



## PLANNING COMMITTEE

Meeting: Tuesday, 1st August 2017 at 6.00 pm  
in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

### ADDENDUM

The following items although provided for on the agenda front sheet was not available at the time of dispatch:

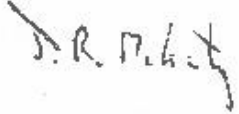
1.	<b>APOLOGIES</b> To receive any apologies for absence.
2.	<b>DECLARATIONS OF INTEREST</b> To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	<b>MINUTES (PAGES 5 - 10)</b> To approve as a correct record the minutes of the meeting held on 4 <sup>th</sup> July 2017.
4.	<b>LATE MATERIAL (PAGES 11 - 12)</b> Please note that any late material relating to the applications detailed below will be published on the Council's website as a supplement in the late afternoon of the day of the meeting.
5.	<b>133, BRISTOL ROAD - 17/00196/COU (PAGES 13 - 26)</b> <b>Application for determination:</b> Change of use of land and buildings from non-residential institution (use class D1) to 24-hour gym (use class D2) and installation of external air-conditioning units on rear elevation of building at 133, Bristol Road.
6.	<b>DELEGATED DECISIONS (PAGES 27 - 44)</b> To consider a schedule of applications determined under delegated powers during the month of June 2017.

7.

**DATE OF NEXT MEETING**

Tuesday, 5<sup>th</sup> September 2017 at 6.00 pm.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. R. McGinty', written in a cursive style.

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

## 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 Tanya Davies, 01452 396125, [tanya.davies@gloucester.gov.uk](mailto:tanya.davies@gloucester.gov.uk).

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

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

#### **FIRE / EMERGENCY EVACUATION PROCEDURE**

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- You should proceed calmly; do not run and do not use the lifts;
- 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.



## PLANNING COMMITTEE

**MEETING** : Tuesday, 4th July 2017

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

**Officers in Attendance**

Anthony Wilson, Head of Planning

Nick Jonathan, Solicitor, One Legal

Oliver Eden, Highways Officer GCC

Adam Smith, Principal Planning Officer, Major Developments

Caroline Townley, Principal Planning Officer

Tony Wisdom, Democratic Services Officer

**APOLOGIES** : Cllr D. Brown

### 10. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

### 11. MINUTES

The minutes of the meeting held on 6<sup>th</sup> June 2017 were confirmed and signed by the Chair as a correct record.

### 12. LATE MATERIAL

Late material in respect of Agenda item 5, application 16/01558/OUT was circulated.

### 13. 16/01558/OUT - LAND TO THE REAR OF 3-29 PAYGROVE LANE

The Principal Planning Officer presented the report which detailed an application for outline planning consent (with means of access offered for consideration) for residential redevelopment of up to ten dwellings and public open space including associated landscaping, car parking and access on land at the rear of 3-29

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Paygrove Lane. He advised that the photographs shown at school collection time should be taken as context only and not necessarily typical of the traffic scenario.

He advised Members that the late material contained the comments of the Lead Local Flood Authority and a revised Officer's recommendation.

**Richard Wallace, a resident of Paygrove Lane, addressed the Committee in opposition to the application.**

Mr Wallace stated that he had lived in Paygrove Lane for twelve years and was he speaking on behalf of other residents who objected to the proposal on three grounds:-

1) Highway Safety

He stated that the photographs displayed showing the road during School pick up times were not typical. He stated that parking restrictions were not enforced and on one occasion he almost been knocked down by a Police car driving on the pavement.

He believed that the parking spaces proposed for users of the sports pitches would be used by parents collecting or dropping off children.

2) Proposed Layout

All the proposed dwellings backed on to existing properties which would cause problems relating to overlooking, privacy and devaluation of existing properties. He expressed concerns that the indicative layout could become the permitted layout and he considered that the indicative drawing showed the proposed dwellings in the worst possible position.

3) Proposed Public Open Space

He called for more balance in the use of the proposed Public Open Space as other uses including play areas were needed. He noted that other pitches in the vicinity were only used on Saturdays and one weekday. He believed that there should be public consultation on use of the space.

In conclusion, he reiterated concerns regarding highway safety and the proposed layout which had most negative impact on residents. He noted that the proposed dwellings would be overlooked by the existing homes and he believed that the development would not be able to produce the expected return.

**Rob Ellis, a chartered planning consultant, addressed the Committee in support of the application.**

Mr Ellis stated that the land which was in the ownership of Gloucestershire County Council had been vacant and unused since the 1990s and the County Council had no further use for the site. The site had long been identified as a potential housing

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site, as a preferred option for up to fifteen dwellings and public open space in August 2016 and as policy area SA10 in the emerging City Plan.

The applicant had worked with the City Council to provide amendments and further information as required.

The proposal for this sustainable development would produce ten much needed homes and a new area of Public Open Space. It would help to address the identified shortfall of sports pitches in the City and would provide a commuted sum and Section 106 contributions.

The Chair noted that the layout was only indicative but was pleased to see the provision of Public Open Space.

The Vice-Chair welcomed the provision of Public Open Space and noted that the application concerned the principle of development and access. He noted that the Highway Authority was satisfied with the access and he asked what work had been undertaken in that regard.

The Highways Officer replied that pre-application discussions had taken place and an in-depth assessment had been undertaken. He noted that there was congestion at School collection and drop off times and improvement works had been undertaken some years previously. He believed that the impact of this development would be small during those times.

Councillor Walford welcomed the Public Open Space and agreed that the impact on traffic would be small but he expressed concern that the indicative layout could be improved upon.

Councillor Morgan agreed with Councillor Walford that the proposed layout could be improved. He believed that changing facilities should be provided but if there was insufficient demand it would be better to provide children's play areas. He called for the Reserved Matters application to be brought to Committee.

Councillor Toleman agreed with the previous speakers but believed that there should be further public consultation on the Public Open Space.

Councillor Lugg noted that the School traffic could make use of the proposed parking spaces which could improve the situation.

