



Gloucester City Council

Planning Committee

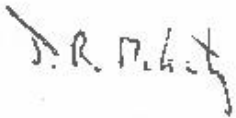
**Meeting: Tuesday, 5th September 2017 at 6.00 pm in the Civic Suite,
North Warehouse, The Docks, Gloucester, GL1 2EP**

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.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 12) To approve as a correct record the minutes of the meeting held on 1st August 2017.
4.	LATE MATERIAL 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.	TUFFLEY PARK - 17/00616/FUL (Pages 13 - 28) Application for determination: Installation of a play park and new footpath on an existing green space area at Tuffley Park.
6.	LAND AT GLOUCESTER BUS STATION - 17/00622/FUL (Pages 29 - 50) Application for determination: Variation of Condition 3 of planning permission 15/01142/FUL for the demolition of buildings, tree removal and redevelopment of site to provide a new bus station, highways and access works, landscaping and associated infrastructure works including provision of emergency

	staircase on existing NCP car park. The variation is for the reduced footprint to the hub element and main building and amendments to the design, height, materials, cycle parking, landscaping and trees on land at Gloucester Bus Station.
7.	PLANNING APPEALS - SUMMARY STATISTICS (Pages 51 - 54) To consider the report of the Head of Planning which presents an overview of the Council's performance in relation to appeals against the refusal of planning permissions as recorded by Government as part of its monitoring of the planning process.
8.	DELEGATED DECISIONS (Pages 55 - 70) To consider a schedule of applications determined under delegated powers during the month of July 2017.
9.	DATE OF NEXT MEETING Tuesday, 3 rd October 2017 at 6.00 pm.



Jon McGinty
Managing Director

Date of Publication: Monday, 28 August 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 Tony 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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- 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.

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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, 1st August 2017

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

Officers in Attendance

Mella McMahon, Development Control Manager

Nick Jonathan, Solicitor, One Legal

Adam Smith, Planning Officer

Tony Wisdom, Democratic Services and Elections Officer

APOLOGIES : Cllr Hansdot

17. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

18. MINUTES

The minutes of the meeting held on 4th July 2017 were confirmed and signed by the Chair as a correct record.

19. LATE MATERIAL

Late material in respect of Agenda item 5, application 17/00196/COU had been circulated.

20. 133, BRISTOL ROAD - 17/00196/COU

The Principal Planning Officer presented the report which detailed an application for change of use of land and building 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.

Councillor Pullen, Ward Member for Moreland, addressed the Committee in opposition to the application.

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Councillor Pullen stated that he was representing the other Ward Members, Councillors Hampson and Stephens and many local residents who were opposed to the application for the following reasons:-

- There was a more than adequate number of gyms within one mile of the site and he cited Fit Gym, The Gym and the 24/7 Gym.
- The area was residential with many elderly people and families with small children.
- Parking in the area was a nightmare as no houses had off-street parking and the situation was aggravated by the Shanghai restaurant and take away outlets in the locality.
- There was concern over noise as the proposal was for a twenty four hour operation and noise would be generated by people coming and going and slamming doors and also from the air conditioning units.
- Light pollution.
- Security issues.

He referred Members to the issues raised on Page 16 of the report and suggested, that should the Committee be minded to grant consent, the following issues could be addressed by condition:-

- Operating hours be restricted to 07.00 - 23.00 hrs.
- The car park should remain open during the above hours.
- Staff should always be present during operating hours.
- The proposed air conditioning units should be repositioned to the Bristol Road end of the Linden Road elevation facing the church.

Ms Harriet Ouroussoff, an immediate neighbour, addressed the Committee in opposition to the application.

Ms Ouroussoff stated that she lived directly adjacent to the car park and the area was residential not mixed use. There was concern over the proposed twenty four hour operation and noise from the air conditioning, from music and from people coming and going and slamming car doors. She advised that bedrooms of the adjacent dwellings were only 20 -30 feet away and there was little general noise in the vicinity at night.

She stated that parking was extremely difficult and the busiest expected time for the gym was between 16.00 and 18.00 hrs which was the time when many residents returned home from work.

She expressed concerns regarding security, that the gates should be closed, and noted that many residents enjoyed sitting in their gardens.

They were happy for the business to be there but not to be operating for twenty four hours. She noted that the air conditioning units at Shanghai were turned off at 23.00 hrs and on Mondays. She asked that the proposed units be relocated to the Linden Road elevation and that the car park gates be closed out of hours. She also advised that the residents of St Stephen's Court had not been notified of the application.

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Susan Long, of Anytime Fitness, addressed the Committee in support of the application.

Ms Long stated that the applicants wished to work with neighbours. She realised that a twenty four hour gym was a new concept and the franchise was successfully operating 123 other twenty four hour gyms in the United Kingdom. She stated that a trickle of customers was expected at night (although this was part of their business model) and measures to manage the impact included:-

- Low volume music only.
- Acoustic flooring.
- Windows closed and not openable.
- Doors close automatically and softly.

She stated that the applicants would be happy to relocate the air conditioning units and the proposed rear location had been suggested by the Planning Officer on visual grounds. They had agreed the fence and the units could be turned off automatically.

She noted that any tenant of the building would have car parking requirements and the parking would be adequate for clients and staff. They would be happy to close the car park at night and she confirmed that the applicants were willing to work with Officers and wanted to be good neighbours.

Councillor Lugg noted that the local parking was worse at night when residents were home. She expressed concern that the premises would not be staffed at all times and she believed that the car park should be open when the gym was operating.

The Chair agreed that the air conditioning units should be relocated and was pleased that the windows were closed and not openable. He understood why the car park would be closed at night.

The Vice-Chair agreed that the air conditioning units should be relocated and believed that car park should be closed at 23.00 hrs. He applauded the applicants' wish to work with neighbours and the neighbours for not wishing to deter the business. He noted that the Committee had to protect the residents' amenities but it would be difficult otherwise to refuse the application on planning grounds.

Councillor Morgan stated that he would not want such an application next to his home. He questioned who would be there to supervise should there be an incident after 21.00 hrs.

He believed that the application would have a significant detrimental effect on the amenity of residents and called for the application to be refused.

Councillor Hanman believed that the application would be better suited to an industrial estate.

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Councillor Finnegan expressed concern that the premises would be unstaffed after 21.00hrs. She believed that there was a duty of care to anyone with health problems.

The Principal Planning Officer advised that proposed health and safety measures included remote video and audio surveillance, an emergency telephone and a defibrillator. He advised that less than five per cent of the usage was anticipated between 22.00 and 05.00 hrs and most of the users were expected to live within a 2 km radius of the premises.

Councillor Joanne Brown asked if twenty four hour gyms were necessary.

The Chair believed that the change of use was acceptable generally and it appeared that Members only needed to discuss the impact on amenity further. He did not consider that the low volume of users at night was such that significant harm would be caused but jnoted that other members considered otherwise.

Councillor Finnegan noted that the target response time for the ambulance service was eight minutes and lack of oxygen caused irreparable damage after four minutes.

Councillor David Brown believed that the Committee had to protect the amenity of residents and he could not support the twenty four hour operation of the premises.

Councillor Toleman believed that there would not be significant numbers of clients to cause a noise nuisance and should Members refuse the application the applicant would go to appeal and be successful.

The Chair noted the low volume of usage expected out of hours and he did not believe that this would cause significant harm to residents.

Councillor Morgan moved that the application be refused due to the adverse impact on the amenity of residents and the motion was seconded by Councillor Finnegan

The Development Control Manager asked for further clarity on the reasons for refusal and the Chair advised noise and disturbance.

The motion was carried and it was

RESOLVED that the application be refused due to the adverse impact on the amenity of residents in terms of noise and disturbance.

21. DELEGATED DECISIONS

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

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RESOLVED that the schedule be noted.

22. DATE OF NEXT MEETING

Tuesday, 5th September 2017 at 6.00pm.

Time of commencement: 6.00 pm

Time of conclusion: 6.40 pm

Chair

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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	5TH SEPTEMBER 2017
ADDRESS/LOCATION	:	TUFFLEY PARK
APPLICATION NO. & WARD	:	17/00616/FUL PODSMEAD
EXPIRY DATE	:	3RD AUGUST 2017
APPLICANT	:	PODSMEAD BIG LOCAL
PROPOSAL	:	INSTALLATION OF A PLAY PARK AND NEW FOOTPATH ON AN EXISTING GREEN SPACE AREA.
REPORT BY	:	CAROLINE TOWNLEY
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is approximately 0.6 hectares in area and is located within the south western corner of Tuffley Park. The site is located within a predominantly residential area bounded by residential properties with Laburnum Road to the south and Podsmead Place to the west. Tuffley Avenue forms the northern boundary of the wider park to the north. The park is currently used for informal recreation and formal sports.
- 1.2 The application is for the installation of an equipped children's play park and is designed to provide an inclusive play facility for children aged between 0 and 14 years of age. The application is submitted by the Podsmead Big Local group and will be funded from the National Lottery funding the group received in 2012.
- 1.3 The proposed play equipment comprises of a spider's cottage, double bay swing and nest swing, seesaw, springer, agility trail, boulder pile, mound with reinforced tunnel, balance waterlilies, boat, baby swing, accessible roundabout, double tower with spider net, cableway with ramp together with two benches and a picnic bench.
- 1.4 The play area would be enclosed by a 1000mm timber and weldmesh fence with a set of pedestrian self-closing gates to the south and 1 vehicular maintenance gates. The proposal also includes the provision of a new footpath to the play area from Laburnum Road.

- 1.5 The play area includes a 30 metre buffer to the rear garden of the closest residential property in Laburnum Road and the front of properties in Podsmead Place.
- 1.6 The siting of the proposed play area allows the retention of the same number of playing pitches within the wider park.

2.0 RELEVANT PLANNING HISTORY

- 2.1 None.

