries with properties with longer gardens and around 40 metres to those with shorter gardens the relationship is considered acceptable and would not lead to any harmful overlooking, overshadowing or overbearing effects.
- 6.20 The other two blocks are further away from residential premises. Block 2 is a curved building and angled towards the Estcourt Road property boundaries, between 51 and 75 metres away approximately. Block 1 is also curved and angled towards the neighbouring properties, around 90 metres from the Estcourt Road property boundaries and around 55 metres from the boundary with the nearest Estcourt Close property. In terms of overlooking, occupants would be able to look out of the windows at the upper floor in Blocks 1 and 2 from a height of around 9 metres. While Blocks 1 and 2 are both proposed at 3 storeys, they would similarly have no harmful effects on residential amenities at this separation. There is also tree planting proposed between the properties that will assist in screening the development. It is likely that a condition will be used to control land raising in the context of the proposed finished floor levels.

- 6.21 There are allotments to the north west of the site. Block 1 is proposed to be the closest building and would be around 32 metres from the boundary. It is unlikely that the building would have any significant detrimental effect on the use of the allotments.
- 6.22 A complex to house a compactor, substation and refuse store is proposed at the south western edge of the complex and within about 10 metres of the boundary with residential properties. The panels to conceal the equipment are 3.5m high. Given the separation and the height, they would not cause any harmful impact to the amenities of residents of the nearby properties in terms of their physical presence.
- 6.23 In addition to the compactor and substation there is plant associated with each building and the noise implications of these need to be considered. Following further discussions with the applicant's engineer, the Environmental Health Officer has confirmed that an appropriate noise limit is achievable for the proposals. This can be secured by condition.
- 6.24 A lighting plan has been provided showing a mixture of 5m columns along the internal roads and for pathway lighting, illuminated bollards for some of the other pathways, wall mounted architectural luminaires to the east/northeast elevations of the buildings, and surface mounted linear luminaires to the bicycle shelters and bin stores. The column-mounted lights on the road at the nearest locations are within approximately 25m of the boundaries and 40m of the properties on Estcourt Road, and within 10m of Estcourt Close properties where they would intersect with the existing highway lighting provision on the Close. The column lights at the access road are to be combined PIR (sensor)/photocell controlled, meaning the lanterns will come on during hours of darkness when a vehicle or person is sensed. The plan shows that the light spill is down to at least 1lux before it reaches any neighbouring properties. The column-mounted lights along the southern pathway and at the northern pathway entrance are to be photocell (reacting to ambient light) / timeswitch controlled, meaning they will illuminate during hours of darkness with curfew switch off timing (e.g. 11:30pm to 5am). The plan shows that they come to within about 4m of the boundaries / 33m of the properties on Estcourt Road, and the plan shows that the light spill is down to 0.5 lux before it reaches the properties. The low level illuminated bollards and external building lighting are photocell controlled and will always be on during hours of darkness. The Environmental Health Officer has confirmed that he is happy with the lighting plan.
- 6.25 In terms of noise and disturbance arising from the use itself, the matter was considered at the outline stage and a legal agreement secures mitigation measures by way of the establishment of a community liaison group, securing of a noise operational management plan, provision of an on-site student management team, provision of a taxi drop-off in the campus and provision for information to be provided to taxi firms. This matter has already been addressed therefore in agreeing to the principle of this use.

- 6.26 All 3 blocks are comprised of cluster modules of 4 to 8 student bedrooms and an associated communal lounge/kitchen/diner. Laundry/facilities management are provided at ground floor to the front of the buildings, giving social spaces at the accesses. The siting and arrangement of the buildings are such that the main communal areas face away from the residential properties. The ventilation strategy avoids the need for openable windows to reduce noise transfer from within buildings. The combination of railings/gates to the Estcourt Close access and the access track to the western corner off Estcourt Road suggests that the level of disturbance from students passing houses in the vicinity is likely to be limited as no access would be facilitated given the management of these barriers that is suggested.
- 6.27 It is of note that the buildings cannot be sited directly at the opposite side of the field to the residential properties given the presence of the flood zone.
- 6.28 It is concluded that the physical presence of the buildings, their occupancy, the impacts of the proposed mechanical plant and the lighting proposals would not cause significant harm to the amenities of local residents subject to conditions. Therefore subject to these conditions the proposals comply with the above cited policy context in terms of impacts on residential amenity and no objection is raised in these terms.

Drainage and flood risk

- 6.29 The built form is located outside the floodzone as required by the outline planning condition. Finished floor levels are proposed with at least 600mm freeboard above the 1 in 100 level plus climate change. I am seeking confirmation from the applicant whether this would require any significant land raising. My assessment of impacts on amenity could tolerate a modest degree of building raising to cater for required finished floor levels (and for site gradient) but as mentioned above there is merit in controlling this by condition.
- 6.30 A limited surface water discharge rate from the development was established in the outline assessment. Infiltration is not a practical means of disposal given underlying geology. The proposed drainage strategy is to discharge to the Wotton Brook as per the outline application. The report submitted with this reserved matters application sets out the feasibility of this including a maintenance plan that should be secured by condition.
- 6.31 The proposed drainage arrangements involve a basin/drainage pond in front/to the east of the middle building 'block 2'. Runoff from the buildings would be fed into the pond to provide a storage area with a flow control device restricting the outfall rate that would be channelled onwards to the Wotton Brook. Storage is also proposed under porous paving used for the access road. Foul water will discharge to the existing public sewer in Estcourt Road.
- 6.32 There is already a condition on the outline planning permission to secure precise details of the drainage system. However the proposed layout and system arrangements are accepted by the Lead Local Flood Authority and Drainage Engineer, who are satisfied that the proposals are acceptable as a

matter of principle. The detail needs to be addressed pursuant to the outline condition.

- 6.33 The proposals comply with the above policy context in terms of flood risk and drainage and no objection is raised in this respect.

Ecology

- 6.34 The applicants set out that the scheme seeks to enhance the ecological merit of the site with additional planting and the majority of the suggestions made by the ecologists are incorporated. They also set out that trees and hedgerows are to be protected in line with the arboricultural report.
- 6.35 The outline stage ecology report provided a tree assessment for potential bat roosts and identified several trees in the vicinity of this reserved matters application site. A condition was imposed to deal with any works to trees identified as a potential bat roost. As noted above, all trees are retained.
- 6.36 The existing cricket pavilion is to be demolished as accepted at the outline stage. There is a condition on the outline permission requiring a methodology for demolition that will need to be satisfied.
- 6.37 The scheme includes proposals to insert bat bricks and sparrow terrace bricks as well as bat boxes to trees. Given the bat population these should be secured by condition as ecological enhancement. The lighting strategy, while acceptable in terms of amenity, still needs to be considered under the outline condition in terms of impact on bats. The long-term impact of the development on local populations is not significant and habitat creation would have a beneficial impact to protected species.
- 6.38 The proposals would comply with the above cited policy context and no objection is raised in these terms.

Sustainability

- 6.39 There is already a condition on the outline permission to secure details of energy efficient measures for assessment. The application refers to maximising efficiency through passive building design, and the following 'active design' measures – heat interface units minimising heat losses from the domestic hot water system (instant hot water); high efficiency boilers; high efficiency lighting; presence detection lighting; programmed and photocell external lighting. In addition, the applicant's engineers recommend a photovoltaic system.
- 6.40 In the context of the Council's policy on renewable energy this is considered acceptable.