The Principal Planning Officer advised that, from a planning perspective, the extent of the loss of field area was considered acceptable given the ability to accommodate junior pitches shown on the indicative layout, and should the City Council so wish, it could consult on the use of the Public Open Space.

Councillor Dee noted that two serviced pitches with changing facilities would be of more value to the community.

Councillor Hyman was advised that no consultation other than that publicising the planning application had been undertaken but other consultation on the use of the

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public open space could take place outside the planning system. He noted that it would be difficult not to approve the proposal.

Councillor Fearn was advised that if the Public Open Space was adopted by the Council it would have control over any future proposal to develop the land.

The Chair requested that the Reserved Matters application be brought to Committee in due course.

**RESOLVED that**

- 1) the Head of Planning (or such equivalent officer managing the Council's development control function as may be applicable at the time) be authorised to grant outline permission subject to the resolution of the potential noise impact issues from vehicular movements; and if outline planning permission is to be granted it shall be subject to the conditions in the Committee Report (and any further conditions necessary to deal with outstanding matters) and completion of a legal agreement to secure;

A contribution of £35,290 to primary school education (specific infrastructure is Longlevens Infants and Juniors).

A contribution of £28,150 to secondary school education (specific infrastructure is Churchdown Academy).

Transfer of approximately 0.9ha to the City Council as public open space

Provision of car park to accommodate 22 spaces in grasscrete or similar

A commuted sum for maintenance of pitches (to be agreed)

A commitment to a commuted sum for maintenance of any drainage infrastructure that is sited on land to be adopted by the City Council

and also to delegate to the Head of Planning (or such equivalent officer managing the development control function as may be applicable at the time) the incorporation of such additional provisions in the proposed planning obligation that may be deemed necessary by the Solicitor.

- 2) The associated Reserved Matters application be brought to the Committee for determination in due course.



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**14. 16/00753/FUL - ALLCOOPER SECURITY, 7 HUCCLECOTE ROAD**

The Principal Planning Officer presented the report which detailed an application for the demolition of existing buildings, erection of a new Class A1 retail store with associated access, parking and landscaping at Allcooper Security, 7 Hucclecote Road.

She advised that Condition 23 would be amended to refer to the requirement that the landscaping scheme should be submitted in writing for approval by the Local Planning Authority.

Councillor Joanne Brown noted contradictions between proposed store opening hours and permitted hours for deliveries. She asked that deliveries on Sundays and Bank Holidays be restricted to 09.00 – 18.00 hours.

Councillor Hyman was advised that the proposal had passed the sequential test.

Councillor Hanman noted that it was possible for customers to enter some supermarkets before 10.00 hours on a Sunday although the tills would not operate before that hour. He believed that Condition 25 required clarification.

The Highways Officer noted that retail developments required access for large vehicles to make deliveries which would inevitably have some impacts on pedestrians but there would only be a small number of large vehicle movements. He confirmed that the Highway Authority was satisfied with the proposals. He advised Councillor Brown that weight restrictions did not apply to delivery vehicle access.

Councillor Walford asked if the entrance to the car park could be improved.

The Chair referred to a similar layout at Lidl which operated without any problems.

The Highways Officer stated that the aim was to ensure deliveries occurred outside opening hours. He confirmed that the large vehicle movements had been tracked and were achievable and he advised that there would be a banksman on site.

Councillor Brown noted that some residents had expressed concerns regarding the sewerage system and sought assurances that it would not be connected directly to Insley Gardens. The Principal Planning Officer advised that Severn Trent Water had raised no objection subject to conditions.

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

Condition 23 to require the submission of plans for approval;

Condition 24 to refer to **09.00** – 18.00 hours on Sundays and Bank Holidays;

Condition 25 to refer to 10.00 – 17.00 hours on Sundays **and Bank Holidays.**

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**15. DELEGATED DECISIONS**

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

**RESOLVED that the schedule be noted.**

**16. DATE OF NEXT MEETING**

Tuesday, 1<sup>st</sup> August 2017 at 6.00pm.

**Time of commencement: 6.00 pm**

**Time of conclusion: 7.08 pm**

**Chair**

## **LATE MATERIAL (APPLICATIONS FOR DETERMINATION)**

### **PLANNING COMMITTEE: 1<sup>ST</sup> AUGUST 2017**

#### **ITEM 5 – 133 BRISTOL ROAD – 17/00196/COU**

##### ***ADDITIONAL REPRESENTATIONS***

One further representation has been received raising the following issues:

Increase in noise;

Increase in on street parking. Parking is already very difficult for residents;

Increase in traffic;

Proposal would have a major impact on an already very overcrowded and narrow street.

The Drainage Officer has provided a final response confirming that he has no further comment on the application.

These issues have already been covered in the Committee Report. No change is proposed to the Officer recommendation.

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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>Tuesday 01 August 2017</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>133 Bristol Road, Gloucester</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>17/00196/COU Moreland</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>28th April 2017</b>
<b>APPLICANT</b>	<b>:</b>	<b>Mr James Harris</b>
<b>PROPOSAL</b>	<b>:</b>	<b>(i) Change of use of land and building from non-residential institution (use class D1) to 24-hour gym (use class D2) and (ii) installation of external air-conditioning units on rear elevation of building</b>
<b>REPORT BY</b>	<b>:</b>	<b>Adam Smith</b>
<b>NO. OF APPENDICES /OBJECTIONS</b>	<b>:</b>	<b>SITE PLAN</b>

### SITE DESCRIPTION AND PROPOSAL

#### Site description

The application site is in a built-up and accessible part of the city. Nearby uses include shops, restaurants and housing (seven houses adjoin the application site). Roughly 1,164 square metres (or 0.12 of a hectare) in area, the site consists of a single-storey building and a car park. The building occupies 760 square metres (or 65%) of site. According to the application documents, the building has been vacant since the latter half of 2016, but most recently functioned as a construction-training centre.