3.0 PLANNING POLICIES

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

Statutory Development Plan

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

Central Government Guidance - National Planning Policy Framework

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

Decision-making

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

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent, or relevant policies are out of date, granting planning permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or
- specific policies in the NPPF indicate development should be restricted.

Authorities should look for solutions rather than problems and decision-takers should seek to approve applications for sustainable development where possible (paragraph 14).

Core planning principles (paragraph 17)

Planning should:

- Be genuinely plan-led;
- Be a creative exercise in ways to enhance and improve places;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Secure high quality design and a good standard of amenity;
- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future, take account of flood risk and encourage the use of renewable resources;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing brownfield land;
- Promote mixed use developments;
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs.

The NPPF includes relevant policy on;

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport, including the statement that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.
- Requiring good design and 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

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

Emerging Development Plan

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

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

- 3.7 Relevant policies from the JCS (Main Modifications) are:

SD1 Presumption in favour of sustainable development

SD5 – Design requirements

SD7 - Landscape

SD15 – Health and environmental quality

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. The Plan is at an early stage and therefore carries limited weight.

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

Gloucester Local Plan, Second Stage Deposit 2002

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

2002 Plan policies

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

FRP.10 (Noise)
BE.6 (Access for All)
BE.13 (Landscape Schemes)
BE.21 (Safeguarding of Amenity)
TR.9 (Parking Standards)
TR.12 (Cycle Standards)
TR.31 (Road Safety)
BE.5 (Community safety)
TR.31 (Road safety)
OS.1 (Protection of Public Open Space)
SR.2 (Playing Fields and Recreational Open Space)

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

CONSULTATIONS

- 4.1 **Highway Authority** – No Highway objection is raised.
- 4.4 **Sport England** – It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England’s Playing Fields Policy, which is presented within its Planning Policy Statement titled ‘A Sporting Future for the Playing Fields of England’.

Sport England’s policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Having assessed the application, Sport England is satisfied that the proposed development meets the following Sport England Policy exception:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

This being the case, Sport England **does not wish to raise an objection** to this application.

- 4.7 **Landscape Architect** – The recommended minimum buffer for a LEAP (Local Equipped Area for Play), which is the type of facility being proposed at Tuffley Park, is 20 metres between the play area fence and the nearest residential property. The proposal for Tuffley Park is to locate the play area 30 metres from the nearest property boundary which exceeds the both the City Council' and local guidance and national guidance from Fields in Trust (formerly the National Playing Fields Association).

5.0 **PUBLICITY AND REPRESENTATIONS**

- 5.1 24 neighbouring properties were notified and a site notice was displayed.
- 5.2 As a result of this publicity 33 letters of representation have been received. Of these letters 32 are objections to the application raising the following issues:
- Concerned about knife crime and disruption being brought to the neighbourhood.
 - No need for the park. There are numerous alternatives within walking distance including in Scott Avenue and The Oval. Quite happy with the facilities already available. Council's funds could be put to better use.
 - Increase in traffic, on-street parking and mopeds. Will not be able to park near our property which is unfair on residents. Also have Blackbridge, rugby and football pitches which generate a large number of vehicles and dangerous parking. Cars parked on both sides of the road will become a dangerous hazard to children wanting to cross the road with blocked vision and for drivers.
 - Money available for the park is a grant with no provision for upkeep and vandalism.
 - Anti-social behaviour by older children is a concern. Such parks appear to be a meeting point for older children and gangs creating noise and disturbance. Already a problem with the use of recreational drugs, drug dealing, sexual activity and drink in the area and gangs of youths congregating in the evening particularly on the log benches. Proposal will make this worse. Concern about vandalism.
 - Consider park will be used for the wrong reasons and parents of young children will not feel safe taking them there to play.

- Peoples concerns have not adequately been taken on board. People were not adequately consulted or kept up to date, consultation evening was not well run. Once the project is finished the community group will distance themselves from it.
- Potential benefits of the park for young people are outweighed by the negatives.
- Too close to residential properties and the Council guidelines on how far away such a project can be from the boundary of a house are flawed because they do not take into account all of the legitimate concerns of residents. Need to provide for litter and appropriate signage. Concerned about litter and broken glass on the football pitches.
- Dogs already allowed to foul on the pavements and no action is taken.
- Entrance to the park from Laburnum Road should be closed with access from Tuffley Avenue.
- This is a very deprived area and the money could be spent in a much better way including through engagement with young people, pavement repair, graffiti cleaning and filling potholes.
- Devaluation of homes and increased house insurance premiums. Car insurance is already more in this area.
- Should be sited away from houses. Would be better to site the playground closer to the clubhouse so that the facilities for children and adults could be used. Do not want children and adults urinating in front of houses as has been done by some football teams.
- Loss of privacy. High climbing frames would allow people to look over into most of our garden.
- Residents concerned about personal security and safety will not feel safe to leave their homes at night. Will be concerned about leaving my house with youths watching.
- Football pitches are very close to the play area which could be dangerous.
- Will be an eyesore.
- Proposal is very unfair on householders living opposite who are all older people. Will increase noise and disturbance. Most residents are retired and do not want screaming children and teenagers hanging around. Will produce a disruptive atmosphere when trying to enjoy time in private garden space. This would disrespect their human rights by disregarding their opposition
- Effect on the character of the area.
- No one has taken into consideration any of our points as a neighbourhood. Feel it is being pushed onto residents and is just a way of parents getting rid of their children without them having to be supervised.
- Overbearing
- Overdevelopment of the site.
- Environmental Impact
- Out of keeping with the area
- Precedent for future development.
- Loss of trees.

5.3 A letter from The Berkeley Domecq Consultancy on behalf of the residents of nos. 1-5 Podsmead Place has been received raising the following additional objections:

- It is understood that the Applicant has claimed support from some 200 plus households but no prior consultation has taken place with the residents of properties most likely to be affected. This would be normal practice for a community project and it is requested that the applicant conducts a consultation exercise with the residents in Podsmead Place and Laburnum Road.
- The layout plan shows a pathway connecting to the existing public access gate in Laburnum Road. This is a large gate set into the railing boundary fence and requires users to slide a lockable 'handle' to open and close the gate. Question whether small children from local housing would be expected to open and close the gate unaided as it appears to be the only means of access to the play park. On the north side, the pathway exits the play park directly onto the adult football pitch buffer area. It appears to encourage them to roam freely across Tuffley Park. Questions what is proposed when football matches or other sports activities are taking place?
- The spiders cottage and agility rail are planned to be located nearest to objectors properties. These items are designed to attract energetic and competitive use and likely to give rise to high pitched shrieking and screaming. The 30 metre buffer extends to the front gardens of properties in Podsmead Place. There is nothing to attenuate noise. Question whether the applicant has properly considered the layout or merely accepted a layout that fits all the play items in the available space.
- Should the expectation be that children using the play park be accompanied by adults and/or supervised a Play Park Attendant. A planning condition of this nature would be extremely difficult to enforce. Even if imposed the play park will create a 'meeting point' for older youths. The play equipment will be potentially misused and damaged and littered with hazardous /potentially dangerous items.
- Nearest parking is in Laburnum Road, Polar Close and Podsmead Place (mainly single lane). Will cause severe congestion, obstruction and inconvenience.
- There is a substantial car parking area at the far end of Tuffley Park (accessed from Tuffley Avenue) but this is further to walk and will not be so conducive.
- There is an open area in the south-eastern corner of Tuffley Park (near the Winget Clubhouse and the car park). Questions why or if it has not been considered.
- Questions what other locations have the applicant considered. Improvements to the Blackbridge site has revitalised it and it appears to have an extensive grassed area that would lend itself to a play park. At Blackbridge there are ample places to park and surrounding properties provide an element of security without suffering the potential nuisances that will be experienced by houses in Podsmead Place.

- It is clear that much more needs to be evaluated and considered before the proposed play park project can proceed.
- Objectors ask that the Council refuse the current application to give the opportunity for other locations to be assessed and reconsider the items of play equipment to be installed to minimise the damaging effects upon neighbouring residents.

5.4 A petition objecting to the application has also been submitted with 31 signatories.

5.5 1 letter of support has been received raising the following issues:

- Received a letter calling for objections to the proposed play park. Sad to hear the news that the park may not be going ahead due to objections.
- Believe the park is something that this area truly needs as it is a family area with lots of young children. Regularly enjoy using the playing fields but a park would add so much more to the area.

5.6 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=17/00616/FUL>

6.0 **OFFICER OPINION**

Legislative background

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 It is considered that the main issues with regards to this application are as follows:

Residential Amenity

6.4 Paragraph 17 of the NPPF provides that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in Policy SD15 of the JCS which provides that new development should not harm local amenity

including the amenity of neighbouring occupants and Policy BE.21 of the 2002 Plan which seeks to protect amenity.