Other issues raised in representations

- 6.41 Most issues raised in comments have already been covered in the report. In terms of the remainder, property devaluation and views are not material considerations. I do not see any problems in planning terms in respect of the provision of a substation, gas meter or utility provision. The vertical shading

on the section plan mentioned by an objector indicates the rear garden fences of properties. The block plan amendment mentioned was to consistently show the plant compound. Finally, I do not perceive that granting reserved matters approval would set a precedent for future development. It is already permitted by the outline permission as a matter of principle and any further development on the site or nearby land would need to be subject to a separate planning application that would be determined on its merits.

7.0 CONCLUSION

- 7.1 The applicant is hereby applying for the reserved matters of appearance, landscaping, layout and scale pursuant to an existing outline permission that agreed the principle of development and the means of access.
- 7.2 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.
- 7.3 Subject to refining the planting specification as set out in the report and further assessment of the implications of proposed floor levels for ground levels, the proposal is considered to be acceptable (subject to conditions) in terms of design and landscaping, highways, residential amenity, drainage and ecology and would comply with the above cited local and national policies.

8.0 RECOMMENDATIONS OF THE HEAD OF PLANNING

- 8.1 That delegated authority is given to the Head of Planning (or such equivalent officer managing the Council's development control function as may be applicable at the time) to grant reserved matters approval subject to the following conditions (and any other conditions necessary to address outstanding matters) and subject to
1. receipt of a revised planting plan and specification showing refinements to the proposed planting proposals to achieve a suitable landscape buffer between existing and proposed properties and an attractive landscape setting and there being no new material planning considerations raised during reconsultation on the plan/specification that have not already been considered, and
 2. satisfactory resolution of the implications of proposed finished floor levels for ground levels and any associated design/amenity impacts.

Condition

The development shall be undertaken in accordance with the plans referenced;

Site location plan ref. ADP-00-XX-DR-A-900 received by the Local Planning Authority on 4th March 2017

Demolition plan ref. ADP-00-XX-DR-A-902 received by the Local Planning Authority on 4th March 2017

Block Plan ref. ADP-00-XX-DR-A-901 Rev. P2 received by the Local Planning Authority on 17th May 2017

Block 1

Block 1 Proposed GA ground floor plan ref. ADP-B1-00-DR-A-1000 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA first floor plan ref. ADP-B1-01-DR-A-1001 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA second floor plan ref. ADP-B1-02-DR-A-1002 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA roof plan ref. ADP-B1-R1-DR-A-1003 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA elevations plan ref. ADP-B1-XX-DR-A-1200 received by the Local Planning Authority on 4th March 2017

Block 2

Block 2 Proposed GA ground floor plan ref. ADP-B2-00-DR-A-1000 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA first floor plan ref. ADP-B2-01-DR-A-1001 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA second floor plan ref. ADP-B2-02-DR-A-1002 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA roof plan ref. ADP-B2-R1-DR-A-1003 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA elevations plan ref. ADP-B2-XX-DR-A-1200 received by the Local Planning Authority on 4th March 2017

Block 3

Block 3 Proposed GA ground floor plan ref. ADP-B3-00-DR-A-1000 received by the Local Planning Authority on 4th March 2017

Block 3 Proposed GA first floor plan ref. ADP-B3-01-DR-A-1001 received by the Local Planning Authority on 4th March 2017

Block 3 Proposed GA roof plan ref. ADP-B3-R1-DR-A-1002 received by the Local Planning Authority on 4th March 2017

Block 3 Proposed GA elevations plan ref. ADP-B3-XX-DR-A-1200 received by the Local Planning Authority on 4th March 2017

Landscape section AA: Estcourt Close vehicle gate plan and sections ref. ADP-00-XX-DR-L-1902 received by the Local Planning Authority on 4th April 2017

Landscape Section BB & CC: Pedestrian access gate via public right of way (south), pedestrian gate to north entrance ref. ADP-00-XX-DR-L-1903 received by the Local Planning Authority on 4th April 2017

Landscape Section DD: Estcourt Road gated off access route ref. ADP-00-XX-DR-L-1904 received by the Local Planning Authority on 4th April 2017

Landscape service unit plan and sections ref. ADP-00-XX-DR-L-1905 received by the Local Planning Authority on 4th April 2017

(* new landscape plans to supersede Landscape GA ADP-00-XX-DR-L-1900 Rev. S1 P3 – received by the Local Planning Authority on 4th May 2017 and Soft landscape plan ref. ADP-00-XX-DR-L-1901 Rev. S1 P2 received by the Local Planning Authority on 4th April 2017)

except where otherwise required by conditions of this approval.

Reason

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

AMENITY

Condition

The rating level of any noise generated by mechanical plant associated with the development shall not exceed the pre-existing background (LA90) noise level at any time. 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 residential amenities of the surrounding area in accordance with Paragraphs 17, 109, 120 and 123 of the NPPF, Policy SD15 of the Joint Core Strategy Main Modifications 2017, and Policies FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan.

Condition

No windows in the development shall be openable (other than openings required in association with the ventilation louvre system).

Reason

In accordance with the submitted proposals to mitigate noise pollution 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 Joint Core Strategy Main Modifications 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

Condition

A condition to control land raising/secure the 600mm freeboard above the flood level, as appropriate.

LANDSCAPE

Condition

Any excavations within the root protection area of a tree subject to a tree protection order shall be undertaken by hand only and not machinery.

Reason

Works are proposed close to protected trees. This restriction is required to protect the integrity of the protected tree and minimise potential damage to the root system in accordance with Policies SD10 and INF 4 of the Joint Core Strategy Main Modifications 2017, Paragraphs 17, 109 and 118 of the NPPF and Policies B.8, B.10 and BE.4 of the 2002 City of Gloucester Second Deposit Local Plan.

DRAINAGE

Condition

The SuDS proposals agreed in this approval and pursuant to the condition of the associated outline planning permission shall be maintained for the lifetime of the development in accordance with the measures set out in the submitted Flood Risk update, Drainage Strategy and Water Quality Management Report by AKS Ward dated March 2017.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with Policies FRP.1a, FRP.6, FRP.11 of the City of Gloucester Second Deposit Local Plan 2002 Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Paragraph 103 of the NPPF.

ECOLOGY

Condition

No unit shall be occupied until the bat bricks, sparrow terrace bricks and bat boxes as identified in the application have been implemented in full.

Reason

To secure biodiversity mitigation and enhancement in accordance with Policies SD10 and INF 4 of the Joint Core Strategy Main Modifications 2017, Paragraphs 17, 109 and 118 of the NPPF and Policy B.8 of the 2002 City of Gloucester Second Deposit Local Plan.

HIGHWAYS

Condition

No unit comprised in this application shall be occupied until the boundary fence and gates have been installed in full at the Estcourt Close junction with the application site.

Reason

To ensure management of access to the site by motor vehicles in the interests of highway safety in accordance with Paragraph 32 of the National Planning Policy Framework.

