



# Gloucester City Council

## Planning Committee

**Meeting: Tuesday, 7th November 2017 at 6.00 pm in the Civic Suite,  
North Warehouse, The Docks, Gloucester, GL1 2EP**

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

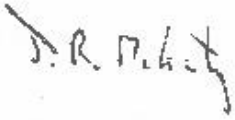
## AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 7 - 12)  To approve as a correct record the minutes of the meeting held on 5 <sup>th</sup> September 2017.
<b>4.</b>	<b>LATE MATERIAL</b>  Please note that any late material relating to the application detailed below will be published on the Council's website as a supplement in the late afternoon of the day of the meeting.
<b>5.</b>	<b>LAND AROUND VICTORIA DOCK, GLOUCESTER DOCKS - 17/01007/FUL</b> (Pages 13 - 30)  <b>Application for determination:-</b>  Temporary use of Mariners Square and Victoria Dock for Christmas Markets and associated development. Proposal includes the erection of temporary buildings and plant. Permission sought for the Christmas and New Year periods 2017/18 and 2018/19 from 31 <sup>st</sup> October to 15 <sup>th</sup> January.
<b>6.</b>	<b>DELEGATED DECISIONS</b> (Pages 31 - 60)  To consider a schedule of applications determined under delegated powers during the months of August and September 2017.

7.

**DATE OF NEXT MEETING**

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



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

**Date of Publication: Monday, 30 October 2017**

## NOTES

### Disclosable Pecuniary Interests

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

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

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

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

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

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

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

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

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

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### **HUMAN RIGHTS**

In compiling the recommendations on the following reports we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence); Article 1 of the First Protocol (Right to the use and enjoyment of property) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 and also Article 1 of the First Protocol of adjacent occupiers. On assessing the issues raised by the applications no particular matters, other than those referred to in the reports, warrant any different action to that recommended.

### **EQUALITY ACT 2010**

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

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## PLANNING COMMITTEE

**MEETING** : Tuesday, 5th September 2017

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

**Others in Attendance**

Mella McMahon, Development Control Manager

Nick Jonathan, Solicitor, One Legal

Anthony Hodge, Head of Place

Caroline Townley, Principal Planning Officer

Tony Wisdom, Democratic Services Officer

**APOLOGIES** : Cllrs. Hansdot and Finnegan

### 23. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

### 24. MINUTES

The minutes of the meeting held on 1<sup>st</sup> August 2017 were confirmed and signed by the Chair as a correct record.

### 25. LATE MATERIAL

Late material in respect of Agenda item 5, application 17/00616/FUL had been circulated.

### 26. TUFFLEY PARK - 17/00616/FUL

The Principal Planning Officer presented the report which detailed an application for the installation of a play park and new footpath on an existing green space area at Tuffley Park.

She advised that the application had been submitted by the Podsmead Big Local group and would be funded from National lottery funding received by the group in 2012.

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She advised members that there would be no nett loss of sports pitches and the plans indicated buffer distance of 30 metres from the boundaries of the nearest residential properties. This distance exceeded both local and national guidance which suggested a distance of 20 metres.

She noted that the location had been chosen as it would be overlooked by the nearby properties. She referred to the late material which contained two further representations and amended condition 2 and 3.

**Councillor Deborah Smith, Ward Member for Podsmead, was invited to address the Committee.**

Councillor Smith supported the application and advised that the initiative was started by a petition from the residents of Oaklands Park. She stated that Podsmead Big Local recognised that the scheme would make a positive difference to the area. She believed that it promoted the aims of the Gloucestershire Health and well Being Strategy as it would encourage family use and would provide equipment for users with a wide range of abilities.

She noted that there had been no objections from Sport England or the Highways Authority and the buffer distances exceeded local and national guidance.

She was not ignoring the concerns of local residents and would work with them to address any issues should they arise.