- 6.5 The existing park and application site are located in a predominantly residential area with properties in Podsmead Place and Laburnum Road adjacent to the park. The City Council's guidelines for 'New Housing and Open Space' SPG provides guidance for siting children's play areas near to residential properties. The proposed play area would be classed as a Local Equipped Area of Play (LEAP). The guidelines for such a provision are to provide a minimum 20 metre buffer between the play area fence and the nearest property boundary.
- 6.6 The current National Guidance is provided by Fields in Trust (formerly the National Playing Fields Association) in its document entitled Guidance for Outdoor Space and Play: 2015. This document advises that a "*suitable relationship can be created by using the minimum buffer zones for specific facilities. These off-set distances ensure that facilities do not enable users to overlook neighbouring properties, reducing the possibility of conflict between local residents and those at play*". The recommended minimum buffer zone for a LEAP is 20 metres separation between the activity zone and the habitable room façade of dwellings.
- 6.7 The current layout and siting of the proposed play area provides a 30 metre buffer from the play area fence to the closest rear boundary garden fence of houses in Laburnum Road and 30 metres to the front boundary of properties in Podsmead Place which exceeds both the Councils guidelines and those provided by Fields in Trust.
- 6.8 The land is currently used as an open park with playing pitches and as such is open to members of the public for uses such as dog walking, informal play and formal sports. No trees will be lost as a result of this proposal. There is currently no restriction on its use and there will be noise associated with these activities.
- 6.9 Supervision of children using the play park will be the responsibility of the children's parents or guardians and is not a matter that would be appropriate or reasonable to condition.
- 6.10 The highest point of the agility trail is 2.10 metres; the double tower with spider net is at its highest point 3.08 metres with the spider's cottage a maximum of 4.15 metres to the ridge of the roof.
- 6.11 It is acknowledged that the provision of play equipment on the site will increase activity in this area of the park and there is potential for additional noise and disturbance. However, given that the proposal exceeds the minimum separation distance to residential properties it is considered that this is an acceptable relationship and the proposal would not result in any undue impact in terms of disturbance, overlooking or overbearing impact that would warrant a refusal of planning permission.

- 6.12 Issues relating to the devaluation of property prices and increases in insurance premiums are not material planning considerations that would justify a refusal of planning permission.

Protection of Formal Playing Pitches

- 6.13 A plan has been prepared and submitted in support of the planning application indicating that the existing provision of football and cricket pitch layout and availability and how they can continue to be accommodated with the inclusion of the proposed play area.
- 6.14 On the basis that the development is located on existing playing fields Sport England is a statutory consultee. Sport England have commented that they have considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England'. Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply. In this instance Sport England has confirmed that it is satisfied that the proposed development meets its exception policy E3 on the basis that the proposal will not result in the loss or inability to make use of any playing pitch and no objection is raised to the application.

Highway safety and parking

- 6.15 It is recognised that the proposed play park may generate additional trips to the existing park. However, as the overall use of the site would remain as recreational play space with just the addition of a number of play apparatus the existing space could be utilised for similar levels and trips for varying recreational activities. The Highway Authority does not consider that the play park would generate a significant increase in trips and associated vehicles which would detrimentally impact on highway operation or on-street parking demand, which is unrestricted within the majority of surrounding streets. It would be expected the majority of trips would be generated locally by residents within walking/cycling distance. On this basis the Officer concludes that the introduction of the proposed play area would not result in a detrimental highway safety issue so as to warrant a refusal of planning permission.
- 6.16 The Highway Authority has, however, recommended that two or more Sheffield type cycle stands are provided within or close to Tuffley Park to promote cycle trips and sustainable travel in accordance with the National Planning Policy Framework. The Applicant has been made aware of this recommendation and I am currently waiting for a response as to whether it will be possible to incorporate these into the current scheme.

Alternative locations for the play area

- 6.17 It is understood that the applicant looked at two possible sites for the play area and due to ownership issues the only viable site was Tuffley Park. The Community Group also undertook its own consultation with regards to the proposal prior to finalising the plans and the submission of the planning

application. The applicant has advised that a petition was created by a local resident seeking the provision of a children's play area. Following the receipt of this the Community Group sent a consultation document and covering letter to 280 residents on the Oaklands Park Estate. A further letter was sent to residents inviting them to an open meeting in March 2017 held by the field entrance on Laburnum Road with representatives from play manufacturers, Podsmead Big Local and the City Council available to provide additional information and answer questions.

- 6.18 As part of the formal planning application 24 neighbouring properties were notified of the application in writing and a notice was displayed on site.
- 6.19 The application has to be assessed on the acceptability of the application as submitted and alternative locations cannot be considered as part of the planning process.
- 6.20 Section 7 of the NPPF sets out the importance of good design of the built environment and how it is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Part of the criteria is that decisions should aim to "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion".
- 6.21 The proposed siting and design of the play equipment is considered to have all the components of a well-designed, overlooked, safe and secure area providing benefits to the wider community and limiting the opportunity for anti-social behaviour. How the facility is ultimately used cannot, however, be controlled under the planning system.

Future Maintenance of the Play Area

- 6.22 The play area is located on public open space and the City Council will be responsible for its future maintenance, repair and management following the completion of the project on the same basis that all play areas are maintained on land owned by the City Council.
- 6.23 The Applicant has agreed to fund the purchase and installation of two litter bins within the play area and for the cycle stands as recommended by the Highway Authority. These elements can be secured through a planning condition.

7.0 CONCLUSION

- 7.1 The NPPF advocates a presumption in favour of sustainable development and identifies the three dimensions of sustainable development as economic, social and environmental. Access to high quality open spaces and opportunities for sport and recreation are highlighted as an important aspect of healthy communities.
- 7.2 The site is located within an existing area of public open space currently used for informal recreation and formal sports provision. It is well located within a

residential area. The proposal to provide an equipped children's play area on this land could be undertaken by the City Council under its permitted development rights and the proposal only requires planning permission because it is proposed by a Community Group.

- 7.5 This application has been considered in the context of the policies and guidance referred to above. It is considered that the proposed use, design, scale and siting of the development is appropriate and is in accordance with both the national and local guidelines for equipped children's play areas. The proposal would have an acceptable impact on the amenity of neighbours and no significant adverse impact on the local area, highway safety or the provision of formal playing pitches. The development is therefore considered to be consistent with the policies and guidance referred to in the report and there are no material considerations that indicated that planning permission should be refused.

8.0 RECOMMENDATIONS OF THE HEAD OF PLANNING

That planning permission is granted subject to the following 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 approved Site Location Plan, Fence Detail Plan and Layout Plan received by the Local Planning Authority on 7th June 2017 except where otherwise required by conditions of this permission.

Reason

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

Condition 3

The Play Area shall not be open to the public until litter bins and facilities for cycle parking have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity in accordance with Policy BE.4 of the Second Deposit City of Gloucester Local Plan and to ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities

for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework.

Statement of Positive and Proactive Engagement

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

Decision:

Notes:

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Person to contact: Caroline Townley
(Tel: 396780.)

17/00616/FUL

Tuffley Park
Tuffley Avenue
Gloucester

Planning Committee 05.09.2017



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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	5TH SEPTEMBER 2017
ADDRESS/LOCATION	:	LAND AT GLOUCESTER BUS STATION
APPLICATION NO. & WARD	:	17/00622/FUL WESTGATE
EXPIRY DATE	:	12TH SEPTEMBER 2017
APPLICANT	:	GLOUCESTER CITY COUNCIL
PROPOSAL	:	VARIATION OF CONDITION 3 OF PLANNING PERMISSION 15/01142/FUL FOR THE DEMOLITION OF BUILDINGS, TREE REMOVAL AND REDEVELOPMENT OF SITE TO PROVIDE A NEW BUS STATION, HIGHWAYS AND ACCESS WORKS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS INCLUDING PROVISION OF EMERGENCY STAIRCASE ON EXISTING NCP CAR PARK. THE VARIATION IS FOR THE REDUCED FOOTPRINT TO THE HUB ELEMENT AND MAIN BUILDING AND AMENDMENTS TO THE DESIGN, HEIGHT, MATERIALS, CYCLE PARKING, LANDSCAPING AND TREES.
REPORT BY	:	CAROLINE TOWNLEY
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located adjacent to the south eastern side of the existing city centre bus station to the north east of the city centre. The site is bordered to the north and east by Bruton Way and to the south and west by Station Road. Market Parade runs to the west of the existing bus station. The site is broadly level throughout. The land is partially located within flood zone 2. It lies adjacent to, but not within, Conservations Areas.
- 1.2 The application site is made up of part of a vacant office block known as Grosvenor House, the existing bus station administration offices, public toilets, a cafe and former office block, Bentinck House.

- 1.3 There are trees within the site although a number of trees in Bruton Way have now been removed. Further street trees are located on Station Road and Market Parade. The site falls within an area identified for mixed use allocation within the 2002 Gloucester Local Plan, and is identified as a bus and rail interchange.
- 1.4 The area is typically characterised by 1960's / 70s buildings which includes Grosvenor house, the old bus station office and public toilets and Bentinck House. The area directly to the north-west will form part of the wider Kings Quarter redevelopment scheme which is to be delivered in later phases. To the south-east of the site across Bruton Way is a 5 storey office building, to the west is the core city centre, to the north east is a hotel and the city centre railway station.
- 1.2 The planning application for the new bus station and associated works (ref. 15/01142/FUL) was reported to Planning Committee on 15th December 2015 when it was resolved to grant planning permission subject to conditions. The approved scheme will accommodate "Drive in Reverse Out" facilities for local bus services and a further stand for national coaches, plus further stops in Station Road. The development includes the provision of a small travel information centre and office, public toilets and a kiosk type retail offer together with a café area and staff facilities. It will also provide an enclosed concourse with sufficient seating and waiting areas for passengers, cycle parking. Vehicular access for buses and coaches to the bus station will be via new access arrangements from Bruton Way. The proposal includes drop off bays for both taxis and cars.
- 1.3 The approved scheme includes a series of off-site highways works along Bruton Way, a reconfigured junction to the south from Station Road, and alterations to the exit from the NCP car park to the north as well as widening works proposed on Station Road/Market Parade.
- 1.4 In terms of detail, the approved bus station building is approximately 8.7m at the highest point of its roof. The structure has a supporting column which is relatively slender in profile, and projects to around 14.2m in height. The roof covers the passenger concourse, which is enclosed by a full height glazed screen. At the south-western area of the concourse is the proposed admin building which incorporates the passenger facilities such as toilets and a cafe. Staff facilities and accommodation are at first floor level.
- 1.5 The vehicular entrance to the Bus Station is positioned in the west of the site from Bruton Way directly to the east of the junction with Market Parade and Station Road. For buses travelling from the east along Bruton Way, a right turn into the Bus Station will be facilitated by removing a section of the central reservation. Bruton Way eastbound is restricted to bus-only operation, removing conflict with general traffic and allowing easier movement for buses to turn in and out of the forecourt. Two exit points will filter buses onto Bruton Way eastbound. From the Bus Station, buses travel eastbound to meet a signalised junction with the A430 Bruton Way / Station Approach.