Condition

Details of the access off Estcourt Close to include construction, drainage, kerbing, relocation of the lighting column and tactile paving either side of the access shall be submitted to and improved in writing by the Local Planning Authority and completed in all respects in accordance with those details approved prior to occupation.

Reason

To ensure safe and suitable access is provided for all users in accordance with Paragraph 32 of the National Planning Policy Framework.

Note

The aspiration for finished floor levels with 600mm freeboard above the flood level will be assessed in terms of any associated additional impact in terms of design or residential amenity.

Note

The submitted amended lighting specification is acceptable in terms of amenity but needs to be considered as to its impact on bats as per Condition 26 of the outline planning permission.

Decision:

Notes:

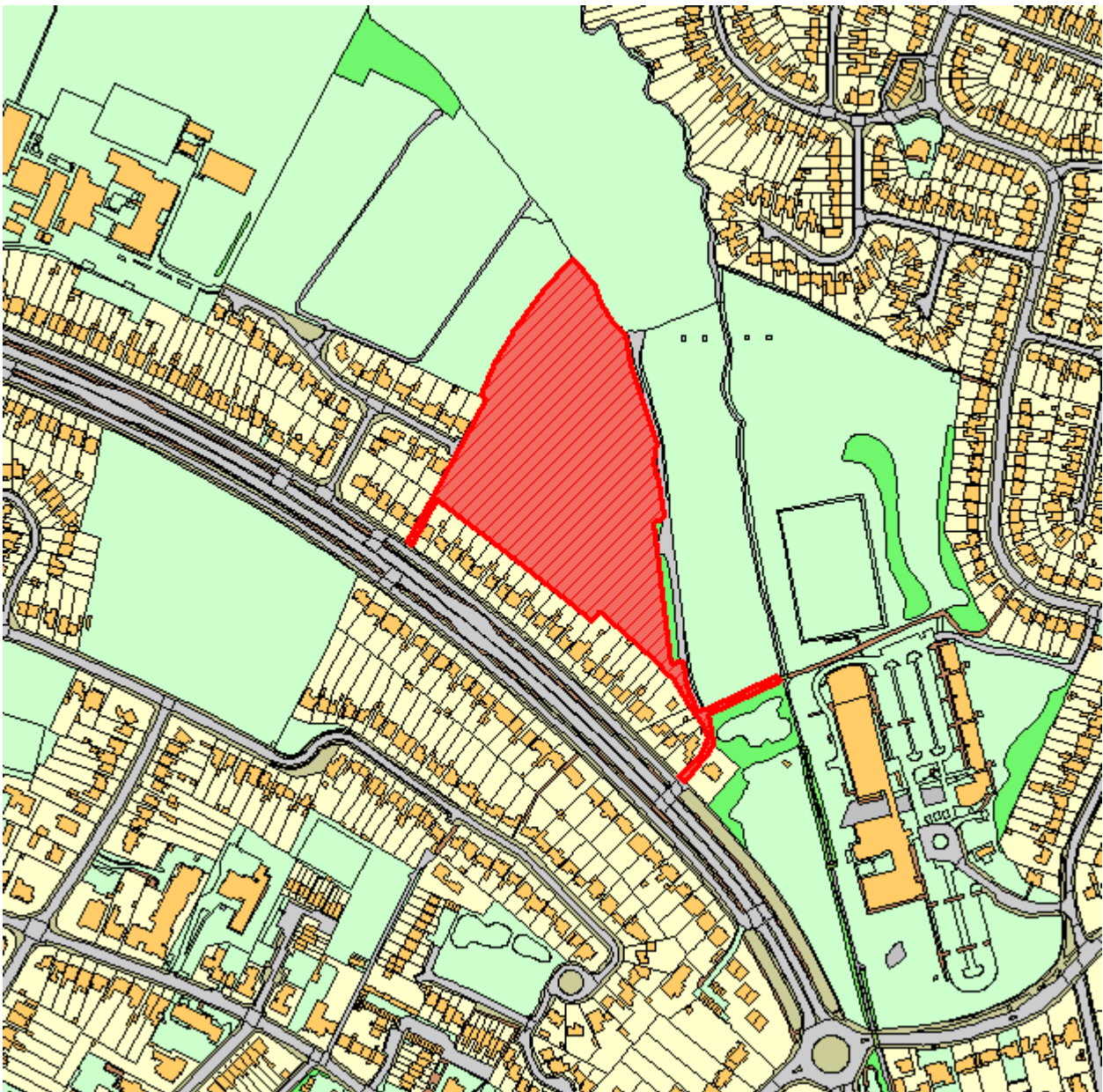
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Person to contact: Adam Smith
(Tel: 396702)

17/00224/REM

**Debenhams Sports Ground
Estcourt Road
Gloucester**

Planning Committee 06.06.2017



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Meeting:	PLANNING COMMITTEE – 9th May 2017		
Subject:	SECTION 106 MONITORING - PROGRESS REPORT 2016/17		
Report Of:	ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER		
Wards Affected:	ALL		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	ANDY BIRCHLEY, SENIOR PLANNING COMPLIANCE OFFICER		
	Email: andy.birchley@gloucester.gov.uk		Tel: 396774
Appendices:	1 – AGREEMENTS SIGNED 2016/17 – SUMMARY DETAILS		
	2 – CONTRIBUTIONS RECEIVED 2016/17– SUMMARY DETAILS		

FOR GENERAL RELEASE

1.0 PURPOSE OF REPORT

1.1 To identify new Section 106 agreements entered into, and contributions received, during the 2016/17 financial year, and outline future arrangements for s106 monitoring.

2.0 RECOMMENDATIONS

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

3.0 RESOURCES

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

3.2 Comprehensive monitoring of s106 agreements has taken place since 2006, during which time the Council has benefitted from £1.519M in recovery of ‘bad debt’ (withheld or contested payments), interest charges and monitoring fees.

4.0 PROGRESS – AGREEMENTS AND PAYMENTS

4.1 8 new agreements were signed during 2016/17, securing 170 new affordable housing units, and £147,000 of contributions, the majority being for housing projects. Summary details are provided in Appendix 1.

- 4.2 Over £1.2M of contributions were received in 2016/17, almost all coming from the former Contract Chemicals / St. Gobains site on Bristol Road, where development has commenced. The majority of these payments have been forwarded to Gloucestershire County Council as education, library and sustainable transport contributions. A breakdown of payments is provided in Appendix 2.

5.0 FUTURE ARRANGEMENTS

- 5.1 As part of the Council restructure changes are to be made to the monitoring of s106 agreements. While details are to be established once officers are appointed into the new structure, the following changes are likely to be made:

- S106 monitoring will no longer to be undertaken by the newly created Planning Officer (Enforcement) post
- Receipting of s106 funds to be undertaken by the Council's Business Support team
- On receipt of contribution, management of the Council's s106 obligations will be the responsibility of project managers or various other Council staff depending on the nature of the obligation.
- No decision has yet been made as to how remaining s106 monitoring functions, including overall co-ordination, is to take place. This includes identifying obligations due to the Council, monitoring site progress, and working with developers to ensure payments are received and other obligations met.

- 5.2 The Senior Planning Compliance Officer will work to ensure as an effective handover as possible, before his departure from the Council on the 21st May, to best ensure that.