**Nicola Tunbridge of 3 Podsmead Place addressed the Committee in opposition to the application.**

Ms Tunbridge stated that a request for a meeting following receipt of the initial letter from Big Local had been refused by Penny Ryder. She had subsequently attended an open meeting where the concerns and fears of local residents had not been addressed and she questioned who were the 85 per cent of residents who had been said to be in favour of the scheme.

She believed that some residents would feel forced to move due to the loss of privacy, particularly for 2,3 and 4 Podsmead Place and the unwelcome proximity of lots of noisy children. She believed that the proposal would affect the character of the area and the proposed equipment, which included a zip wire, would be an eyesore on the green space.

She believed that the proposal would encourage anti-social behaviour and litter and when a proposal had been discussed with Councillor Watkins in the past residents had been assured that the play area would be sited on the raised area to the right of the clubhouse. She considered that properties would be blighted and there would be parking problems in the surrounding streets.

She expressed concerns regarding the safety of children due to the proximity of the football pitch and the potential for them to be struck by footballs.

She stated that the park was currently used for many types of sport and by dog walkers and noted that many of the local residents were older people.



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Councillor Dee noted that as soon as play areas had been installed they tended to be taken over by older youths and he called for the proposal to be re-examined.

Councillor Morgan noted that when such areas were designed for a wide age range they tended to create their own particular problems. He stated that he would not be comfortable with a similar proposal close to his home and suggested that a separate area be created for older children He believed that an alternative location should be considered.

The Vice-Chair noted that a play area could not be located near a cricket pitch and that proposed seemed to be the most suitable. He believed that the area near the clubhouse was not suitable and separate play areas were not practicable.

Councillor Fearn welcomed the proposal as a positive initiative that would benefit a lot of families. She welcomed the provision of accessible equipment.

Councillor Hanman questioned the 85 per cent said to be in favour and asked if the Committee were to ignore the 32 letters of objection.

The Principal Planning Officer believed that the 85 per cent referred to the community group consultation which was not part of the planning proposal. She advised that the closest neighbours had been notified of the application by the Council.

Councillor Toleman noted that there was great demand for play areas and he had not received a single complaint about the three play areas in Hempsted.

Councillor Morgan moved deferral but the motion was not seconded.

The Chair proposed that the application be approved subject to the amendments in the late material. The motion was seconded by the Vic-Chair.

**RESOLVED that consent be granted subject to the conditions in the report with the following amendments:-**

**Condition 2**

The development hereby permitted shall be carried out in accordance with the approved Site Location Plan and Fence Detail Plan received by the Local Planning Authority on 7<sup>th</sup> June 2017 and Layout Plan drawing no. V3 received on 31<sup>st</sup> August 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 the litter bins and facilities for cycle parking have been provided in accordance with details submitted and shown

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on the approved Layout Plan V3 received by the Local Planning Authority on 31<sup>st</sup> August 2017.

**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

**27. LAND AT GLOUCESTER BUS STATION - 17/00622/FUL**

The Principal Planning Officer presented the report which detailed an application for the variation of condition 3 of planning permission 15/00622/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 an emergency staircase on existing NCP car park. The variation is for the reduced footprint of the hub element and main building and amendments to the design, height, materials, cycle parking, landscaping and trees at Gloucester Bus Station.

She outlined the proposed amendments detailed in paragraph 1.8 of the report.

**Mr Peter Monk, a retired Chartered Surveyor, addressed the Committee in opposition to the application.**

Mr Monk stated that the proposed amendments would tear the heart out of the approved scheme. He referred to the seriously reduced provision of toilet facilities at a time when Gloucester was showing signs of an upsurge. He also objected to the style of fencing proposed.

He thanked the Principal; Planning Officer for her clear exposition of the application.

He referred to the Planning Advisory Service 2007 publication 'Design and Access Statements' which clearly stated that function should concern Planning and this included toilets. The variation proposed to remove both male and female washrooms which would be an inadequate provision and the small washbasins proposed would inevitably overflow causing cleaning problems.