Roughly one mile from the Primary Shopping Area, the site straddles the boundary of the Central Area (as defined in the 2002 plan). It is not in one of the district or local centres (the nearest local centre is in Seymour Road, at the eastern end of Linden Road). No heritage assets are on, next to or especially near the site. The site is in Flood Zones 1 and 2, but is not the subject of any other local or statutory designation or constraint on development.

#### Proposal

This is an application for full planning permission to use the application site as a private gymnasium (a D2 (assembly and leisure) use) and to install air-conditioning (AC) units on the building's rear (south-eastern) elevation. The proposed AC units would be (roughly) 1.0 metre wide, 1.5 metres tall and 40 centimetres deep. A two-metre-high timber fence, erected chiefly for noise-reduction purposes, would enclose them. The proposed gym would operate all day, every day of the year. It would be

staffed between 9 a.m. and 9 p.m. during the week and between 10 a.m. and 5 p.m. at the weekend. According to the application documents, the proposed gym would create up to eight full-time jobs (or the equivalent in part-time jobs). The existing 14-space car park, along with five new stands for bicycles, would be available to members. Apart from the AC units and the associated fence, the building's exterior would not change as a result of this proposal.

### **RELEVANT PLANNING HISTORY**

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
06/01144/COU	Change the use of building to retail sales of beds and furniture (Class A1).	REF	22.11.2006
13/00584/FUL	Change of use from tile sales place to training centre (Class D1).	G3Y	06.09.2013

### **PLANNING POLICIES**

#### **National Guidance**

National Planning Policy Framework and Planning Practice Guidance

#### **Statutory Development Plan**

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

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

#### **Emerging Development Plan**

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

The City Council is currently working on a new Development Plan that will replace the 1983 Local Plan. The new Development Plan will comprise the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury ("JCS") and Gloucester City Plan ("City Plan"). 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, in accordance with paragraph 216 of the NPPF, 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

The JCS was submitted to the Government for Inspection in November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. 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 took place in July 2017.

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

Relevant policies from the JCS (Main Modifications) include:

- SD3: Retail and City/Town Centres;
- SD5: Design Requirements;
- SD15: Health and Environmental Quality;
- INF1 – Transport Network;
- INF3 – Flood Risk Management.

### **Gloucester City Plan**

The Gloucester City Plan (“City Plan”) is at a less advanced stage than the JCS. The City Plan will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Draft Gloucester City Plan 2017 takes forward the results of previous consultations and was subject to consultation January and February 2017.

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

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. The following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight:

- ST.1: Sustainable Development;
- ST.2: Priority for Developing Previously Used Sites and Safeguarding Greenfield Land;
- ST.4: Reducing Travel by Car and Promoting Other Means of Travel;
- ST.5: Central Locations for Development which Attracts a Lot of People;
- ST.6: District and Local Centres;
- ST.12: Key Development Priorities;
- FRP.1a: Development and Flood Risk;
- FRP.6: Surface Water Run Off;
- FRP.10: Noise;
- BE.5: Community Safety;
- BE.7: Architectural Design;
- BE.21: Safeguarding of Amenity;
- TR.9: Parking Standards;

- TR.12: Cycle Parking Standards;
- TR.31: Road Safety;
- SR.4: Indoor Sports Facilities.

### **Supplementary Planning Guidance/Documents**

None of the adopted supplementary planning documents is especially relevant to this proposal.

### **CONSULTATIONS**

Highway Authority: No objection, but recommends that planning permission, if granted, carry a condition about parking and manoeuvring facilities.

Environmental Protection: No objection, but recommends that planning permission, if granted, carry conditions about mechanical plant and external lighting.

Planning Policy: No objection.

Drainage Officer: No objection.

### **PUBLICITY AND REPRESENTATIONS**

16 letters/e-mails/comments of objection for the following reasons:

- The proposed gym would affect the prospects of other gyms already in the area;
- This part of Gloucester does not need another gym;
- The proposed gym would create or exacerbate congestion and parking problems in surrounding streets;
- The noise and light pollution of the proposed gym and its car park would disturb neighbours in their homes and gardens, particularly if the gym operated all day, every day;
- A 24-hour business would be out of keeping with the area;
- The proposed gym should close at 11 p.m. at the latest;
- The building should continue to function as an educational establishment;
- The car park would no longer be locked in the evening, exposing to residents to the possibility of crime and antisocial behaviour;
- Local properties would become less valuable if the gym were to open;
- The proposed gym may itself be a source of crime and antisocial behaviour.

### **OFFICER OPINION**

#### **Main issues**

The main issues in this assessment are:

- Principle of development;
- Planning history as a material consideration;
- Visual impact;
- Living environment;



- Highways; and
- Flood risk.

### **Principle of development**

The proposed gymnasium would constitute a 'less vulnerable' use on the border of 'low probability' and 'medium probability' flood zones. It would reuse a vacant site on previously developed land in a built-up and accessible part of the city. Thus, it would create economic activity and the equivalent of eight full-time jobs in, or at least next to, the Central Area, in accordance with one of the 2002 plan's 'key development priorities'.

The NPPF identifies 'leisure' uses and 'health and fitness centres' as 'main town centre uses'. It is, therefore, reasonable to regard the proposed gymnasium as such a use. The NPPF's glossary makes it clear that 'references to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance'.

The application site straddles the boundary of the Central Area, the highest level of the city's commercial hierarchy (excluding the Primary Shopping Area, which relates only to retail uses). Policy SR.4 of the 2002 plan says that 'planning permission for **new indoor sports facilities** will be permitted provided that development is located in or adjacent to a designated centre [or] is associated and enhances an existing recreational or educational facility [my emphasis]'. Policy SD3 of the emerging JCS says that 'new residential, retail, **leisure**, culture, tourism, office development and community facilities that contribute to the vitality and viability of designated centres will be promoted and supported [my emphasis]'.

According to the application documents, however, many of the gym's members would live or work in the local area. The building, though quite large in a predominantly residential setting, has less floor space (710 square metres) than do many city-centre gyms. In other words, the proposed development is in proportion to the suburban/edge-of-centre location.