- Over £3.3M of contributions received but not yet spent by the Council are expended strictly as required by respective s106 Agreements, including by the spend deadline stated.
- Just under £0.5M agreed but unclaimed contributions are collected, where they are due.
- Non-financial requirements on both the Council and developers are observed (e.g. provision of high quality public open space as part of a development)
- An annual s106 monitoring report continues to be presented to the Council for member's information.

6.0 CONCLUSION

- 6.1 Section 106 Agreements continue to provide a valuable source of funding towards the provision of public benefits and 'infrastructure' to offset the impacts of development. This is in addition to a large amount of other benefits provided by the

developer, most notably but not exclusively affordable housing, and public open space.

- 6.2 Changes to the way s106 Agreements are monitored are to take place as part of the Council's staff restructure. These changes will need to ensure that the Council is not placed at risk of repayment of developer contributions through failing to meet its obligations, but also that developers meet their own requirements, to achieve good quality development and public infrastructure for the City and its residents.

7.0 FINANCIAL IMPLICATIONS

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

8.0 LEGAL IMPLICATIONS

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

9.0 RISK MANAGEMENT IMPLICATIONS

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

10.0 PREDICTIVE IMPACT ASSESSMENTS (EQUALITIES) AND COMMUNITY COHESION

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

11.0 OTHER CORPORATE IMPLICATIONS

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

Background Papers :

Published Papers :

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

APPENDIX 1 - AGREEMENTS SIGNED 2016/17 FINANCIAL YEAR - SUMMARY DETAILS

DEVELOPMENT	REF	DEVELOPER / OWNER	DATE SIGNED	SUMMARY	WHEN DUE	£	REC'D	LATEST POSITION
Baker's Quay	15/01144/FUL	Rokeby Merchant (Gloucester) Ltd	11-Aug-16	Contributions towards affordable housing projects within Westgate Ward	Payable prior to 60th residential occupation index linked	52,810		No commencement to date
				Contribution towards improvements to the play area at Gloucester Park and improvements to the youth sports area at Bakers Field adjacent to Gloucester Park	Payable prior to 60th residential occupation index linked	10,000		No commencement to date
				Monitoring fee	Payable on commencement of development	2,250		No commencement to date
University Of Gloucestershire Oxstalls Campus	15/01190/OUT	University Of Gloucestershire	26-Jul-16	Establishment of on site student management team and Community Liaison Group, to produce and ensure compliance with Taxi Management Drop Off plan and Noise Operational Plan Monitoring fee	Prior to occupation of new build bedrooms Payable on sign off agreement	2,250		REM submitted for consideration Payment deferred pending outcome of REM
Land Adjacent 2 Hemmingsdale Road	14/00848/FUL	Middleton Panels Paint	26-Aug-16	Contribution towards flood compensation works at Alney Island, adjacent to Over Causeway	Payable prior to commencement of development	3,000		No commencement to date
Former 1 - 3 Wellington Street	15/01407/FUL	Two Rivers Housing Association	27-Apr-16	Erection of 22 affordable units with associated access and external amenity space Monitoring fee	Payable on sign off agreement	750		Construction under way Received

Former Kwik Save, 103 Northgate Street	16/00142/FUL	Rooftop Housing Group Ltd	29-Sep-16	Erection of 95 affordable units Monitoring fee	Payable prior to commencement of development	750	Site clearance Site clearance
Blackbridge	14/01317/OUT	New Dawn Homes	17-Oct-16	Off site play space contribution to be used for the improvement of play facilities in the Podsmead area of Gloucester Laying out of allotment, including lighting and security measures to private access drive	Payable prior to commencement of development, index linked On adoption	20,000 10,097	REM now approved
GLOSCAT - Brunswick Road frontage	16/00088/FUL		21-Nov-16	Affordable housing within the administrative area of Gloucester City Library contribution Public Open Space contribution Tree planting contribution	Payable prior to commencement of development, index linked Payable prior to commencement of development, index linked Payable prior to commencement of development, index linked Payable prior to commencement of development, index linked	38,500 3,204 1,786 758	Start anticipated April 2017 Start anticipated April 2017 Start anticipated April 2017 Start anticipated April 2017
Norville Optical Co Ltd, Paul Street	16/00815/FUL	Rooftop Housing Group/Markey Construction	08-Feb-17	Erection of 63 affordable units			No commencement to date

<p>SUD and drainage scheme submission before commencement, no occupations until implementation</p> <p>Monitoring fee</p>	<p>Prior to commencement of development, no occupations until implementation of scheme</p> <p>Payable on commencement of development</p>	<p>750</p>	<p>No commencement to date</p> <p>No commencement to date</p>
		<p>146,905</p>	<p>-</p>

APPENDIX 2 – CONTRIBUTIONS RECEIVED 2016/17 - SUMMARY DETAILS

DEVELOPMENT	DEVELOPER / OWNER	£ REC'D	DATE	SUMMARY	INTENDED USE	OTHER COMMENTS
Former Contract Chemicals / St Gobains Site	Matthew Homes Limited	168877	20-Jun-16	Contribution for off-site public open space for improvement of POS in the vicinity of the site		
		728449	20-Jun-16	Contribution for primary and early years improvements to local schools		
		47141	20-Jun-16	Contribution for improvements to the local library		
		110760	20-Jun-16	Contribution for 'Residential Travel Plan'		
		2000	20-Jun-16	POS inspection costs		

	7500	20-Jun-16	Monitoring fee		
	112584	20-Jun-16	Public Open Space maintenance - commuted sum		
	25587.64	20-Jun-16	Play Equipment commuted sum		
Land At The Junction Of Trier Way And 161 Southgate Street	1500	14-Jun-16	Monitoring fee		
Former 1 - 3 Wellington Street Gloucester	750	20-Oct-16	Monitoring fee		

TOTAL**£ 1,205,149**

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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

6th June 2017

**DELEGATED DECISIONS
1ST March– 30th April 2017**

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

Abbeydale

17/00001/CONDIT AEROR
Hadwen Medical Practice Glevum Way Gloucester GL4 4BL
Discharge of Condition No. 15 (Highway Construction Management Plan) on
planning permission ref: 15/00776/FUL
ALDIS 07/03/2017

17/00016/FUL AEROR
17 Jasmine Close Gloucester GL4 5FJ
Single Storey Rear Extension
G3Y 08/03/2017

17/00072/FUL RHIAM
29 Oriole Way Gloucester GL4 4WY
Extension to existing side extension and alterations of its roof from a flat
roof to a lean to roof.
G3Y 09/03/2017

17/00122/FUL AEROR
3 Linnet Close Gloucester GL4 4UA
Two storey extension to front and side.
REF 04/04/2017

17/00250/FUL RHIAM
52 Hawk Close Gloucester GL4 4WE
First Floor Extension to Side and Single Storey Rear Extension
G3Y 28/04/2017

Abbeymead

17/00088/FUL AEROR
15 Thomas Stock Gardens Gloucester GL4 5GH
Garage conversion
G3Y 28/03/2017

17/00257/LAW RHIAM
2 Fosse Close Gloucester GL4 5EF
Single storey side extension to provide garden room, kitchen and utility room
LAW 27/04/2017