He noted that buses from the Forest of Dean and other outlying areas were usually full due to the sparsity of the services and did not have on-board toilets.

He did not believe that the 24 hour disabled toilet was necessary and reminded Members that the British Toilet Association recommended that females should have twice the provision for males.

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**Mr Philip Ardley, Regeneration Consultant for Gloucester City Council, addressed the Committee in support of the application.**

Mr Ardley stated that he was passionate about delivering a modern bus station for the City by August 2018. He believed that the existing facility was a dis-incentive to use public transport at time when visitor numbers were increasing. He advised that there was no reduction in bus facilities with 12 bus bays and over 100 seats in a modern concourse. The passenger information facility would also sell tickets.

He advised that the reduction in the footprint of the hub was due to technical reasons as an unexpected 3.5 deep large metre diameter sewer had been discovered and whilst Severn Trent would divert but it could only be a short distance due to constraints imposed by other utilities. He noted that the number of toilets had been compromised but those proposed would be robust and of high quality. An additional toilet accessible to wheelchairs and families would be provided in the baby changing room.

He noted that the other changes were minor and should be considered in the context of a major transport facility. The anticipated planning application for King's Quarter would provide additional toilet facilities.

He advised Members that any delay could compromise the development.

The Chair reminded Members that the issue before them was the variation of condition.

Councillor Lugg expressed concern regarding the number of toilets proposed and suggested that the proposal would only work if the facilities were to be made unisex.

The Vice-Chair stated that the toilets were his only concern but questioned the external access to the disabled toilet. He was advised that the main facility would be closed between midnight and 5.00 or 6.00 am.

Councillor Hanman was advised that the variation was solely due to the technical constraints described.

Councillor Dee suggested the immediate deployment of temporary toilets.

Councillor Morgan suggested that a condition be imposed to require the provision of an adequate number of temporary toilets.

The Head of Place advised that temporary toilets were in place but were presenting challenges in terms of maintenance and security. He stated that this could be investigated and possibly implemented on an incremental basis. He advised that Phase 2 would take at least another two years.

The Development Control Manager advised that introduction of unisex toilets would not require planning permission.

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The Vice-Chair was advised that any reduction in the size of the café would adversely affect its viability.

Councillor Brown was advised that the significant reduction of facilities was not a planning reason for refusal in these circumstances.

The Chair noted that Officers had heard Members' concerns regarding toilet provision.

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

**28. PLANNING APPEALS - SUMMARY STATISTICS**

The Development Control Manager presented the report which provided an overview of the Council's performance in relation to appeals against the refusal of planning permission as recorded to the Government as part of its monitoring of the planning process.

**RESOLVED that the report be noted.**

**29. DELEGATED DECISIONS**

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

**RESOLVED that the schedule be noted.**

**30. DATE OF NEXT MEETING**

Tuesday, 3<sup>rd</sup> October 2017 at 6.00pm.

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

**Chair**

## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>7<sup>th</sup> November 2017</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>Land around Victoria Dock, The Docks</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>17/01007/FUL WESTGATE</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>8<sup>th</sup> November 2017</b>
<b>APPLICANT</b>	<b>:</b>	<b>Gloucester Quays LLP</b>
<b>PROPOSAL</b>	<b>:</b>	<b>Temporary use of Mariners Square and Victoria Dock for Christmas Markets and associated development. Proposal includes the erection of temporary buildings and plant. Permission sought for the Christmas and New Year periods 2017/18 &amp; 2018/19 from 31 October to 15 January</b>
<b>REPORT BY</b>	<b>:</b>	<b>ADAM SMITH</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE PLAN PROPOSED SITE LAYOUT</b>

### **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises land immediately to the north, east and south of Victoria basin, up to the Soldiers Museum at the north, the Southgate Moorings car park to the east, the Barge Arm flat blocks at the south and Mariners Church to the west. The application site does not include the Orchard Square area where the Christmas market and ice rink was located last year (and is still intended to be in forthcoming years).
- 1.2 In terms of the neighbouring buildings, there are residential units in the following;
- The two 'Barge Arm' buildings to the south of the site;
  - Biddle and Shiptons; Double Reynolds; Vinings; and Albert Warehouses around the south western parts of the site;
  - Merchants Quay beyond Victoria Dock to the west of the site;
  - Priday Mill on Commercial Road, to the north west of the site;
  - Multiple residential properties on Southgate Street to the east of the site.