Policy ST.6 of the 2002 plan says that 'new development which serves **suburban areas** or the needs of **local neighbourhoods** shall be located at District and Local Centres respectively where there are suitable sites available [my emphasis]'. The application site is one fifth of a mile from the nearest local centre (Seymour Road), and is even farther from the nearest district centre.

Even though part of the site is in the Central Area, the application documents include a sequential assessment (SA) that considers the availability of suitable sites within one kilometre of 133 Bristol Road. This search radius, incidentally, includes the nearest local centre, based in Seymour Road.

The SA suggests that every unit is unsuitable for some or all of the following reasons:

- another gym already operates in the area;
- the cost of adapting a listed building would be too great;
- the proposed use requires an accessible and visible ground-floor unit;
- the unit lacks a car park;

- the unit would not meet the company's floor-loading or ceiling-height requirements;
- the landlord believed that the gym would disturb the occupants of adjacent units;
- the landlord chose another tenant;
- the local residential population is too small;
- the local area is too quiet;
- the unit is not next to a road.

The SA concludes that no other sites are available within a reasonable distance of the application site.

This is a difficult proposal to assess, the application being on the border of two levels of the commercial hierarchy. Yet, because part of the site is in the Central Area, I cannot reasonably say that the proposal is contrary to the sequential approach to 'main town centre uses'. The proposed floor space seems well suited to an 'edge of centre' location, and a gym of this size is unlikely to compete directly with larger gyms in the city centre, or with those in the city's district centres, the nearest of which are in Quedgeley and Abbeymead. I conclude that the principle of development accords with the broad aims of the 2002 plan, the emerging JCS (policy SD3 in particular) and the NPPF. Before making a recommendation, however, I must consider whether other material considerations – amongst which are the NPPF and the other policies of the local plans – weigh against or in favour of the proposal.

### **Planning history as a material consideration**

Planning records indicate that the site functioned as a plumbing centre for some time. In November 2006, the council refused an application for permission to use the site as a shop selling beds and furniture. In September 2013, the council approved an application (13/00584/FUL) for permission to use the site as a training centre (D1 use). The current application's documents state that the site most recently functioned as a training centre, but such a use seems likely to have been in breach of a pre-commencement condition.

In summary, it is not clear whether the training centre was lawfully implemented. Nevertheless, I believe that the proposed 24-hour gym would bring about a material change in the level and nature of activity throughout the day and evening.

### **Visual impact**

The building's rear elevation already has an industrial look about it, and the adjacent car park, secured by large metal gates, only deepens this impression. The external AC units and the associated timber fence – the only proposed changes to the building's exterior – would face the car park, and so would not have a material effect on the character and appearance of the site or the Linden Road streetscape. With this in mind, I conclude that the proposal complies with policy BE.7 of the 2002 plan and policy SD5 of the emerging JCS.

### **Living environment**

The application site adjoins one house (5 Linden Road) and six back gardens (those of 4, 6, 8, 10, 12 and 14 Lysons Avenue). Within 20 metres of the site are eleven

other houses. The main issue is the extent to which 24-hour activity might affect neighbours in their homes and gardens.

The proposal has the potential to affect residents of Lysons Avenue and Linden Road. These roads join Bristol Road, a busy route through the city, but consist mainly of houses. However, the proposal would not be the only non-residential use in the area. Next to the application site is the Shanghai Restaurant, which appears to stay open until 11 p.m. most days. A Tesco Express on Bristol Road, situated between Lysons Avenue and Frampton Avenue, also opens till 11 p.m. most days. At 150 Bristol Road, a kebab shop – an established use that did not receive planning permission – appears to remain open in the early hours of the morning.

In summary, whilst the application site is near a busy road and a restaurant, residents do not live against a backdrop of round-the-clock noise and activity. A 24-hour gym, operating next to or near 15 houses, could bring about a material change in the local living environment. For instance, it could generate noise through amplified music, exercise equipment, exercise classes, members' comings and goings, and so forth.

The council's environmental-health officer, having examined the application documents, does not object to the proposal. Crucially, he believes that the external AC units, controlled by a condition, would maintain an acceptable living environment for neighbours. Specifically, the noise created by the AC units, considered against the existing background noise of roads and the Shanghai Restaurant, would fall within an acceptable range of levels.

The application documents suggest that relatively few members use the company's gyms between ten p.m. and six a.m. The proposed gym may, of course, be unusual in this respect: it could become very busy during what many regard as 'antisocial' hours. Simply put, the LPA has no way of knowing how busy the gym might be during 'quiet' periods. Properly managed, and controlled by a planning condition requiring acoustic insulation, the gym itself *may* not disturb neighbours. But the sounds of general activity near the building and in the car park – not least those of car engines, car doors opening and closing, mobile phones ringing, and people's voices – could easily disturb neighbours, especially early in the morning or late at night.

Crucially, the applicant is willing to accept a condition limiting the car park's opening times. The car park would be closed and locked at ten p.m. each evening. It would not reopen before seven a.m. on weekdays, or before ten a.m. on Saturdays, Sundays, and public holidays (including bank holidays). This arrangement would require car-using members to park elsewhere. They would almost certainly try to park in Bristol Road (several parking bays are available between sections of double yellow lines), Linden Road or Lysons Avenue. Whilst members could park their cars near houses, the parking would be dispersed, not concentrated in the car park next to people's back gardens. Also, the entrance to the gym would be on Bristol Road, away from people's houses. I therefore conclude that gym-related activity, scattered across at least three streets, would be comparable to ordinary comings and goings.

As regards privacy, members of the gym might have clear views of neighbours' houses from the car park. Even so, the proposal would not materially change the

situation. People visiting the previous use(s) would have had the same views, and could have them again were a lawful use to resume.

As to light pollution, a condition is recommended to control the number, extent and intensity of external lights. Whilst car headlights are beyond the reach of a condition, the brick wall that stands between the car park and the houses would act as a screen, limiting their effect on neighbours.