- 1.6 An application under Section 73 of the 1990 Act allows for the variation or removal of conditions associated with an existing planning permission. The current application seeks to vary condition 3 (approved drawings) to allow for a minor material amendment to the approved plans.
- 1.7 The National Planning Practice Guidance (PPG) advises that there is no statutory definition of ‘minor material amendment’ but that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 1.8 The current application proposes changes to the planning permission granted under application no. 15/01142/FUL as a result of detailed construction considerations by the appointed contractor, technical stage design and further survey information being available including utilities. There is also now a requirement to delay the demolition of Bentick House. The submitted drawings propose the following changes to the 2015 permission:
- A reduced footprint to the hub element to avoid an existing sewer.
 - Omission of glazing and use of render finish on the North West elevation to provide for greater flexibility for future development.
 - Design development of roof edge detail to co-ordinate with the structural design and amendments to the roof top plant space and access to the roof.
 - Amendments to the position of the photovoltaic panels.
 - Change in roof profile which results in an increase in height to the top of the roof by 1 metre and top of screen by 1.3 metres.
 - Additional soft landscaping to external works around the station.
 - Relocation of the proposed cycle parking in the northern corner.
 - Reduction in the main building footprint by the removal of the single storey bay in the northern corner to allow construction with Bentinck House left in situ (until future development).
 - Removal of an additional tree adjacent to the taxi rank in Station Road and planting an additional replacement tree.
 - Additional clarification on external works materials and street furniture.
- 1.9 Since the submission of the planning application further revised plans have been submitted proposing the following further amendments to the submitted plans:
- Removal of the roof plant screen and associated steelwork to reflect the reduced amount and size of plant on the roof.
 - Removal of the roof access enclosure and introduction of a roof hatch.
 - Details of the roof mounted plant consisting of a bank of 8 condenser units for the multi-split heating (460mm long x 1200mm wide x 1200mm high) and cooling system together with an air handling unit for the public toilets (1000mm long x 800mm wide x 600mm high).
 - A further minor revision to the roof verge profile.
 - Amendments to the proposed lighting columns.
 - Provision of an updated landscape masterplan amended to relocate the cycle stands at the east entrance so that they are undercover.

2.0 RELEVANT PLANNING HISTORY

2.1 Planning permission was granted subject to conditions for the demolition of buildings, tree removal and redevelopment of site to provide a new bus station, highways and access works, landscaping and associated infrastructure works including provision of emergency staircase on existing NCP car park on 17th December 2015 (15/01142/FUL).

2.2 The following applications have subsequently been received to address the conditions attached to 15/01142/FUL:

16/00450/CONDIT - Partial discharge of conditions 6 (Environmental Management Scheme), 11 (Treatment to Elevations) and 17 (Bats) of permission 15/01142/FUL. Discharged 3rd January 2017.

17/00623/CONDIT - Discharge of conditions 13 (hard and soft landscaping works) and 14 (Landscape scheme) on planning permission ref. 15/01142/FUL. Pending consideration.

17/00666/CONDIT - Discharge of conditions 4 (foundation design and ground works - archaeology) and 10 (drainage plans for surface water and foul sewage) of planning permission 15/01142/FUL. Pending Consideration.

3.0 PLANNING POLICIES

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

Town and Country Planning Act 1990: Section 73

Statutory Development Plan

3.2 The statutory Development Plan for Gloucester remains the partially saved 1983 City of Gloucester Local Plan ("1983 Local Plan").

3.3 Paragraph 215 of the National Planning Policy Framework ("NPPF") states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*'

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

Central Government Guidance - National Planning Policy Framework

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

Decision-making

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

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

Authorities should look for solutions rather than problems and decision-takers should seek to approve applications for sustainable development where possible (paragraph 14).

Core planning principles (paragraph 17)

Planning should:

- Be genuinely plan-led;
- Be a creative exercise in ways to enhance and improve places;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Secure high quality design and a good standard of amenity;
- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future, take account of flood risk and encourage the use of renewable resources;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing brownfield land;
- Promote mixed use developments;
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs.

The NPPF includes relevant policy on;

- Building a strong, competitive economy
- Ensuring the vitality of town centres

- Promoting sustainable transport, including the statement that development should only be prevented on transport grounds whether the residual cumulative impacts of development are severe.
- Requiring good design and 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

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

Emerging Development Plan

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

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

- 3.7 Relevant policies from the JCS (Main Modifications) are:

SP1 - The need for new development
 SP2 – Distribution of new development
 SD1 – Presumption in favour of sustainable development
 SD4 – Sustainable design and construction
 SD5 – Design requirements
 SD7 – Landscape
 SD9 – Historic Environment

SD15 – Health and environmental quality
INF1 – Transport network
INF2 – Safety and efficiency of the 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. The Plan is at an early stage and therefore carries limited weight (*we are not currently making any references to the policies in the Plan given its early stage. However, if an application relates to a proposed site allocation this would be clarified in the Plan*)

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

Gloucester Local Plan, Second Stage Deposit 2002

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

2002 Plan policies

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

Policy B.10 (Trees and hedgerows on Development sites)
Policy BE.1 (Scale Massing and Height)
Policy BE.2 (Views and Skyline)
Policy BE.5 (Community Safety)
Policy BE.6 (Access for all)
Policy BE.7 (Architectural Design)
Policy BE.21 (Safeguarding of Amenity)
Policy BE.31 (Preserving sites of archaeological interest)
Policy BE.32 (Archaeological assessment)
Policy BE.33 (Archaeological field evaluation)
Policy BE.34 (Presumption in favour of preserving Archaeology)
Policy BE.36 (Preservation in situ)
Policy BE.37 (Protecting and Preserving Archaeology)
Policy FRP.1a (Development and flood risk)
Policy FRP.6 (Surface water run off)
Policy FRP.10 (Noise)
Policy FRP.11 (Pollution)
Policy FRP.15 (Contaminated land)

Policy S.4 (The bus station site)
Policy ST.4 (Reducing travel by car and promoting other means of travel)
Policy TR.22 (Enhancing the bus and rail interchange)
Policy TR.31 (Road safety)
Policy TR.32 (Protection of cycle/pedestrian routes)
Policy TR.33 (Providing for cyclists/pedestrians)
Policy TR.41 (Railway station)

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

CONSULTATIONS

- 4.1 **Highway Authority** – The application seeks to revise some of the approved drawings submitted under reference 15/01142/FUL. The main transport related change is that the cycle stands have been moved from the screening wall on the Bruton Way side. The proposed move is acceptable; however, the stands would be best placed under the canopy to provide some shelter from the weather.

No highway objection is raised subject to the undischarged previously recommended conditions being attached to any new permission.

- 4.2 **Lead Local Flood Authority (LLFA)** – The principle, viability and technical ability of the proposed water drainage strategy has not been altered by the variation of condition 3. Therefore the proposal still conforms with the NPPF in terms of surface water flood risk and the Non-statutory Technical Standards for Sustainable Drainage Systems and no objection is raised.

- 4.2 **Network Rail** – No objection subject to requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

- 4.3 **Historic England** – Do not wish to offer any comments and suggest that the views of the City Council's specialist Conservation and Archaeological Officers are sought.

- 4.4 **Civic Trust** – Planning permission should be refused. The panel maintains its opposition as outlined in September 2015:

- The subsequently approved new bus station was too small then to serve the public transport needs of an expanding city for the next 50 years. To make it even smaller, and lose the information centre and drastically reduce the public toilets is unacceptable.
- The previous decision was made to avoid demolishing more of Grosvenor House (one of the city's ugliest buildings). Now, an even smaller bus station is proposed to avoid knocking down Bentinck House (another building of no merit).

- The whole plan for the King's Quarter, including the bus station, needs to be re-visited following the appointment by the City Council of new development partners.
- The amended plan means that eight of the ten trees on the site will have disappeared, some of which were mature and once shaded the animals in the old livestock market. The new bus station needs to be moved to use more of the old bus station on a more generous site avoiding the trees. This would also improve pedestrian access on the hospital/railway station/bus station/ King's Square axis.
- Under the amended plan the pedestrian desire line is blocked by a huge barrier, which visually isolates the new building, and by the retained Bentinck House.
- Access is further hindered by the highway arrangements which create increased traffic circulation via two new junctions to Bruton Way.
- Fear that the loss of the information centre will mean no surveillance/supervision on a day to day basis and Gloucester bus station will retain its unenviable reputation as a very unpleasant place to be, especially at night.
- The panel regrets the proposed amendments because we like the architects' design concept, even though the quality of materials appears to have been diminished.

4.6 **Environment Agency** – Have reviewed the details submitted from a flood risk perspective and no objections are raised to the amended plans.

It should be noted that the River Twyver culvert runs adjacent to Bentinck House as indicated in the response to the original application. It is advisable that the exact location of the River Twyver culvert is ascertained by the developer before any plans for the demolition of the building is prepared.

The Environment Agency wish to be afforded the opportunity to pursue the provision of improved access to this culvert as part of any redevelopment works.

Any works (including demolition) in, under, over or within 8 metres of the River Twyver will require the prior formal permission of the Environment Agency under the Environmental Permitting Regulations.

4.7 **Environmental Health Officer** – No objection to the proposed amendments subject to the inclusion of the original conditions.

4.8 **City Archaeologist** – The changes do not affect the below ground issues to any important extent. No objection subject to the retention of the archaeological conditions.