17/00284/FUL RHIAM
24 Bay Tree Road Gloucester GL4 5WD
Single storey rear garden room extension
G3Y 28/04/2017

17/00286/NMA RHIAM
10 Vernal Close Gloucester GL4 5FW
Repositioning of 2 window on south west elevation.
NOS96 30/03/2017

17/00316/LAW RHIAM
5 Spartan Close Gloucester GL4 5EJ
Single storey side extension
LAW 28/04/2017

Barnwood

13/00638/FUL MARKS
Wotton Hall Club 138 Barnwood Road Gloucester GL4 3JS
Detached bungalow fronting Barnwood Avenue & re-alignment of club car
WDN 04/04/2017

16/00290/FUL CJR
Community Of Christ Newton Avenue Gloucester GL4 4NS
Siting of a container at the rear of the church property for use as an office,
storage facility and meeting room/childrens area.
REFREA 20/03/2017

16/01129/FUL CJR
GL1 Cars Southern Site Gloucester Enterprise Eastern Avenue Gloucester
Renewal of temporary consent granted on the 9th of November 2015 ref
15/00812/FUL for a further 3 years for car sales with temporary sales
office/welfare unit, shipping container and portable garage.
GP 21/03/2017

16/01557/ADV	CJR
Southern Site Gloucester Enterprise Eastern Avenue Gloucester GL4 6PG	
Retention of 2 non illuminated signs.	
G3Y	21/03/2017
17/00020/ADV	AEROR
Barnwood Point Corinium Avenue Gloucester	
Single free-standing internally illuminated totem sign	
REF	09/03/2017
17/00046/TCM	AEROR
Western Power Vehicle Depot Saw Mills End Gloucester GL4 3BH	
Equipment accommodation module and ancillary development	
PRPRIZ	16/03/2017
17/00090/FUL	AEROR
9 Castleton Road Gloucester GL4 3GB	
Single storey rear extension	
G3Y	24/03/2017
17/00100/CONDIT	RHIAM
Gloucester Retail Park Eastern Avenue Gloucester GL4 3BY	
Discharge of Condition Nos. 10, (refuse storage)11 (screen to prevent headlight glare) and 17 (security measures to prevent unauthorised access to car park) of Planning Permission Ref: 16/00055/FUL	
ALDIS	10/03/2017
17/00111/FUL	RHIAM
14 Whitewell Close Gloucester GL4 3TT	
Rear single storey garden room extension.	
G3Y	24/03/2017
17/00212/PDE	RHIAM
18 Hucclecote Road Gloucester GL3 3RS	
Single storey rear extension.	
ENOBJ	30/03/2017

17/00214/LAW RHIAM
10 Anbrook Crescent Gloucester GL3 3HL
Conversion of existing loft to create new bedroom
LAW 07/04/2017

17/00265/TPO JJH
32 Prices Ground Gloucester GL4 4PD
T1 _ T2 (Ash). Reduce crown by up to 2m, keeping trees natural form. T1 is located within 32 Prices Ground _ T2 is within 33 Prices Ground. Reason for application is due to: dead branches falling on cars _ causing damage, young
TPDECS 10/04/2017

Barton & Tredworth

16/01459/FUL AEROR
219 Barton Street Gloucester GL1 4HY
Replacement of shopfront.
REF 10/03/2017

17/00113/CONDIT CJR
Bruton Court Bruton Way Gloucester GL1 1DA
Discharge of Condition Nos 3 (Archaeology - Partial), 4 (Landscape Scheme) and 6 (SUDs Maintenance Plan) on Planning Permission Ref: 16/01273/FUL.
ALDIS 11/04/2017

17/00160/PRIOR FEH
39 - 41 Hatherley Road Gloucester GL1 4PN
Prior approval for change of use from offices (B1) to dwelling house (C3)
NRPR 29/03/2017

17/00270/FUL RHIAM
49 Falkner Street Gloucester GL1 4SQ
Change the design of the roof from a flat roof to a lean to roof.
G3Y 28/04/2017

17/00323/CONDIT MARKS
Derelict Property Adj 1 Hopewell Street Gloucester
DISCHARGE OF CONDITION 5 (EXTERNAL MATERIALS) OF 15/00745/FUL
(CONVERSION OF AND EXTENSION TO EXISTING REDUNDANT OUTBUILDINGS TO
CREATE SIX DWELLINGS LANDSCAPING AND OFF STREET PARKING)
ALDIS 18/04/2017

Coney Hill

16/01547/FUL AEROR
19 Stanway Road Gloucester GL4 4RE
Front Porch
G3Y 16/03/2017

17/00128/FUL RHIAM
7 Newton Avenue Gloucester GL4 4NR
Proposed two storey and single storey rear extension.
G3Y 28/04/2017

17/00253/NMA RHIAM
31 Birch Avenue Gloucester GL4 4NJ
Non material amendment to 16/01465/FUL to include bi- fold doors at the
rear of the property and a velux rooflight added to the kitchen.
NOS96 30/03/2017

Elmbridge

16/01487/FUL RHIAM
11 Wishford Close Gloucester GL2 0HQ
Single storey rear extension.
G3Y 06/03/2017

16/01498/ADV ADAMS
Unit 2 Triangle Park Triangle Way Gloucester GL1 1AH
Erection of 2 No. wall mounted internally illuminated signs
GC 30/03/2017

16/01594/FUL	AEROR
71C Elmbridge Road Gloucester GL2 0NU	
Two storey side extension	
REF	07/03/2017
17/00009/OUT	FEH
12 Sandyleaze Gloucester GL2 0PY	
Proposed development of adjacent land to form 1no. new 3/4 bedroom house including car parking (all matters reserved)	
GOP	15/03/2017
17/00039/CONDIT	ADAMS
Unit 2 Triangle Park Triangle Way Gloucester GL1 1AH	
Application to part-discharge Condition 28 of planning permission ref. 14/00300/FUL (ventilation and cooking fume control measures)	
ALDIS	09/03/2017
17/00093/FUL	RHIAM
83 Elmbridge Road Gloucester GL2 0NU	
Demolition of conservatory and construction of single storey extension. Construction of replacement single storey garage.	
G3Y	09/03/2017
17/00105/FUL	RHIAM
14 Coldray Close Gloucester GL1 3QT	
Single storey side and rear extension and porch to front	
G3Y	16/03/2017
17/00114/FUL	RHIAM
20 Sandyleaze Gloucester GL2 0PY	
Proposed single storey side extension.	
G3Y	05/04/2017
17/00157/FUL	RHIAM
84 Nine Elms Road Gloucester GL2 0HF	
First floor and single storey extension at rear. Conversion of garage.	
G3Y	28/04/2017

17/00186/FUL MARKS
138 Cheltenham Road Gloucester GL2 0JR
The erection of a detached dwelling, alterations to No. 138 Cheltenham Road and a new shared vehicular access to serve the existing and proposed dwellings. (Revised application to 16/01369/FUL)
G3Y 12/04/2017

17/00187/FUL RHIAM
41 Merevale Road Gloucester GL2 0QX
Single storey side and rear extensions
G3Y 30/03/2017

17/00276/CONDIT FEH
Collingwood House Horton Road Gloucester GL1 3PX
Discharge of condition 3- (sample of railing and finial detail) of permission 16/00926/LBC and 16/00925/FUL)
ALDIS 24/03/2017