Some objectors have mentioned the possibility of crime and antisocial behaviour. No evidence before me suggests that the proposed gym might create such problems. Managers would be responsible for running the gym in accordance with the law, and the police would need to investigate any allegations of criminal activity.

With the above in mind, I conclude that the proposed development would maintain an acceptable living environment for neighbours, in accordance with policy BE.21 of the 2002 plan and policy SD15 of the emerging JCS.

### **Highways**

The proposed gym would retain the existing entrance and the 14-space car park. Some unrestricted parking spaces are available in Linden Road and other nearby streets. Five stands for bicycles would be available in the car park. The Highway Authority (HA), having examined the application documents, does not object to the proposal. It does not, for instance, suggest that the proposal would exacerbate or create parking problems in the area. Rather, the HA recommends that planning permission, if granted, carry a condition about parking and manoeuvring arrangements. I conclude that the proposal complies with policy TR.31 of the 2002 plan and policy INF1 of the emerging JCS.

### **Flood risk**

This application, which seeks permission for a change of use and alterations to a building's exterior, does not have to pass the flood-related sequential test. The council's drainage officer neither objects to the proposal nor requests that planning permission, if granted, carry a condition. I conclude that the proposal complies with policy FRP.1a of the 2002 plan, policy INF3 of the emerging JCS, and paragraph 103 of the NPPF.

### **Human Rights Act**

In making this recommendation, the council has 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 (respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application, no particular matters, other than those referred to in this report, warrant any different action from that recommended.

### **CONCLUSION**

The LPA lacks an up-to-date adopted development plan. Moreover, none of the specific policies of the NPPF indicates that development 'ought to be restricted'. I must, therefore, subject the proposal to the 'tilted balance' set out in paragraph 14 of the NPPF. The crucial test is this: whether the proposal's 'adverse impacts ... would significantly and demonstrably' outweigh its benefits, when assessed against the policies in the NPPF 'taken as a whole'.

The use of previously developed land in an accessible and sustainable location accords with local and national policy. So, too, does the creation of a 'main town centre use' (along with economic activity and jobs) on a vacant site that straddles the boundary of the city centre (that is, the Central Area defined in the 2002 plan). Moreover, as well as maintaining an acceptable living environment for neighbours, the proposal meets flood-safety requirements for a site in Flood Zone 2.

I conclude that the proposal accords with the overarching objectives of the 1983 and 2002 local plans, the emerging JCS and the NPPF. The proposal would also perform the economic, environmental and social roles of 'sustainable development', as defined in paragraph 7 of the NPPF. No other material considerations warrant a recommendation for refusal. I therefore recommend that planning permission be granted with conditions.

## **RECOMMENDATION**

### **PERMIT**

### **CONDITIONS**

#### **Condition 1**

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

#### **Reason**

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

#### **Condition 2**

The development hereby permitted shall be carried out in accordance with the application form and the following plans and documents (except where these may be modified by any other conditions attached to this permission):

- Location Plan (received on 10 April 2017);
- Existing layout;
- Proposed Layout (including elevations A and B) (received on 22 June 2017);
- Flood Risk Assessment for Planning (ref. 87096-Long-BristolRd, May 2017);
- Planning Statement;
- Acoustic Plant Noise Assessment (ref. RP01-17412);
- Anytime Fitness – Typical Outdoor Condenser Plant Space.

#### **Reason**

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

**Condition 3**

The car park shall be closed and locked at 22:00 each evening. It shall not reopen before 07:00 on weekdays, or before 10:00 on Saturdays, Sundays and public holidays (including bank holidays).

**Reason**

To protect the living environment for neighbours, in accordance with policy BE.21 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 4**

The premises shall be used as a private gymnasium and for no other purpose (including any other purpose in Class D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason**

The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity in accordance with policy BE.21 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 5**

Prior to the first use of the gymnasium hereby approved, the external air-condition units (along with the noise-reducing timber fence enclosing them) shall be designed, built and installed on the building's rear (south-eastern) elevation in accordance with the acoustic report (ref. RP01-17412) and the approved plan entitled 'Proposed layout' (20.06.2017). The units shall at all times be maintained in accordance with the approved report and the approved plan.

**Reason**

To protect the living environment for neighbours, in accordance with policy BE.21 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 6**

No music (whether live or recorded) that is audible outside the premises or within adjoining buildings shall be played or performed at any time.

**Reason**

To protect the living environment for neighbours, in accordance with policy BE.21 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 7**

No external lighting shall be installed until a scheme of external lighting within the application site has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include the lighting fixtures, their location on the site/on the buildings, the extent of illumination and glare. The scheme is also to include

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

**Reason**

To protect the living environment for neighbours, in accordance with policy BE.21 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 8**

Before the development hereby authorised is brought into use, the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be similarly maintained thereafter for that purpose.

**Reason**

To enable vehicles to enter and leave the highway in forward gear in the interests of highway safety.

**Condition 9**

The car park shall be used only as a storage area for bins and as a parking area for cars, motorcycles and bicycles.

**Reason**

To protect the living environment for neighbours, in accordance with policy BE.21 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 10**

Except when people are entering or leaving the building, the building's windows and doors shall be shut at all times.

**Reason**

To protect the living environment for neighbours, in accordance with policy BE.21 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Note 1**

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

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17/00196/COU

133 Bristol Road  
Gloucester  
GL1 5SS

Planning Committee 01.08.2017



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# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**1<sup>st</sup> August 2017**

**DELEGATED DECISIONS**

**1<sup>ST</sup> – 30<sup>th</sup> June 2017**

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

## Abbeydale

17/00348/FUL	RHIAM
5 Sudbrook Way Gloucester GL4 4AP	
Proposed bay window to the front of the property.	
G3Y	08/06/2017
17/00352/LAW	MARKS
2 Fennel Close Gloucester GL4 5YB	
Use of log cabin for beauty treatments	
RELAWZ	13/06/2017
17/00405/FUL	RHIAM
16 Swift Road Gloucester GL4 4XQ	
Two Storey Side Extension and Single Storey Rear Extension	
G3Y	01/06/2017
17/00414/FUL	RHIAM
20 Hunters Gate Gloucester GL4 5FE	
Two storey and first floor front/ side extension and single storey rear	
G3Y	27/06/2017