4.9 **Conservation Officer** – Raises no objection to the application but raises the following concerns:

- Current application to vary the design will result in the loss of high quality materials, in particular the omission of glazing and stone cladding with a render finish.

- The reduction in the size of the bus station is not objectionable but it is disappointing that the retention of Bentinck House during the construction phase will constrain the development proposal.
- The further loss of a tree is also a key concern, trees are important to the city streetscape and add character to the area therefore it is important that trees are retained or if replanted that these are already semi mature to provide some form of replacement landscaping.

The Conservation Officer has confirmed that the amendments to the roof plant are acceptable and reduce the impact of services on the wider street scene.

Due to the prominent location of the development the new transport hub should utilise high quality and locally distinctive materials to reflect the character and appearance of the local streetscape and surrounding conservation areas. Recommends that the conditions from the 15/01142/FUL application be applied to any consent issued.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 126 Neighbouring properties were notified and press and site notices were published.

5.2 As a result of this publicity 1 letter of objection has been received raising the following concerns:

- Proposed changes will adversely affect bus and coach user amenities, will not reduce traffic dominance in this part of the City centre and will not increase the attractiveness of pavement routes around the development.
- Revised toilets are far too small to serve a bus/coach hub of this size and importance. Separate sex washrooms have disappeared from the design, will result in queuing, no outward opening cubical doors for users needing a grab rail, cloakroom type finger basins will result in wet floors. No need for a second door into disabled person's toilet directly from the street.
- City Council should make further revisions to the general arrangement plan to ensure the toilets are of an adequate size and that the hub building does not present a blank and detracting frontage to Station Road.
- Updating the bus station hub design should also take account of the latest national guidance for new public buildings and transportation hubs to have a standard BS8300 "changing places room" facility. See House of Commons "Building for Equality" report HC 631 dated April 2017.
- The Landscape Master Plan does not take account of the latest changes being made to pedestrian pathways around the hub building, both in response, first, to recent requests made to Gloucestershire County Council by the National Federation of the Blind UK, and secondly, to new guidance in the April 2017 "Building for Equality"

report HC 631 that pedestrians should not have to share space with drivers or cyclists.

- Bicycle stands should not be positioned next to frontages, when it will interrupt people moving along the street, and to and from the rail station. The newly proposed cycle stands against the wall next to the bus station concourse entrance in Station Road could move away from the hub building onto the build-out near the Bruton Way junction, where they may attract more use by cyclists travelling into the centre from the Asda direction.
- Guard railing at the edges of roads and at staggered pedestrian crossings is known to encourage traffic to dominate and public space. The approach followed successfully in places such as High Street, Kensington in London, and advocated in national "Manual for Streets" guidance, is to tighten corner radii, and provide wide signal crossings, not with guard-railed sheep pen refuges, but with deep central islands. The landscape master plan submitted for approval should be modified to follow these principles. The change will make traffic less dominant; it will enhance pavement surfaces, along the whole of the major desire line route from the rail station and Station Hotel, towards the bus station feature screen, and then along the Registry Office Building frontage and on into the city centre.

5.6 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=17/00622/FUL>

6.0 **OFFICER OPINION**

Legislative background

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 It is considered that the main issues with regards to this application are as follows:

Policy Background

- 6.4 The 2002 Local Plan identified this area of the City as within an area identified for mixed use development and is identified as a bus and rail interchange. Clearly this proposal is for an enhanced and modern bus station facility, in close proximity to the railway station. It will provide a much enhanced environment for passengers, and will be in clear sight of the railway station, which should encourage interchange between the two facilities. This was encouraged by Policy TR.23 of the Local Plan. As this development is intended as phase one of a wider regeneration of adjoining sites, which is in line with the mixed use allocation of the Local Plan, the principle of this proposal is in line with long standing ambitions for this area of the city. The principle of this proposal is therefore considered to be in accordance with policies S.4 & TR.23 in the 2002 Local Plan.

Design

- 6.5 The site is located within the prominent gateway to Gloucester's City centre; however in this instance the site is not within a designated conservation area but is adjacent to a number of conservation areas including the city centre designation. The scheme will however be highly prominent due to its gateway location and as a result provides an opportunity to create a high quality contemporary and landmark building.
- 6.6 The current application seeks to vary condition 3 of planning permission 15/01142/FUL to allow minor design changes following the grant of planning permission in December 2015.
- 6.7 The first phase of demolition involving part of Grosvenor House, The Pavilion and edge of the bus station canopy has now been completed.
- 6.8 Assessment of the current application should be limited to consideration of the impact of the design changes set out at paragraphs 1.8 and 1.9 of this report, since the principle of development is firmly established by the existing planning permission. The proposal remains acceptable in terms of the principle of development, flood risk, archaeology, amenity and highways.
- 6.9 The main planning impacts resulting from the proposed design changes relate to the reduction in the size of the 'hub' element to avoid an existing sewer. The reduction in the size of this element has necessitated internal amendments and while it is still proposed to provide a café, customer toilets, baby changing facilities and management offices on the ground floor the number of toilet cubicles has reduced from 6 to 2 female and from 4 to 2 male cubicles. Whilst these changes to the internal arrangements will reduce the availability of customer facilities this is not however a material land use planning consideration that would result in the amended plans being unacceptable. Other issues raised by the objector relate to matters covered by separate legislation and issues previously approved under the previous planning application.
- 6.10 It is also proposed to further reduce the main footprint of the building with the removal of a single storey bay in the northern corner to allow construction with

Bentinck House left in situ. It is necessary to retain Bentinck House in the short term due to operational and contractual arrangements and it is now not possible to demolish the building in advance of the bus station being constructed.

- 6.11 The further design changes relate to the roof profile and overall increase in height by 1 metre to the top of the roof and 1.3 metres to the top of the screen both of which are considered to be minor in nature and acceptable in design terms.
- 6.12 Concern has also been raised in relation to the loss of an additional tree adjacent to the existing taxi rank in Station Road. Whilst regrettable the tree is required to be removed due to detailed service and highways considerations which have come to light as the construction design stages are completed. The current plans propose an additional replacement tree as compensation.
- 6.13 The cycle parking has been relocated to allow for an external door to be provided to the proposed disabled toilet in the South West elevation. The cycle parking has now also been repositioned so that they are under the roof canopy as recommended by the Highway Authority.
- 6.14 While the application site is not within a Conservation Area, it does lie adjacent to Conservation Areas. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that where an area is designated as a conservation area *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area'*. Chapter 12 of the National Planning Policy Framework (2012) sets out the importance of protecting and enhancing the historic environment, and conserving heritage assets in a manner appropriate to their significance. In particular, paragraph 131 states that in determining planning applications, local authorities should take account of *'the desirability of sustaining and enhancing the significance of heritage assets'*.
- 6.15 Concerns have been raised by the Conservation Officer about the replacement of the originally proposed glazing and stone cladding with render on the rear (North West) elevation. The Agent has indicated that these amendments are to allow for greater flexibility and to future proof the development against the evolving proposals for the wider Kings Quarter development. It is anticipated that the new buildings on the old bus station site will abut the new bus station.
- 6.16 It is considered that overall the proposals will have a positive effect on adjoining the Conservation Areas, and are therefore acceptable in terms of their impact on these heritage assets. The Conservation Officer has raised no objections to the amended drawings.
- 6.1 Concerns have been raised about the design, appearance and siting of the facility from the Civic Trust. However the current application only relates to relatively minor changes to the size and design of the approved scheme.

7.0 CONCLUSION

- 7.1 Overall the proposed changes to the design are considered to be relatively minor in nature and are considered to be insignificant in the context of the original planning permission and therefore are acceptable as a minor material amendment. The proposed variation of condition 3 is therefore considered acceptable.
- 7.5 This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highways, drainage, archaeology, impact upon the amenity of any neighbours and the adjacent Conservation Areas. The proposal is considered to be acceptable and accordingly permission should be granted.
- 7.6 Since approval of the new application will create a new standalone planning permission, the conditions on the existing permission will need to be replicated other than where they are updated by the new plans and drawings.

8.0 RECOMMENDATIONS OF THE HEAD OF PLANNING

That planning permission is granted subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before 17th December 2018.

Reason

Required to be imposed by Sections 73 and 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

No condition 2 to reflect the original planning permission ref. 15/01142/FUL.

Condition 3

The development hereby permitted shall be carried out in accordance with the approved drawings comprising:

- Application form
- Planning Statement
- Design and access Statement
- 6802-BDP-XX-00-PL-A-200001 (Site Location Plan)
- 6802-BDP-XX-01-PL-A-200002 (Existing Plan and Proposed Demolition)
- P2006802-BDP-EL-A-20004 (Existing Elevations)
- GBS-BDP-XX-00-PL-A20005 P06 (Proposed Ground Floor)
- GBS-BDP-XX-01-PL-200005 P06 (Proposed First Floor)
- GBS-BDP-XX-02-PL-A-200005 P05 (Proposed Roof Plan)

- GBS-BDP-XX-XX-EL-A-000001 P07 (Proposed Elevations)
- GBS-BDP-XX-XX-SE-A-000001 P03 (Proposed Sections)
- GBS-BDP-XX-XX-PL-L-900001 P10 (Landscape Masterplan)
- XX-01-PL-L-101 Rev A (Tree Removal and Retention Plan)
- 5133196-ATK-TP01-EX-D-0500 Rev P2 (Existing Highway Layout)
- 5133196-ATK-TP01-DR-D-0501 Rev P10 (Phase 1 Off-Site Highways Work)

except where otherwise required by conditions of this permission.

Reason

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

Condition 4

No development, other than demolition to slab level only, shall commence until a detailed scheme showing the complete scope and arrangement of the foundation design and ground works of the proposed development (including drains and services) has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved scheme.