17/00368/NMA RHIAM
83 Elmbridge Road Gloucester GL2 0NU
Non material amendment to planning permission 17/00093/FUL to include the insertion of an en suite window to the extension.
NOS96 21/04/2017

Grange

17/00018/DCC FEH
Beaufort Co-operative Academy Windsor Drive Gloucester GL4 0RT
New 2 storey teaching block providing 8 new general teaching classrooms, a new entrance building with admin and office accommodation, demolition of existing demountable classrooms vacant former caretakers house and
NOB 01/03/2017

17/00109/FUL RHIAM
8 St Davids Close Gloucester GL4 0PX
Erection of detached garage to the front
WDN 21/04/2017

Hucclecote

17/00030/FUL	RHIAM
22 Green Lane Gloucester GL3 3QT	
Two storey rear extension	
G3Y 06/03/2017	
17/00080/FUL	FEH
7 The Orchards Gloucester GL3 3RL	
Retention of existing pigeon loft	
G3Y 22/03/2017	
17/00095/LAW	RHIAM
6 Kingscroft Road Gloucester GL3 3RF	
Single storey rear extension.	
LAW 21/04/2017	
17/00118/FUL	RHIAM
29 Hillview Road Gloucester GL3 3LG	
Single storey extension at rear and conversion of garage.	
G3Y 13/04/2017	
17/00143/PDE	AEROR
89 Dinglewell Gloucester GL3 3HT	
Proposed single storey rear extension(depth: 6 metres from rear elevation of original dwellinghouse, maximum height: 3.5 metres, height of eaves: 2.25	
ENOBJ 22/03/2017	
17/00169/PDE	RHIAM
16 Hillview Road Gloucester GL3 3LG	
Single storey rear extension.	
ENOBJ 17/03/2017	
17/00239/PDE	RHIAM
12 Queens Close Gloucester GL3 3LT	
Single storey extension (measuring 6 metres in depth, 2.96 metres to the eaves and 3.8 metres to the highest point of the extension).	
ENOBJ 06/04/2017	

Kingsholm & Wotton

17/00051/FUL RHIAM

5 Deans Walk Gloucester GL1 2PX

Single storey side and rear extension.

G3Y 06/03/2017

17/00064/LAW AEROR

136 Estcourt Road Gloucester GL1 3LJ

Loft conversion and single storey rear extension

LAW 20/03/2017

17/00116/FUL RHIAM

7 Malvern Road Gloucester GL1 3JT

Minor material amendment to Condition 2 of planning permission

G3Y 30/03/2017

17/00144/FUL CJR

Winfield Medical Centre Tewkesbury Road Gloucester GL2 9WH

Proposed extension and internal alterations forming MRI suite with associated external plant and alterations to car parking.

G3Y 25/04/2017

17/00193/TRECON JJH

St Margarets London Road Gloucester

Maple (T5) located at the back of the property - Prune tree roots as roots have broken current path, once roots have been pruned path is to be re-laid.

TCNOB 06/03/2017

17/00202/FUL MARKS

89 Oxford Road Gloucester GL1 3EE

Single Storey Extension

G3Y 25/04/2017

17/00336/TRECON JHH

45 Denmark Road Gloucester

Lime - Pollard because of sticky residue and aphids, also the increase of flies and wasps. Branches over hang garden and significantly block daylight. Leaf fall is significant and time consuming to remove. The tree is damaging our boundary wall and we ar

TCNOB 21/04/2017

17/00337/TRECON JHH

43 Denmark Road Gloucester

Lime - Pollard because of sticky residue and aphids, also the increase of flies and wasps. Branches over hang garden and significantly block daylight. Leaf fall is significant and time consuming to remove. The tree is damaging our boundary wall and we ar

TCNOB 21/04/2017

Longlevens

15/00546/LAW RHIAM

151 Estcourt Road Gloucester GL1 3LW

Loft Conversion with hip to gable and dormer extension

LAW 09/03/2017

16/01107/CONDIT ADAMS

University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

Partial discharge of Condition nos 1 (reserved matters), 8 (phasing), 11 (hard surfacing), 12 (boundary treatments), 23 (tree protection), 26 (lighting specification), 27 (environmental management), 29 (archaeology), 32 (drainage), 34 (construction manage

ALDIS 14/03/2017

16/01560/LAW RHIAM

23 Blackwater Way Gloucester GL2 0XN

Removal of existing conservatory and erection of single storey extension

LAW 08/03/2017

17/00062/FUL	RHIAM
27 Plock Court Gloucester GL2 9DW	
Two storey side extension.	
G3Y	16/03/2017
17/00107/FUL	MARKS
2A Plock Court Gloucester GL2 9DW	
Front Porch	
G3Y	25/04/2017
17/00141/FUL	RHIAM
48 Wellsprings Road Gloucester GL2 0NJ	
Erection of rear conservatory	
G3Y	05/04/2017
17/00149/FUL	RHIAM
171 Cheltenham Road Gloucester GL2 0JJ	
Two storey rear extension & single storey side and front extensions	
G3Y	30/03/2017
17/00175/FUL	RHIAM
35 Grasmere Road Gloucester GL2 0NQ	
Proposed single storey and two storey extension to the side and rear.	
G3Y	12/04/2017
17/00176/FUL	RHIAM
41 Oxstalls Lane Gloucester GL2 9HP	
Proposed first floor side extension above existing garage.	
G3Y	30/03/2017
17/00183/LAW	RHIAM
17 Cotswold Gardens Gloucester GL2 0DR	
Conversion of integral garage into living accommodation.	
LAW	05/04/2017

17/00215/FUL RHIAM
72 Oxstalls Drive Gloucester GL2 9DE
Single storey garage extension to the front/ side.
G3Y 21/04/2017

17/00244/LAW RHIAM
15 Brionne Way Gloucester GL2 0EX
Loft Conversion to provide additional bedroom space together with new
dormer roof to rear
LAW 21/04/2017

Matson & Robinswood

16/00813/FUL RONM
Land Rear Of 1 - 7 Amberley Road Gloucester
Construction of 3 no. two bedroom houses and the provision of 6 no. parking
spaces with associated hard and soft landscaping
G3Y 30/03/2017

16/00814/FUL RONM
Land Rear 14 Winsley Road Gloucester GL4 6NQ
Demolition of garages and erection of 6 flats, 2 houses and 1 bungalow with
18 parking spaces
GSC 30/03/2017

16/01269/FUL RONM
22 Bazeley Road Gloucester GL4 6JB
Erection of annexe to provide Accommodation for Elderly Relative
GSC 21/04/2017

17/00054/FUL RHIAM
52 Teddington Gardens Gloucester GL4 6RJ
Demolition of existing garage and construction of a single storey extension.
G3Y 24/03/2017

17/00057/FUL RHIAM

10 Chervil Close Gloucester GL4 6YJ

Two storey side and rear extension

G3Y 05/04/2017

17/00148/FUL RHIAM

16 Cranwell Close Gloucester GL4 6JR

Single storey front extension

G3Y 30/03/2017

17/00213/CONDIT MARKS

Land Rear 82-94 Badminton Road Gloucester GL4 6AZ

Discharge of condition 7 (tree protection plan) of planning permission

16/00812/FUL (for the erection of three one-bed bungalows)

ALDIS 13/03/2017

Moreland

16/00803/FUL ADAMS

43 Stroud Road Gloucester GL1 5AA

Erection of two storey dwellinghouse, formation of access and car parking

REFREA 03/03/2017

16/01613/OUT FEH

72A Tredworth Road Gloucester GL1 4QR

Erection of a two storey 3 bedroom dwelling to the rear of 70-72A Tredworth Road (outline with access, landscaping and layout considered) and removal of condition 6 of permission 11/00727/FUL (parking spaces)

GOP 02/03/2017

17/00044/CONDIT CJR

Lidl Supermarket Canada Wharf Bristol Road Gloucester GL1 5TE

Discharge of conditions 3 (Construction Method Statment), 7 (Scheme for the Management of Dust) and 10 (Archaeology - Written Scheme of Investigation) for planning permission 16/00840/FUL.