## Barnwood

17/00163/FUL	MARKS
30 Middle Croft Gloucester GL4 4RL	
Conversion of garage to habitable disabled therapy room, disabled friendly external works, erection of storage shed	
G3Y	14/06/2017

17/00217/FUL	RONM
Shield House 2 Crest Way Gloucester GL4 3DH	
Variation of condition 2 ( Drawing numbers ) to change proposed cladding material on Application no. 16/00896/FUL , which sought variation to Application No. 15/01428/FUL which granted planning permission for the reconfiguration of premises including t	
GSC	12/06/2017
17/00262/FUL	RHIAM
98 Barnwood Avenue Gloucester GL4 3AJ	
Single storey rear extension.	
G3Y	27/06/2017
17/00312/FUL	MARKS
140 Barnwood Road Gloucester GL4 3JT	
Erection of detached house	
REFUSE	01/06/2017
17/00406/FUL	CJR
Sainsbury's Supermarket Barnett Way Gloucester GL4 3RT	
Erection of 1 Automatic Numberplate Recognition Camera, pole and sign alongside associated parking signs within foodstore car park.	
G3Y	14/06/2017
17/00407/ADV	CJR
Sainsbury's Supermarket Barnett Way Gloucester GL4 3RT	
1 no. Automated Numberplate Recognition (ANPR) Sign; 1 no. Entrance Sign; 14 no. Terms and Conditions Sign; 10 no. 3 hours max stay sign; and 5 no. Blue Badge and Parent and Child Sign.	
GFY	14/06/2017
17/00421/FUL	FIONF
140 Barnwood Road Gloucester GL4 3JT	
Erection of single-storey outbuilding in garden	
G3Y	16/06/2017

17/00487/FUL RHIAM  
45 Barnwood Avenue Gloucester GL4 3AE  
Proposed Single Storey Side and Rear Extension and construction of Porch at  
G3Y 30/06/2017

17/00500/LAW RHIAM  
43 North Upton Lane Gloucester GL4 3TD  
Single storey extension and internal alterations  
LAW 27/06/2017

17/00566/PDE RHIAM  
9 Kevin Close Gloucester GL4 3JA  
Erection of Conservatory at rear (depth: 3.35 metres from rear elevation,  
maximum height: 3.3 metres, height at eaves: 2.1 metres)  
ENOBJ 16/06/2017

## **Barton & Tredworth**

17/00289/FUL FEH  
Land R/o 18 Conduit Street Gloucester GL1 4XH  
Erection of part two storey and single storey building comprising of two one  
bed and one two bed apartments.  
REFREA 15/06/2017

## **Coney Hill**

17/00298/FUL RHIAM  
1B Stanway Road Gloucester GL4 4RE  
Single storey rear extension  
G3Y 01/06/2017

## Elmbridge

17/00181/FUL	MARKS
74 Cheltenham Road Gloucester GL2 0LX	
Single storey side and rear extension.	
G3Y 14/06/2017	
17/00329/FUL	FIONF
157 Elmbridge Road Gloucester GL2 0PQ	
Formation of dropped kerb	
G3Y 09/06/2017	
17/00346/COU	RONM
1 Barnwood Road Gloucester GL2 0RU	
Change of use from dwelling house to house for multiple occupation for 9 no.	
GSC 23/06/2017	
17/00360/FUL	MARKS
80 Sandyleaze Gloucester GL2 0PX	
Two storey side and rear extension, single storey rear extension, plus subdivision to create 2 flats	
G3Y 01/06/2017	
17/00366/FUL	RHIAM
42 Manor Park Gloucester GL2 0HG	
Single Storey rear Extension	
G3Y 01/06/2017	
17/00422/FUL	RHIAM
232 Cheltenham Road Gloucester GL2 0JW	
Single storey rear extension.	
G3Y 02/06/2017	

17/00424/FUL RHIAM  
8 Waverley Road Gloucester GL2 0SZ  
Demolition of existing side & rear extension. Replacement rear single storey extension

G3Y 29/06/2017

17/00457/NMA ADAMS  
69 Nine Elms Road Gloucester GL2 0HF  
Garage door to be replaced with personnel door/sidelight arrangement (non - material amendment to permission ref. 16/00374/FUL)

NOB 16/06/2017

17/00497/FUL RHIAM  
14 Coldray Close Gloucester GL1 3QT  
Amendment to approved planning application 17/00105/FUL to include an additional single storey rear element.

G3Y 30/06/2017

## Grange

17/00112/FUL RONM  
91 Grange Road Gloucester GL4 0PT  
Proposed Dwelling to side of existing house

GSC 27/06/2017

17/00326/FUL RHIAM  
4 Sandringham Avenue Gloucester GL4 0QL  
Single storey rear extension

G3Y 22/06/2017

17/00439/FUL RHIAM  
50 Grange Road Gloucester GL4 0PG  
Single storey rear extension.

G3Y 20/06/2017



## Hucclecote

17/00241/FUL RHIAM  
54 Insley Gardens Gloucester GL3 3AY  
Retrospective application for the demolition of the existing single storey rear extension and erection of a new single storey rear extension.

G3Y 01/06/2017

17/00359/FUL MARKS  
Land Rear Of 14 Horsbere Road Gloucester  
Erection of a new detached dwelling with associated access.

G3Y 02/06/2017

17/00438/FUL RHIAM  
21 Lynmouth Road Gloucester GL3 3JD  
Two storey side extension, single storey rear extension and front porch

G3Y 02/06/2017

17/00449/FUL RHIAM  
93 Chosen Way Gloucester GL3 3BX  
Demolition Of Garage, New 2 Storey Side Extension And Loft Conversion

G3Y 22/06/2017

17/00450/FUL RHIAM  
23 Churchdown Lane Gloucester GL3 3QH  
Single storey rear extension.