### **2.0 PROPOSAL**

- 2.1 In effect, the proposal represents the extension of Gloucester Quays' Christmas activities, which have focused on Orchard Square previously with the ice rink and market stalls, etc. Members will be aware that a range of festivals already take place across this Docks area at various points through the year. It is the duration of the use in this case that means it requires planning permission. Permission for the activities in Orchard Square for the 2016/17, 2017/18 and 2018/19 Christmas was granted under ref. 16/01212/FUL subject to certain conditions. It is intended that those activities continue. The current proposal is for additional activities from Orchard Square northwards.
- 2.2 The proposal includes up to 140 market cabins sited between Albion Cottages and the McColls unit in the Barge Arm, across the open area between the Barge Arm block and Victoria Dock/Albert Warehouse, up the east side of the Dock and between the Dock and the Museum/27-29 Commercial Road at the north. In addition the proposal is for;
- A traditional carousel to the south of Victoria Dock;
  - A bandstand between the Barge Arm flats and Albert Warehouse hosting seasonal live music and theatrical performances throughout the day until 6:30pm;
  - The 'big red bus' bar by the Docks entrance (converted double decker bus);
  - A helter skelter in front of the Soldiers Museum (this is the item noted as 'large features' on the submitted drawing and is clarified in the supporting documents).
- 2.3 These are sought for a temporary period from 31<sup>st</sup> October to 15<sup>th</sup> January for 2017/18 and 2018/19. The structures would be removed at the end of the periods sought. The applicant notes that these periods include an approximate 2 week period at the beginning and end to allow for construction and dismantling.
- 2.4 The application documents indicate that the northern part of the site would only represent an expansion of the activities from 2018 onwards, this includes the helter skelter.
- 2.5 The site is within the Docks Conservation Area, and there are numerous listed buildings in the vicinity.
- 2.6 The application is referred to the planning committee as it involves land in which the Council has an interest, and objections have been received.

### **3.0 RELEVANT PLANNING HISTORY**

#### Adjacent land to south - 16/01212/FUL.

- 3.1 Temporary use of Orchard Square for the siting of an Ice Rink, Christmas Market and associated development. Proposal includes the erection of temporary buildings and plant. Permission sought for the Christmas and New

Year periods 2016/17, 2017/18 and 2018/19 from 31 October until 15 January. Granted subject to conditions 28.11.2016.

#### **4.0 PLANNING POLICIES**

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

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

4.2 This is the latest Government statement of planning policy and is a material consideration that should be given significant weight in determining this application. The NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In assessing and determining applications, Authorities should apply the presumption in favour of sustainable development.

##### *Core planning principles*

The NPPF sets out that planning should, among other things;

- Proactively drive and support sustainable economic development;
- Secure high quality design and a good standard of amenity;
- Take account of the different roles and character of different areas;
- 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;

It also includes more detailed guidance on;

Traffic and transport, requiring that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Good design, which should respond to local character and history, and create safe and accessible environments;

Conserving and enhancing the natural environment, including noise pollution – where planning should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;

Conserving and enhancing the historic environment, noting the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and establishing tests where harm to significance may be caused.