PADIS 08/03/2017

17/00102/CONDIT RHIAM

Flat 6 Bishop Court 18 - 24 Stroud Road Gloucester GL1 5AQ

Discharge of condition no. 4 (Obscure glazing to rooflight) on planning permission ref/ 16/00476/FUL.

ALDIS 29/03/2017

17/00170/PDE AEROR

53 Kitchener Avenue Gloucester GL1 5EN

Proposed single storey rear extension (depth: 4 metres from rear elevation of original dwellinghouse, maximum height: 3 metres, height of eaves: 2.1

ENOBJ 31/03/2017

17/00225/COU MARKS

Unit 2 Venture Business Centre Madleaze Road Gloucester GL1 5SJ

Change of use from Use Class B8 to D2 (gym).

G3Y 21/04/2017

17/00318/PDE RHIAM

100 Rosebery Avenue Gloucester GL1 5EJ

Single Storey Rear Extension (measuring 6 metres in depth, 2.66 metres to the eaves and 3.22 metres to the highest point of the extension).

ENOBJ 21/04/2017

Podsmead

16/01016/FUL MARKS

1st Call Auto Rentals Lower Tuffley Lane Gloucester GL2 5DT

Redevelopment of site to provide 12 commercial units with Use Class B1, B2, B8 and A3 café (one unit), following the demolition of the existing

G3Y 19/04/2017

17/00096/FUL RHIAM

10 Betjeman Close Gloucester GL2 5BP

Single storey side & rear extension.

G3Y 24/03/2017

17/00229/CONDIT MARKS

Former Contract Chemicals Site Bristol Road Gloucester GL2 5BX

Discharge of Condition No. 19 (existing vehicular entrances) on Planning Permission Ref: 14/00861/FUL

ALDIS 29/03/2017

17/00281/FUL RHIAM
Glenfall House 2A Sunnycroft Mews Gloucester GL1 5LP
Single storey rear conservatory extension.
G3Y 28/04/2017

17/00311/TPO JJH
20 Podsmead Road Gloucester GL1 5PA
Prune 2 damaged branches that cross and are wearing each other out.
Branches are approx 50% of original size (8-12") Propose to prune branches
only dur to size of branches. Access would be from our land (23 Tuffley
Crescent) No requirement for the owner of
TPDECS 11/04/2017

Quedgeley Fieldcourt

16/01090/CONDIT JOLM
Land To East West Of A38 And Naas Lane Quedgeley Gloucester
Discharge of Condition No. 22 (Construction Traffic) No. 23 (Site Compound)
and No. 24 (Secure Fencing) of outline Planning Permission reference
13/00585/OUT in relation to part of Framework Plan (employment area)
ALDIS 16/04/2017

16/01331/FUL CJR
Kingsway Business Park Naas Lane Quedgeley Gloucester GL2 2ZZ
Erection of part single storey/ part two storey restaurant / public house (Class
A3/A4) with ancillary residential accommodation at first floor together with
means of access, car parking, landscaping and ancillary works.
G3Y 12/04/2017

17/00010/FUL AEROR
8 Harvest Way Quedgeley Gloucester GL2 4YU
Front roof dormer.
G3Y 20/03/2017

17/00127/LAW AEROR
Oakdene Naas Lane Quedgeley Gloucester GL2 2SA
Loft conversion and two dormers to rear
LAW 28/03/2017

17/00158/COU RHIAM
8 School Lane Quedgeley Gloucester GL2 4PN

Change of Use from existing dwelling (Use Class C3) to offices (Use classes
G3Y 05/04/2017

17/00159/COU RHIAM
8 School Lane Quedgeley Gloucester GL2 4PN

Change of Use from existing dwelling to Nursery Use
G3Y 05/04/2017

17/00162/FUL FEH
Land To East Stephenson Drive Quedgeley Gloucester

Variation of condition 2 (plan numbers) and condition 3 (specifics of use) of
planning permission 16/01277/FUL(Erection of 6 B1/B8 Industrial Units
together with associated parking and landscaping)

G3Y 27/04/2017

17/00165/CONDIT CJR
Proposed Car Park Edison Close Quedgeley Gloucester

Discharge of Condition Nos 3 (Drainage), 4 (Gas Protection Measures) and 5
(Landscaping) on planning permission reference 16/00049/FUL

ALDIS 11/04/2017

17/00174/FUL FEH
Harvester Bristol Road Quedgeley Gloucester GL2 4NF

Development proposed to include the removal of elements of existing lobby
and new glazed lobby fitted within confines of existing canopy. Canopy above
lobby to be clad in cedar. Existing window to be removed and new timber
entrance doors constructed to pr

G3Y 12/04/2017

17/00195/ADV FEH
Harvester Bristol Road Quedgeley Gloucester GL2 4NF

Various replacement signage

GFY 21/04/2017

17/00307/TPO JJH
Tesco Supermarket Severnvale Shopping Centre Bristol Road Quedgeley

T1 - T6, London Plane. Trees are to be crown reduced to a maximum of 2
metres where needed, no pruning cuts are to be larger than 60mm.

TPDECS 25/04/2017

Quedgeley Severnvale

16/01524/FUL	FEH	
40 Sims Lane Quedgeley Gloucester GL2 3NJ		
Permanent change of use of site to gypsy site for 1 family unit containing 1 static caravan and 1 touring caravan		
GSC	24/03/2017	
17/00242/FUL		RHIAM
51 Highclere Road Quedgeley Gloucester GL2 4HD		
First floor extension over Existing Garage & Associated Internal Layout		
G3Y	28/04/2017	
17/00264/FUL		RHIAM
17 Pendock Close Gloucester Quedgeley Gloucestershire GL2 4GL		
Conversion of garage to provide shower room.		
G3Y	28/04/2017	

Tuffley

16/01516/REM		MARKS
The Pata Centre Grange Road Gloucester GL4 0DJ		
Reserved matters application for approval of the Access, Appearance, Landscaping, Layout and Scale, pursuant to outline Planning permission no. 15/01524/OUT for the construction of 10 new houses and conversion of retained building to form 2 apartments.		
AR	31/03/2017	
17/00138/FUL		FEH
224 Stroud Road Gloucester GL4 0AU		
Proposed detached dwelling and vehicular access		
G3Y	28/04/2017	
17/00168/FUL		AEROR
144 Finlay Road Gloucester GL4 6TF		
Single storey side and rear extension		
G3Y	07/04/2017	

17/00204/TPO JHH
 260 Stroud Road Gloucester GL4 0AU
 London Plane, French Pollarding due to excessive shading and potential impact on dwelling. Proposed height reduction of 5 metres and spread of 2

TPDECS 20/03/2017

17/00205/FUL RHIAM
 5A Southern Avenue Gloucester GL4 0AW
 Single storey side and front extensions and two storey side and rear

G3Y 21/04/2017

17/00322/PDE RHIAM
 46 Forest View Road Gloucester GL4 0BX
 Erection of a conservatory to the rear (measuring 5 metres in depth, 2.3 metres to the eaves and 3.4 metres to the highest point of the extension).