G3Y 29/06/2017

## Kingsholm & Wotton

17/00208/FUL RHIAM  
145 Oxford Road Gloucester GL1 3ED  
Single storey and two storey rear extension.

G3Y 08/06/2017

17/00357/FUL	RHIAM
95 Oxford Road Gloucester GL1 3EE	
Single storey extension to rear.	
G3Y                    27/06/2017	
17/00427/LAW	RHIAM
19 Kingsholm Square Gloucester GL1 2QJ	
Formation of an access and provision of a driveway with permeable surfacing.	
LAW                    15/06/2017	
17/00445/FUL	RHIAM
6 Heathville Road Gloucester GL1 3DP	
First floor extension to side of property	
G3Y                    22/06/2017	
17/00471/FUL	RHIAM
24 Lansdown Road Gloucester GL1 3JD	
Two storey side extension.	
G3Y                    30/06/2017	
17/00485/LAW	RHIAM
123 Denmark Road Gloucester GL1 3JW	
Construction of a dormer window on the side elevation of 123 Denmark Road.	
LAW                    30/06/2017	
17/00504/PDE	RHIAM
123 Denmark Road Gloucester GL1 3JW	
Single story rear extension	
ENOBJ                08/06/2017	

## Longlevens

17/00185/FUL	MARKS
15 Tainmor Close Gloucester GL2 0XE	
Garage Conversion and Front Extension	
G3Y	12/06/2017
17/00349/LAW	RHIAM
16 Longland Court Gloucester GL2 9HQ	
Single storey extension	
LAW	02/06/2017
17/00401/FUL	RHIAM
34 Westmead Road Gloucester GL2 0XS	
Demolition of existing Conservatory. Erection of a single storey garden room extension to the rear and a garage extension to the side elevation.	
G3Y	22/06/2017
17/00452/FUL	RHIAM
90 Oxstalls Way Gloucester GL2 9JW	
Proposed single storey front extension and two storey rear extension.	
G3Y	20/06/2017
17/00456/PDE	RHIAM
32 Brooklands Park Gloucester GL2 0DP	
Single storey rear extension.	
ENOBJ	02/06/2017
17/00459/LAW	RHIAM
3 Richmond Gardens Gloucester GL2 0DS	
Single story rear extension	
LAW	22/06/2017

17/00524/NMA

ADAMS

University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

Non-material amendments to sports hall and associated proposals approved under planning permission ref. 15/01190/OUT and reserved matters approval 16/00945/REM

NOS96

08/06/2017

## **Matson & Robinswood**

16/01583/FUL

CJR

GCH Development Garnalls Road Gloucester

Construction of 12 no. two bedroom flats and 3no. one bedroom flats and the provision of 21 no. parking spaces with associated hard and soft landscaping.

G3Y

14/06/2017

17/00243/FUL

MARKS

Robins Farm Matson Lane Gloucester GL4 6DZ

Creation of new planning unit and erection of four-bedroomed house and detached garage on land associated with existing farmhouse

G3Y

15/06/2017

17/00479/CONDIT

MARKS

Land Rear 82-94 Badminton Road Gloucester GL4 6AZ

Discharge of conditions 4 (covered bicycle storage), 5 (external roofing materials), 6 (paths and footways), 10 (ground contamination) and 11 (remediation scheme) of planning permission 16/00812/FUL (erection of three x 1 bed bungalows with associated har

ALDIS

28/06/2017

17/00505/NMA

MARKS

48 Bazeley Road Gloucester GL4 6JF

Change of roof to flat roof and location of one wall.

NOS96

15/06/2017

## Moreland

17/00065/CONDIT CJR

Lidl Supermarket Canada Wharf Bristol Road Gloucester GL1 5TE

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

PADIS 05/06/2017

17/00384/FUL

FIONF

35 Wellesley Street Gloucester GL1 4QP

(i) Install external insulation; (ii) Erect single-storey rear extension; and (iii) Enlarge and alter roof of existing two-storey rear extension.

G3Y 23/06/2017

17/00461/FUL

RHIAM

185 Seymour Road Gloucester GL1 5HR

Proposed loft conversion and rear dormer window. Replacement of all interlocking concrete roof tiles with cement fibre slate. Demolition of existing conservatory and erection of a wrap around side/ rear single storey

G3Y 15/06/2017

17/00540/NMA

RHIAM

2B Robinson Road Gloucester GL1 5DL

Non material amendment from previously approved application 16/01512/FUL to include the widening of the window on the front elevation and an adjusted roofline to the rear.

NOS96 01/06/2017

## Podsmead

17/00403/CONDIT

MARKS

7 Podsmead Road Gloucester GL1 5PB

Discharge of Condition Nos 3 (Construction Method Statement), 4 (programme of historic environment work), 5 (disposal of surface water and foul sewage), 6 (landscape scheme), 7 (samples of materials), 11 (future management and maintenance of streets) and

PADIS 29/06/2017

17/00517/NMA

FEH

E G Carter And Co Bybrook House Lower Tuffley Lane Gloucester GL2 6EE

Extension of vertical cladding planks around the South West and South East Elevation corner and adjustments to windows on Ground Floor, Roof lights omitted from North West Elevation and Ceramic panel infill shown to 1No. central windowpane on South East

NOS96 14/06/2017

## Quedgeley Fieldcourt

16/01235/FUL

CJR

Unit F The Aquarius Centre Edison Close Quedgeley Gloucester GL2 2FN

Retention of extractor flue and outside storage to the rear elevation of Unit F.  
(Retrospective application)

GP 14/06/2017

16/01257/NMA

JOLM

Land To East West Of A38 And Naas Lane Quedgeley Gloucester

Non material amendment proposing the provision of doors to the car ports approved for plots 43 and 85 under planning approval 14/01477/REM. Area 4B1

NOS96 08/06/2017

17/00184/FUL

MARKS

Francis And Lewis International Waterwells Drive Quedgeley Gloucester GL2

Extension to existing warehouse and ancillary office / welfare

G3Y 27/06/2017

17/00410/TPO

JJH

Woodrow House 1 Telford Way Quedgeley Gloucester GL2 2AB

Multi-stemmed willow (T1) - fell and remove to facilitate sewage pipe.