Reason

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

Condition 5

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

A. Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).
- (iv) This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'

B. Submission of Remediation Scheme

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

C. Implementation of Approved Remediation Scheme

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

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

D. Reporting of Unexpected Contamination

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

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

E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

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

Reason

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

Condition 6

Prior to commencement of the development hereby permitted, an Environmental Management scheme for the demolition works shall be submitted to and approved in writing by the Local Planning Authority which specifies mitigation measures in respect of the following issues in order to prevent nuisance. The demolition works shall not be commenced until the approved scheme has been implemented and made fully operational, and thereafter it shall be operated and maintained, as long as demolition works continue. The scheme shall include details of how dust will be qualitatively monitored:

1. Dust from demolition
2. Dust from groundworks
3. Dust from haul roads
4. Dust from stockpiles and material handling/removal
5. Light from security compounds
6. Storage of waste
7. Keeping highways clear of mud

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002). The information is required upfront to ensure demolition works do not have an unacceptable impact.

Condition 7

Prior to commencement of any works other than demolition works, an Environmental Management scheme for subsequent remediation, preparatory and construction works shall be submitted to and approved in writing by the Local Planning Authority which specifies mitigation measures in respect of the following issues in order to prevent nuisance. No works other than demolition works shall commence until the approved scheme has been implemented and made fully operational, and thereafter it shall be operated and maintained, as long as the works continue. The scheme shall include details of how dust will be qualitatively monitored:

1. Dust from groundworks
2. Dust from haul roads
3. Dust from stockpiles and material handling/removal
4. Light from security compounds
5. Storage of waste
6. Keeping highways clear of mud

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

No materials or substances shall be burnt within the application site during the demolition, remediation or construction phases.

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

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

Reason

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

Condition 10

Prior to any development other than demolition works commencing, a scheme containing detailed drainage plans for surface water and foul sewage shall be submitted to and approved by the Local Planning Authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SuDS), and should be supported by modelling/simulations of the scheme to demonstrate it is technically feasible. Details of the flood flow exceedance routes shall also be provided. In particular, the proposals shall make clear

how the water quality objectives set out in National SuDS guidelines are to be achieved. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

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 sustainable objectives of Gloucester City Council and Central Government and policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 11

Prior to the commencement of development, full details of proposed treatments to building elevations remaining after demolition works shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

As sufficient details were not provided in the planning application, and in accordance with policy BE.7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 12

Prior to any above ground construction works being carried out, full details and/or samples of the following items shall be submitted to and approved by the Local Planning Authority.

- Samples of all external materials.
- Product details of all street furniture and lighting.
- Section drawings for screens around the bus station.
- Scaled drawings for new external escape staircase for car park.
- Detailed information on signage across the site.
- Details for historic interpretation on the site and proposed public art.

Development shall be carried out in accordance with the approved details.

Reason

As sufficient details were not provided in the planning application, and in accordance with policy BE.7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 13

No above-ground construction works shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

As sufficient details were not provided in the planning application, and in accordance with policy BE.7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 14

No above-ground construction works shall take place until a landscape scheme has been submitted to and approved in writing by the local planning authority. The submitted design shall include scale drawings and a written specification clearly describing the species, sizes, densities and planting numbers.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policy BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 15

The landscaping scheme shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policies BE4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 16

Prior to commencement of construction works details of the construction phasing of the highway works as shown on plan no 5133196-ATK-TP01-DR-D-0501 Rev P10 shall be submitted to and approved by the Local Planning Authority. These shall be broadly in accordance with the details in Appendix H of the submitted transport assessment. The highway works shall then be completed in all respects in accordance with the approved details prior to the commencement of operation of the Bus Station.

Reason

To ensure safe and suitable access is retained for existing commercial and residential businesses during the construction phase and for the development in accordance with Paragraph 32 of the National Planning Policy Framework and policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 17

The demolition of Bentinck House (building 3) and former staff area (building 2b) shall be carried out in the presence of an ecologist holding a relevant bat licence. If bats are found then all work on that building should cease while a licence is applied for and measures for translocation put in place. Full details of such measures to be taken shall be submitted to and approved by the Local Planning Authority. Demolition works shall only resume when translocation to an alternative acceptable site, in accordance with the approved details, has been completed.

Reason

For the protection of a European protected species if found on the site, and in accordance with policy B.7 of the Second Deposit City of Gloucester Local Plan (2002).

Notes

1. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
2. The Wildlife and Countryside Act 1981 (as amended) contains provisions relating to the protection of nesting birds which must be complied with in relation to the removal of trees and demolition of buildings.
3. Any works (including demolition) in, under, over or within 8 metres of the River Twyver will require the prior formal permission of the Environment Agency under the Environmental Permitting Regulations.
4. In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Decision:

Notes:

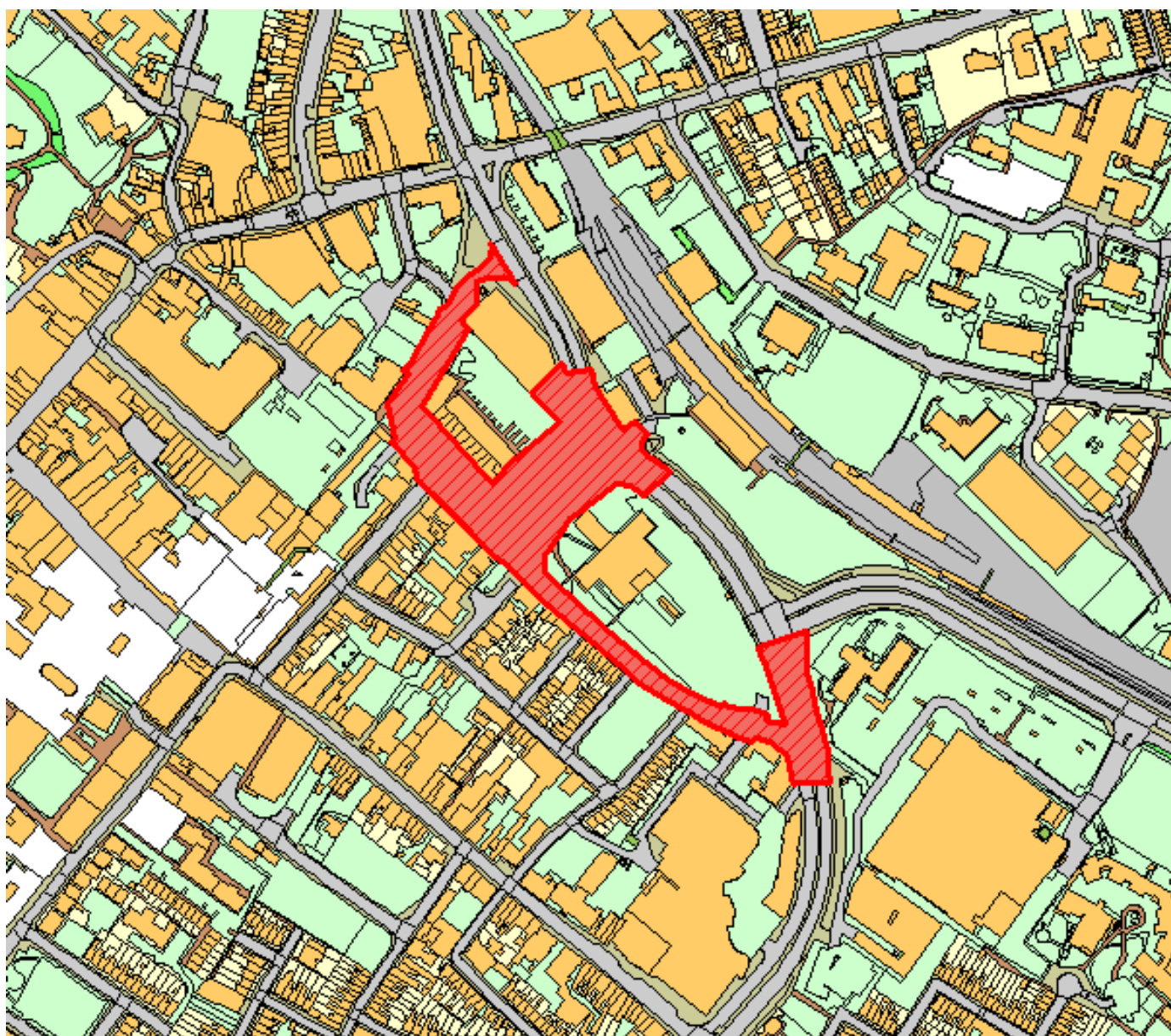
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Person to contact: Caroline Townley
(Tel: 396780.)

17/00622/FUL

Land At Gloucester Bus Station
Market Parade
Gloucester

Planning Committee 05.09.2017



Gloucester City Council

Meeting:	Planning Committee	Date:	5 September 2017
Subject:	Planning Appeal – Summary Statistics		
Report Of:	Head of Planning		
Wards Affected:	All		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Anthony Wilson, Head of Planning Tel. 396830 <u>Anthony.wilson@gloucester.gov.uk</u>		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 This report presents an overview of the Council's performance in relation to appeals against the refusal of planning permissions as recorded by Government as part of its monitoring of the planning process.

2.0 Recommendations

- 2.1 Planning Committee is asked to **NOTE** the report.

3.0 Background and Key Issues

- 3.1 The Department of Communities and Local Government (DCLG) collects a range of data from Local Planning Authorities (LPAs) in order to monitor the performance of LPAs. As part of the monitoring process, DCLG sets out a 'threshold' above which any LPA which does not achieve the required performance level can be considered for 'designation' as part of this process. Such 'designation' can include the loss of an LPA's powers to determine planning applications.
- 3.2 The threshold is set in respect of the overturn of an LPA's decision at any subsequent appeal. In this respect, an LPA is considered to be failing if more than 10% of its planning decisions are subsequently overturned at appeal. DCLG statistics in this respect are held within Tables 152 (Major Developments) and 154 (Minor and Other Developments). The Tables provide information over a two year

rolling programme, the most recent update of the Tables provides information for the period June 2014 to June 2016 and is publicly available. The table below sets out the City Council's performance and provides a comparison to national performance.