##### *Planning conditions*

Planning conditions should only be imposed where they are

- Necessary;

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

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

### The Development Plan

#### Local Plan

- 4.3 The 1983 Local Plan is more than thirty years old and, according to the Inspector who dealt with an appeal relating to the Peel Centre, St. Ann Way (13/00559/FUL), '*...its sheer ages suggests it must be out of date...*' (par. 11 of the Inspector's report). Therefore it is considered that the 1983 Local Plan is out-of-date and superseded by later planning policy including the NPPF.
- 4.4 Subsequent to the 1983 plan there has also been the City of Gloucester (Pre-1991 Boundary Extension) Interim Adoption Copy October 1996), and City of Gloucester First Stage Deposit Local Plan (June 2001).
- 4.5 Regard must also be had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. This cannot be saved as it is not a formally adopted plan, however with it being adopted for development control purposes it is still judged to be a material consideration.
- 4.6 2002 Plan Policies  
 FRP.9 – Light pollution  
 FRP.10 – Noise  
 FRP.11 – Pollution  
 BE.1 – Scale, massing and height  
 BE.2 – Views and skyline  
 BE.4 – Criteria for the layout, circulation and landscape of new development  
 BE.5 – Community safety  
 BE.6 – Access for all  
 BE.7 – Architectural design  
 BE.21 – Safeguarding of amenity  
 BE.23 – Development affecting the setting of a listed building  
 BE.29 – Development within Conservation Areas  
 TR.9 – Parking standards  
 TR.31 – Road safety

#### Emerging Plan

- 4.7 On adoption, the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and Gloucester City Plan will provide a revised planning policy framework for the Council. In the interim period, as set out in 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

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

- 4.8 The Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Borough Councils (JCS) which was submitted for examination on 20 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 consultation on the Main Modifications took place in February/March 2017. Further examination hearings in relation to the Main Modifications were held in July 2017.
- 4.9 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.
- 4.10 The following policies in the JCS are of relevance and the plan is subject to representations through the consultation which affects the weight that can be attributed to the policy;

SD5 – Design requirements  
 SD9 – Historic environment  
 SD15 – Health and environmental quality  
 INF1 - Transport

### **Gloucester City Plan**

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

### **Docks Conservation Area Appraisal**

- 4.12 The site is within the ‘Gloucester Docks’ character area of the Conservation Area and is within the setting of several listed buildings.
- 4.13 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

## **5.0 CONSULTATIONS**

- 5.1 The Conservation Officer notes that the use is temporary with the erection of freestanding sheds and marquees and therefore as the proposal does not involve permanent structures has no objections to the proposal as there will be no harm to the historic fabric or historic buildings within the area.

- 5.2 The Civic Trust was consulted but at the time of the report preparation has not commented.
- 5.3 The Highway Authority raises no objection.
- 5.4 The Environmental Health Officer raises no overall objection but raises three issues – he seeks to prohibit amplified sound at the ‘big red bus’, restrict the bandstand use to the times set out in the application, and notes that a noise assessment may be required depending on what features are located at the ‘2018 expansion’ area at the northern part of the site.
- 5.5 The Canal and River Trust (CRT) supports proposals to bring recreational facilities to the Docks and enliven these areas. They have made several observations as follows, and recommend that if permission is granted an informative note is added about the applicant contacting their waterways engineer.

In addition to the access rights and servicing arrangements listed by the applicant in paragraph 2.2.7 of the Transport Assessment, CRT notes that boaters mooring in Victoria Dock are permitted vehicular access for a maximum of 30 minutes for loading and unloading purposes. Access would also need to be retained for maintenance contractors, who visit the site for the surface litter clearance of the basin 3 times a week, and refuse vehicles that empty the Biffa bin store near the steps up to Southgate Street. The applicant recognises the need to retain access to Victoria Dock throughout the duration of the market for some existing uses, has carried out a swept path analysis for refuse and emergency vehicles and proposes that any vehicle travelling along Victoria Dock during opening times would be walked through the market by Gloucester Quays or security staff. Would welcome the applicant’s confirmation that the Trust’s access requirements, and those of our mooring customers, can be met.