TPDECS 06/06/2017

17/00493/CONDIT CJR  
Kingsway Business Park Naas Lane Quedgeley Gloucester GL2 2ZZ  
Discharge of condition 5 (tree protection) and part A of condition 8  
(contaminated land) of planning permission 16/01331/FUL  
ALDIS 27/06/2017

## Quedgeley Severnvale

17/00466/FUL RHIAM  
21 Spey Close Quedgeley Gloucester GL2 4NW  
Single Storey Rear Extension  
G3Y 27/06/2017

17/00536/PDE RHIAM  
16 Welland Road Quedgeley Gloucester GL2 4SG  
Single storey rear extension measuring 2.25 metres to the eaves, 3.4 metres  
to the highest point of the extension and 4.3 metres in depth  
ENOBJ 12/06/2017

## Tuffley

17/00034/FUL MARKS  
2 Pembury Road Gloucester GL4 6UE  
Detached Garage to side, Back single storey extension and two no dormer  
windows to replace existing roof lights.  
G3Y 14/06/2017

17/00297/FUL RHIAM  
17 Beechwood Grove Gloucester GL4 0AQ  
Single storey rear extension and conversion of existing garage into play room.  
G3Y 14/06/2017

17/00382/FUL RHIAM  
25 Campden Road Gloucester GL4 0HY  
Demolition of existing extension and construction of new single storey side  
G3Y 01/06/2017

17/00437/FUL RHIAM  
2 Southern Avenue Gloucester GL4 0AA  
Erection of single storey rear extension and re-building of garage  
G3Y 01/06/2017

## Westgate

17/00073/COU FEH  
5 - 7 Brunswick Road Gloucester GL1 1HG  
Change of use to part of nightclub to pub and restaurant with shared toilets  
and beer garden including new shopfront facing Jennings Walk, windows,  
doors, gates ,fire escape and installation of air conditioning units (amended  
G3Y 09/06/2017

17/00078/FUL FEH  
49 Wellington Street Gloucester  
Change of use from 3 flats to an 8 bedroomed House in Multiple Occupation  
G3Y 29/06/2017

17/00126/NMA FEH  
Former 1 - 3 Wellington Street Gloucester  
Various minor alterations to building approved under permsiion 15/01407/FUL  
NOS96 26/06/2017



17/00153/COU	FEH
5 - 7 Brunswick Road Gloucester GL1 1HG	
Change of use of first and second floors of nightclub (staff and store rooms) to hairdressing salon, office and 7 no. student en-suite bedrooms with 2 communal kitchens and living room/dining areas and creation of new external entrance door. Replacement o	
G3Y	20/06/2017
17/00237/JPA	MARKS
44 - 50 Eastgate Street Gloucester GL1 1QN	
Conversion of second and third floors from Office B1 to Residential (creation of 24 one and two bedroom flats)	
REF	15/06/2017
17/00320/FUL	MARKS
27 Brunswick Road Gloucester GL1 1JE	
Conversion of existing first floor and second floor offices to 2 flats and 1	
G3Y	01/06/2017
17/00354/FUL	FIONF
74 Hempsted Lane Gloucester GL2 5JN	
Erection of two-storey rear and side extension, erection of front porch, and changes to site entrance and front boundary wall.	
REFUSE	15/06/2017
17/00383/CONDIT	ADAMS
Former Gloscat Brunswick Road Gloucester	
Partial discharge of condition 29 (public art) of permission ref. 15/00362/FUL	
PADIS	14/06/2017
17/00394/LAW	MARKS
54 Wellington Street Gloucester	
Application for a Lawful Development Certificate (Proposed Use) to convert two self-contained flats into one self-contained flat	
LAW	20/06/2017

17/00397/CONDIT	CJR
17, 17A And 19 St Johns Lane Gloucester GL1 2AZ	
Discharge of conditions 3 (refuse/recycling storage), 7 (ventilation/odour control equipment), 9 (Noise attenuation) and 11 (noise insulation) for planning permission ref. 16/00993/FUL.	
ALDIS	13/06/2017
17/00399/CONDIT	CJR
17, 17A And 19 St Johns Lane Gloucester GL1 2AZ	
Discharge of conditions 3 (detailed elements of the works), 5 (materials for repairs) and 6 (external materials) of listed building consent ref. 16/00997/LBC	
ALDIS	13/06/2017
17/00442/ADV	FEH
183 Westgate Street Gloucester GL1 2RN	
Replacement of 2no. 48-sheet advertising displays with a digital LED advertising display	
GFY	23/06/2017
17/00482/ADV	FEH
16 - 18 Westgate Street Gloucester GL1 2NG	
Replacement of existing fascia signage with externally illuminated fascia signage, externally illuminated projecting sign and window signage	
GFY	29/06/2017
17/00491/TRECON	JJH
43 Parliament Street Gloucester GL1 1HY	
Remove tree (sycamore) to front of property.	
TCNOB	06/06/2017
17/00562/CONDIT	MARKS
Albion House 77 Southgate Street Gloucester GL1 1UB	
Discharge of Condition Nos 10 (hard and soft landscaping) and 16 (external lighting) of planning permission ref: 15/00672/COU (demolition and alterations to listed building to create 22 dwellings)	
ALDIS	09/06/2017

17/00594/CONDIT

ADAMS

Gloucester Quays Designer Outlet St Ann Way Gloucester GL1 5SH

Discharge of Condition No. 43 (Contaminated Land) on planning permission  
ref: 14/00709/FUL (updated details)

PADIS

23/06/2017

17/00705/TRECON

JUDIA

Barbican Car Park Ladybellegate Street Gloucester

Row of 7 no Lime trees alongside Ladybellegate Street. Prune overhanging  
branches back 2m from inside of temporary boundary fencing to give  
clearance for scaffold to be erected on new building.

TCNOB

29/06/2017

## 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