Number of decisions	Number overturned	Overturned (%)	Overturned (%) (National Av.)
55	1	1.8	2.8
Number of decisions	Number overturned	% overturned	% overturned (National Av.)
1127	3	0.3	1.2

- 3.3 The figures above illustrate that the Council is performing well in terms of the 'quality' of its planning decisions as measured by DCLG.
- 3.4 In addition to the statutory returns that are made to DCLG, the Council does hold more recent performance information for the financial year 2016/17 which has been provided to DCLG and will be included in future updates of Tables 152 and 154. In 2016/17, the Council issued 1272 planning decisions; of this number, only one was overturned at appeal.
- 3.5 Going forward, it is proposed that Committee will receive quarterly updates on these performance measures and updates to Tables 152 and 154 when these are published.

4.0 Asset Based Community Development (ABCD) Considerations

- 4.1 None arising from this report.

5.0 Alternative Options Considered

- 5.1 All LPAs are required to submit data returns to DCLG as part of the performance monitoring process.

6.0 Reasons for Recommendations

- 6.1 The report presents an update on the Council's performance as an LPA.

7.0 Future Work and Conclusions

- 7.1 Further updates will be provided to Committee on a quarterly basis to allow for the reporting of this performance information.

8.0 Financial Implications

8.1 None arising from this report. The provision of data returns to DCLG forms part of normal working procedures.

(Financial Services have been consulted in the preparation this report.)

9.0 Legal Implications

9.1 None arising from this report. The provision of data returns to DCLG forms part of normal working procedures.

(One Legal have been consulted in the preparation this report.)

10.0 Risk & Opportunity Management Implications

10.1 The information provided to DCLG is part of the Council's role as an LPA and returns are provided as part of normal working procedures.

11.0 People Impact Assessment (PIA):

11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, therefore a full PIA was not required.

12.0 Other Corporate Implications

Community Safety

12.1 None.

Sustainability

12.2 None.

Staffing & Trade Union

12.3 No impacts.

Background Documents: None

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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

5th September 2017

DELEGATED DECISIONS

1ST – 31ST July 2017

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

Abbeydale

17/00317/FUL	MARKS
6 Filbert Close Gloucester GL4 5EX	
(i) Demolition of garage and shed/store; (ii) erection of new house next to existing house; (iii) creation of new vehicular and pedestrian entrance; and (iv) addition of front porch, bay window and single-storey rear extension to	
G3Y	12/07/2017
17/00589/LAW	RHIAM
49 Bittern Avenue Gloucester GL4 4WG	
Single Storey rear Extension	
LAW	27/07/2017
17/00596/FUL	RHIAM
32 Badger Close Gloucester GL4 5EY	
Single Storey rear extension and insertion of two windows to the existing side elevation of the bungalow.	
G3Y	12/07/2017
17/00604/FUL	RHIAM
42 Swift Road Gloucester GL4 4XQ	
Single storey rear extension	
G3Y	27/07/2017
17/00613/PDE	RHIAM
47 Swift Road Gloucester GL4 4XH	
Single storey rear extension (measuring 4.5 metres in depth, 2.8 metres to the eaves and 2.8 metres to the highest point of the extension).	
ENOBJ	04/07/2017

Abbeymead

17/00435/FUL MARKS
5 Saturn Close Gloucester GL4 5UP
Side extension to side of property to provide sufficient living space for the
REF 20/07/2017

17/00537/FUL FIONF
2 Oakridge Close Gloucester GL4 4SE
Erection of conservatory to the rear
G3Y 13/07/2017

Barnwood

17/00026/COU JOLM
Former Record Securicor Ancillary Building Eastbrook Road Gloucester GL4
Change of use of existing warehouse to training centre in conjunction with
adjoining education unit occupied by Eastbrook Education Trust , including
internal alterations and retention of external cladding.
G3Y 20/07/2017

17/00117/FUL ADAMS
Coney Hill Rugby Club Metz Way Gloucester GL4 4RT
Variation of Condition 3 (Restriction of Hours of Operation) on Planning
Permission Ref: 13/01227/FUL to allow opening of the hot food catering unit
from 1500hours to 0100hours Sunday to Thursday and from 1500hours to
0300hours Friday and Saturday (evenin
REF 20/07/2017

17/00486/FUL MARKS
24 York Road Gloucester GL4 3AZ
Demolition of existing outbuilding and erection of two-storey dwelling
REF 18/07/2017

17/00496/FUL FIONF
12 Stowell Mews Gloucester GL4 3GA
Proposed Two Storey Side Extension and Single Storey Rear Extension Plus
Removal Of Structurally Flawed Bay
G3Y 05/07/2017

Barton & Tredworth

17/00086/FUL CJR
Asda Supermarket Bruton Way Gloucester GL1 1DS
Change of use of part of store car park to a petrol filling station, ancillary
drive to pay kiosks and associated infrastructure.
G3Y 27/07/2017

17/00651/NMA MARKS
14 Charles Street Gloucester GL1 4AG
Proposed non-material amendment (revised internal layout, additional roof
lights, wider external door, additional external door) to planning permission
13/00002/FUL (Change of use of building to place of worship and community
centre and construction of a
NOS96 20/07/2017

Elmbridge

17/00347/FUL FIONF
15A Sisson Road Gloucester GL2 0RJ
First floor rear extension to dwelling
G3Y 27/07/2017

17/00478/FUL CJR
G R Lane Health Products Ltd Sisson Road Gloucester GL2 0GR
The installation of a two storey Portakabin building for use as an office
facility. To be hired from Portakabin for a period of 5 years.
G3Y 14/07/2017

17/00481/FUL RHIAM
26 Blinkhorns Bridge Lane Gloucester GL2 0SL
First floor side extension.
G3Y 03/07/2017

17/00514/COU FEH
Queens 67 Barnwood Road Gloucester GL2 0SF
Change of use from existing garage to Office and changes to fenestration and
G3Y 20/07/2017

17/00620/PREAPP FEH
15 Waverley Road Gloucester GL2 0SZ
Demolition of existing garage and fence and erection of 3 bed house
CLOSED 20/07/2017

Grange

17/00463/FUL RHIAM
8 St Davids Close Gloucester GL4 0PX
Proposed new domestic garage
G3Y 12/07/2017

Hucclecote

17/00119/FUL FIONF
87 Chosen Way Gloucester GL3 3BX
Single Storey Rear Extension
G3Y 27/07/2017

17/00591/PDE RHIAM
42 Gilpin Avenue Gloucester GL3 3DE
Erection of a conservatory to the rear.
EOBJ 07/07/2017

17/00614/PDE RHIAM
36 Barnacre Drive Gloucester GL3 3DQ
single storey rear extension (depth: 5 metres from rear elevation of original dwellinghouse, maximum height: 2.1 metres, height of eaves: 2.1 metres)
ENOBJ 04/07/2017

17/00667/PDE RHIAM
88 Gilpin Avenue Gloucester GL3 3DF
Erection of conservatory (depth of 4 metres, maximum height of 2.7 metres and 2.3 metres to the eaves).
ENOBJ 20/07/2017

Kingsholm & Wotton

17/00104/FUL MARKS
50 Heathville Road Gloucester GL1 3JB
(i) Demolition of detached garage and single-storey rear extensions; (ii) erection of detached double garage and part single-storey, part two-storey side extension; and (iii) creation of new vehicular entrance on Lansdown Road
G3Y 04/07/2017

17/00430/FUL MARKS
72 Estcourt Road Gloucester GL1 3LG
Demolition of detached garage and erection of two-storey side extension and single-storey front/side extension
G3Y 20/07/2017

17/00473/FUL MARKS
Pullman Place Great Western Road Gloucester GL1 3EA
Reconfiguration of lobby and alterations to roof (part retention, part
G3Y 11/07/2017

17/00578/TRECON JHH
41 Heathville Road Gloucester GL1 3DS
Reduce Lime tree by 40%
TCNOB 12/07/2017

17/00579/TRECON JHH
35 Denmark Road Gloucester GL1 3JQ
Tree of Heaven - reduce by 25%
TCNOB 11/07/2017

17/00602/LAW MARKS
Gloucester Royal Hospital Great Western Road Gloucester GL1 3NN
Proposed reconfiguration to A&E streaming pod
LAW 20/07/2017

17/00728/TPO JHH
Gloucester Royal Hospital Great Western Road Gloucester GL1 3NN
Various tree works as per Tree King Consultancy report 36.90A (April 2017)
TPDECS 28/07/2017

Longlevens

17/00283/COU FEH
101 Cheltenham Road Gloucester GL2 0JG
Change of use to childcare facility
REFREA 31/07/2017

17/00409/FUL FIONF
22 Sandstar Close Gloucester GL2 0NR
Demolition of existing conservatory and erection of replacement conservatory
and new single-storey side/rear extension
G3Y 27/07/2017

17/00492/FUL	RHIAM
23 Grasmere Road Gloucester GL2 0NQ	
Single storey extension to provide garden room	
G3Y	03/07/2017
17/00495/FUL	FIONF
6 Innsworth Lane Gloucester GL2 0DA	
Proposed conversion of garage for the use as an extended kitchen area.	
G3Y	05/07/2017
17/00519/FUL	FIONF
19 Grasmere Road Gloucester GL2 0NQ	
Demolition of existing Side & Rear Extensions and replacement with Two Storey and Single Storey Extensions.	
G3Y	06/07/2017
17/00553/FUL	MARKS
90 Longford Lane Gloucester GL2 9HA	
(i) Conversion of domestic outbuilding into a single dwelling and (ii) replacement of roof on building	
REF	21/07/2017
17/00563/FUL	FIONF
53A Church Road Gloucester GL2 0AB	
Proposed single storey rear extension	
G3Y	20/07/2017
17/00574/FUL	RHIAM
42 Tewkesbury Road Gloucester GL2 9EE	
Alterations to previously permitted application 17/00231/FUL for the increase in depth of the rear extension along with the relocation of rear doors and alterations to fenestration on the rear elevation.	
G3Y	20/07/2017

Matson & Robinswood

17/00484/FUL MARKS

Land Opposite 130 Painswick Road Gloucester GL4 4PZ

(i) Change in use of land for residential purposes (C3); (ii) erection of two-storey dwelling; and (iii) creation of entrance for pedestrians

REF 21/07/2017

17/00756/DCC FEH

Moat Primary School Juniper Avenue Gloucester GL4 6AP

Demolition of two storey element with associated weatherproofing and finishing of remaining single storey building.