ENOBJ 24/04/2017

Westgate

15/00891/CONDIT CJR
 Prince Of Wales 25 Station Road Gloucester GL1 1EW
 Discharge of Conditions 3 (historic environment work), 4 (archaeology), 5 (foundation design), 7 (street parking bays), 8 (Nettleton Road access), 10 (construction method statement), 13 (noise protection scheme), 14 (Detailed

PADIS 07/03/2017

16/00867/CONDIT RHIAM
 Coach House Pitt Street Gloucester GL1 2BG
 Discharge of conditions 3 (colour of painting of external timber), 4 (Method statement) and 5 (details of proposed wooden grille) relating to planning approval 16/00222/LBC.

ALDIS 23/03/2017

16/00960/FUL RONM
 Land Adj Tall Ship The Docks Gloucester
 The erection of a 3.5 storey apartment building, comprising of a total of 12 residential units with ground floor parking and access. Including the demolition and rebuild of curtilage listed walls (Revised Scheme - reduction

G3Y 13/04/2017

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.

WDN 24/04/2017

16/01192/CONDIT ADAMS

Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By

Discharge of conditions 5 (short term preservation of Maltheuses), 8 (external plant), 16 (towpath improvements), 22 (environmental management scheme), 27 (seagull measures) and 43 (construction method statement of permission

PADIS 17/03/2017

16/01293/ADV MARKS

The Docks Gloucester

Freestanding double-sided digital signage unit.

REF 08/03/2017

16/01294/ADV MARKS

Victoria Swing Bridge The Docks Gloucester

Freestanding double-sided digital signage unit.

REF 08/03/2017

16/01295/ADV MARKS

Victoria Dock Car Park The Docks Gloucester

Freestanding double-sided digital signage unit.

GFY 08/03/2017

16/01296/ADV MARKS

The Docks Gloucester

Freestanding double-sided digital signage unit.

REF 08/03/2017

16/01297/ADV MARKS

Merchants Road Gloucester

Freestanding double-sided digital signage unit.

REF 08/03/2017

16/01298/ADV	MARKS
High Orchard Street Gloucester	
Freestanding double-sided digital signage unit.	
GFY	08/03/2017
16/01299/ADV	MARKS
Dry Dock The Docks Gloucester	
Freestanding double-sided digital signage unit.	
REF	08/03/2017
16/01577/ADV	AEROR
Liquid And Diva 141 Eastgate Street Gloucester GL1 1QB	
1 x fascia sign and 2 x poster boxes .	
GFY	20/03/2017
16/01579/FUL	ADAMS
Oliver Cromwell Alexandra Quay The Docks Gloucester GL1 2LG	
Change of use of Oliver Cromwell paddlewheeler to a static hotel, restaurant and cabaret venue, (temporary permission) - Variation of condition 1 (to extend the temporary period to 31st January 2018), and removal of condition 2 (to remove the requirements	
G3Y	03/03/2017
17/00007/FUL	FEH
Fab & Faded 1 Longsmith Street Gloucester GL1 2HJ	
Change of use A1 to D1 with associated ancillary office accommodation at first floor level	
G3Y	03/03/2017
17/00053/FUL	FEH
Severn Rise Rea Lane Hempsted Gloucester GL2 5LP	
Erection of detached dwelling and creation of new vehicular access and works to existing house	
G3Y	24/04/2017
17/00060/FUL	AEROR
Vinings Warehouse The Docks Gloucester GL1 2EG	
Creation of secure bin storage area via addition of pair of timber gates.	
REF	24/03/2017

17/00069/CONDIT CJR
7 - 9 Commercial Road Gloucester GL1 2DY
Discharge of conditions 3 (materials) for planning permission 15/00633/FUL.
PADIS 26/04/2017

17/00092/NMA ADAMS
Llanthony Wharf Llanthony Road Gloucester
Non material minor amendment to details approved under permission ref.
16/00357/FUL

NOS96 24/03/2017

17/00101/CONDIT FEH
155 Southgate Street Gloucester GL1 1XE
Discharge of Condition Nos. 3 (noise assessment), condition 7 (details) and
condition 8 (joinery finishes) of planning permission ref: 16/00988/COU and
16/00989/LBC for change of use of A1 (shop) to C3 (dwelling house)
ALDIS 24/04/2017

17/00124/NMA ADAMS
Victoria Dock Car Park The Docks Gloucester
Non material minor amendment to permission ref. 09/00398/FUL comprising
alterations to step design to the south side of the Soldiers of Gloucester
Museum and minor amendments to resurfacing areas
NOS96 07/03/2017

17/00129/ADV ADAMS
Sainsbury's Supermarket St Ann Way Gloucester GL2 5SA
2 no. amended illuminated totem signs, 2 no. amended signposts, 2 no.
illuminated fascia signs, 4 no. welcome wall signs and 2 no. Lloyds lobby
GFY 07/04/2017

17/00189/CONDIT MARKS
32 St Swithuns Road Gloucester GL2 5LH
Discharge of Condition 3 (materials) of permission no.15/01592/FUL.
ALDIS 25/04/2017

17/00210/CONDIT FEH
Gloucester City Museum And Art Gallery Brunswick Road Gloucester GL1 1HP
Discharge of Condition Nos 3 (materials) and 4b (method statements) of
Planning Permission Ref: 16/01511/LBC.

PADIS 10/03/2017

17/00218/CONDIT FEH
2 Three Cocks Lane Gloucester GL1 2QU
Details of RAL colours for windows and front elevation (Discharge of

ALDIS 09/03/2017

17/00252/NMA CJR
Land East Of David Hook Way Gloucester
Non-material amendment to planning permission 14/01195/FUL (new rowing
club house and associated facilities) comprising an
amendment to flood
compensation works to be carried out adjacent to the Barn Owl Centre.

NOS96 12/04/2017

17/00254/TPO JJH
Colwells Hempsted Lane Gloucester GL2 5JA
Ash tree to the front of Colwells Garage - prune back to previous reduction /
pruning points.

TPDECS 21/03/2017

17/00256/TPO JJH
133 Hempsted Lane Gloucester GL2 5LA
Lime tree to corner of property to have full crown reduction exceeding previous
cut by 2m to let light in to surrounding area and remove growth overhanging

TPDECS 31/03/2017

17/00362/DCC CJR
Westbrook Day Service Archdeacon Street Gloucester GL1 2QX
Erection of 1.8 metre high railings to front and side boundaries

NOB 25/04/2017

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