NOB 31/07/2017

Moreland

17/00418/FUL MARKS

The Avenue 227 Bristol Road Gloucester GL1 5TH

Relocation of entrance to car park

G3Y 20/07/2017

17/00538/FUL FIONF

219 Linden Road Gloucester GL1 5DU

Single Storey Rear Extension

G3Y 03/07/2017

17/00549/FUL FIONF

68 Bloomfield Road Gloucester GL1 5BP

Single storey rear and two storey side extension

REFUSE 20/07/2017

17/00598/ADV MARKS

3A St Ann Way Gloucester GL1 5SF

Display of one high-level internally illuminated sign, two non-illuminated signs, and one non-illuminated sign on a shared 'totem' advertising unit

GFY 27/07/2017

17/00603/NMA RONM
Peel Centre St Ann Way Gloucester

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

GA 07/07/2017

17/00652/NMA RHIAM
55 Churchill Road Gloucester GL1 5BS

Non material amendment to planning application 17/00381/FUL to alter rear doors on extension from french doors to sliding doors.

NOS96 07/07/2017

Podsmead

16/01128/CONDIT MARKS
Blackbridge Allotments Stroud Road Gloucester

Discharge of conditions 5 (acoustic specifications), 6 (F/1 road-safety audit and non-motorised-user context report), 7 (vehicular parking and turning facilities), 8 (external materials and details), 9 (boundary treatments), 10

ALDIS 07/07/2017

17/00223/CONDIT MARKS
St Gobain Former Wellman Graham Bristol Road Gloucester GL2 5BX

Discharge of Conditions 5 (secure parking for bicycles), 7 (boundary treatments) & 8 (boundary treatments) on Planning Permission Ref: 15/00287/REM (Reserved matters scheme of 86 residential dwellings with associated open space and landscaping. (Site B))

ALDIS 20/07/2017

17/00292/FUL RHIAM
20 Keats Avenue Gloucester GL2 5BQ

Single storey rear extension and porch to the front.

G3Y 03/07/2017

17/00419/FUL FIONF
4 Empire Way Gloucester
Erection of 2.4 metre high blue palisade security fencing and gates to enclose yard and parking areas
G3Y 12/07/2017

17/00515/FUL FEH
Cotswold BMW Cole Avenue Gloucester GL2 5ER
Refurbishment and re-branding of existing BMW and MINI motor retail facility to VOLVO motor retail facility to provide new vehicle display showroom, used vehicle display showroom, workshop, MOT, vehicle valeting, customer, service vehicle and used vehicle
G3Y 20/07/2017

17/00516/ADV FEH
Cotswold BMW Cole Avenue Gloucester GL2 5ER
2 fascia signs, 1no. free-standing illuminated pylon, 3no. free-standing flags, 1no. free-standing internally illuminated directional signs 1no. free-standing internally illuminated communications panel, 2no. free-standing
GFY 20/07/2017

Quedgeley Fieldcourt

16/00688/CONDIT JOLM
Land To East West Of A38 And Naas Lane Quedgeley Gloucester
Submission of details to comply with conditions 10 (tree protection), 22 (construction traffic strategy), 23 (temporary parking and accommodation) and 24 (fencing of construction sites) of Planning Permission 13/00585/OUT in relation to the employment a
ALDIS 10/07/2017

17/00522/COU MARKS
139 Bristol Road Quedgeley Gloucester GL2 4PQ
Change in use of land and building from C3 (residential) to D1 (day nursery for children)
G3Y 14/07/2017

17/00585/DCC JOLM
Severnvale School School Lane Quedgeley Gloucester GL2 4PR
erection of a three storey extension; single storey extensions; external shelter; new pitched roof; new cladding, window openings; creation of a pedestrian access to Severnvale Drive and associated works
NOB 18/07/2017

17/00681/CONDIT CJR
Kingsway Business Park Naas Lane Quedgeley Gloucester GL2 2ZZ
Discharge of Conditions Nos 3 (Construction Method Statement),4 (Constuction Traffic Strategy), 6 (Deliniation of Route for Construction Vehicles) and 7 (Archaeology) on Planning Permission Ref: 16/01331/FUL
ALDIS 26/07/2017

Quedgeley Severnvale

17/00321/FUL RONM
Former Orchard Olympus Park Quedgeley Gloucester GL2 4NF
Change of use of 10 apart-hotel units (Use Class C1) to 10no. residential apartments (Use Class C3).
GSC 04/07/2017

17/00353/FUL MARKS
20 Sims Lane Quedgeley Gloucester GL2 3NJ
Retention of single- and two-storey rear extension (retrospective application)
REF 11/07/2017

17/00498/FUL RHIAM
22 Spey Close Quedgeley Gloucester GL2 4NW
Single storey rear extension
G3Y 03/07/2017

17/00528/LAW FIONF
16 Saddlers Road Quedgeley Gloucester GL2 4SY
Single Storey Rear Extension
LAW 18/07/2017

17/00544/FUL MARKS
15 Old Elmore Lane Quedgeley Gloucester GL2 4NY
Erection of detached dwelling
G3Y 21/07/2017

17/00557/FUL RHIAM
2 Highclere Road Quedgeley Gloucester GL2 4HD
Minor material amendment relating to 17/00006/FUL (two storey extension)
for the increase in width of the proposal.
GP 13/07/2017

Tuffley

17/00576/LAW RHIAM
24 Awdry Way Gloucester GL4 0LN
Laying of block paved driveway and drainage gully
LAW 20/07/2017

Westgate

16/00698/CONDIT MARKS
Bastion House Brunswick Road Gloucester GL1 1JJ
Discharge of conditions 3 (historic fabric), 4 (details of doors, windows, vents,
materials, etc.) and 7 (satellite dishes) of permission nos. 16/00002/FUL &
16/00003/LBC for Change of use of buildings to form 8 no. one bedroom flats
and one four bedroom
PADIS 21/07/2017

16/01543/FUL	ADAMS
Gloucester Brewery Alexandra Quay The Docks Gloucester GL1 2LG	
Extension of current use as brewery/visitor centre to include class D2, to host brewery tours, live music events, comedy nights and beer festivals (to be mixed use class B2/A1/D2)	
G3Y	11/07/2017
17/00443/FUL	MARKS
19B Southgate Street Gloucester GL1 1TP	
Change of use from coffee shop (A3 use) to deli/hot-food takeaway (sui generis use) and alterations to indoor and outdoor shopfronts	
G3Y	14/07/2017
17/00444/ADV	MARKS
19B Southgate Street Gloucester GL1 1TP	
Installation of illuminated and non-illuminated signs on shopfronts	
GFY	14/07/2017
17/00446/ADV	FEH
St Lukes House Llanthony Road Gloucester GL2 5QU	
Installation of 1 illuminated Fascia sign above front of building, 1 Illuminated projecting wall mounted sign on left of fascia and window vinyls	
GFY	12/07/2017
17/00468/COU	MARKS
Roebuck House 37A Brunswick Road Gloucester GL1 1LU	
Change of use on ground floor only from café (A3 use) to tattoo studio (sui generis use)	
G3Y	11/07/2017
17/00535/JPA	FEH
Friary House 46 - 50 Southgate Street Gloucester GL1 2DR	
Prior approval for the change of use from B1(a) offices to 24 residential flats	
NRPR	10/07/2017

17/00572/LBC	FEH
St Lukes House Llanthony Road Gloucester GL2 5QU	
Installation of 1 illuminated Fascia sign above front of building, 1 Illuminated projecting wall mounted sign on left of fascia and window vinyls	
GLB	20/07/2017
17/00657/LAW	FIONF
14 Honeythorn Close Gloucester GL2 5LU	
Single storey rear extension 3.6m (L) x 3m (W) x 2.8m (H).	
LAW	20/07/2017
17/00677/EIA	ADAMS
Former Gloucester Prison Barrack Square Gloucester GL1 2JN	
EIA Screening for submitted application - Redevelopment of the former HMP Gloucester site comprising the partial demolition and conversion of Grade II* and Grade II listed buildings to provide 40 residential dwellings (Use Class C3) and 119 sqm (GIA) of c	
SCR	05/07/2017
17/00707/TRECON	JJH
1 St Michaels Square Gloucester GL1 1HX	
Copper beech T2. Tree leans north west and is at risk of failure. Modest crown lifting, lateral reduction and crown re-shaping proposed. See B J Unwin report dated 19th June 2017, attached.	
TCNOB	20/07/2017
17/00725/CONDIT	FEH
55 Southgate Street Gloucester GL1 1TX	
Discharge of conditions 3b, d and f of permission number 16/00944/LBC	
ALDIS	31/07/2017
17/00761/PREAPP	FEH
1 Longsmith Street Gloucester GL1 2HJ	
Installation of first floor entrance and facilitate the waste bins in the rear	
CLOSED	21/07/2017

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