CRT suggests that the Council should consider the impact on boaters mooring in Victoria Dock when it considers the applicant’s noise assessment and the relevant policies. Boats frequently have a lower standard of insulation than buildings and the occupiers can, therefore, be more susceptible to noise disturbance.

## **6.0 PUBLICITY AND REPRESENTATIONS**

- 6.1 242 neighbouring properties were notified and press and site notices were published.
- 6.2 4 representations have been received and may be summarised as follows;
- A resident in the Barge Arm apartment block commented specifically on the ice rink. They face the location occupied by the ice rink generators and chiller units last year:

They experienced noise issues from both the generator exhaust noise and the chiller units ventilation fan noise last year. The wooden acoustic enclosure made some limited improvement. They note that installing the units within the existing Orchard Square canopy and building noise prevention walling will no doubt help to some extent.

They raised concern about the diesel generators and the required exhaust ventilation noise, plus the chiller units and their required ventilation noise. The siting would be detrimental to residents of both The Barge Arm and Barge Arm East, particularly if the exhaust and ventilation units are positioned through the acoustic walls at either end of the canopy or on the canal side and opposite the residential apartments. They noted that when the air is mild and windows might be open, the plant is also operational to deal with the ice rink, and at its noisiest.

- A second resident raised concerns about the siting of generators and chillers for the ice rink and asked if they can be placed away from the water edge at the top of the site 'in front of Fridays' (*\* Officer note – it is assumed that this refers to TGI Fridays restaurant*) on the basis of helping alleviate nuisance.

*(\* Officer note on these first two comments – this application does not relate to the ice rink and associated plant)*

- A third resident considered the application to be, in parts, misleading and inaccurate, noting that;

Applicant employs selective use of national planning guidelines (NPPF).

Applicant ignores involvement of local communities in the planning process.

No mention of any consultation with residents or even with the Docks Management Company.

Failure to mention that the area is overwhelmingly residential in character with 270 flats, about 400 residents and only 17 commercial businesses. The Events Management Team had a poor relationship with residents and had no meetings with them. The new team has had one meeting with residents, hosted in a noisy bar which took place after the application had been submitted giving no opportunity for residents to influence the plan. At that meeting residents made very clear their opposition to Gloucester Quays' events plans.

They suggested that the application for the following year should be rejected until the applicant or the City Council completes the NPPF-required consultations with the docks residential community, in line with Gloucester City Council's declared policy to listen to residents.

- A fourth resident noted that they endorsed the other comments submitted, adding that it is imperative that at no time is any resident unable to access their front door by foot or by vehicle, and no damage shall be caused to any part of the Docks estate by vehicles or features.

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

## **7.0 OFFICER OPINION**

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

- Principle
- Residential amenity and noise considerations
- Heritage/design
- Traffic and transport

### *Principle*

7.2 The NPPF seeks to support economic growth, recognises town centres as the heart of communities and seeks to support their viability and vitality. It adopts a sequential test for main town centre uses focusing on town centres first (which for retail proposals is the primary shopping area), then edge, then out of centre sites, and also an impact test for proposals outside of town centres. The 2002 Plan pre-dates the NPPF but includes at Policy S4a a similar approach to the sequential and impact tests for retail development (as does Policy SD3 of the emerging Joint Core Strategy), and at Policies ST.4 and ST.5 seeks to minimise the need for car travel, and locate within the central area developments that attract a lot of people or which are intended to serve the whole city or wider area.

7.3 The site is within the city centre area and is considered to be a sustainable location with public transport options available in the locality. Events at the Docks are now well established. The proposals are likely to represent a continued visitor attraction for the City which weighs in favour of the application. While the site is outside the primary shopping area and therefore out of centre for the purposes of considering retail applications, the nature and temporary duration of the proposal is such that the principle of the development is considered acceptable subject to assessment against other planning considerations in the remaining sections of this report.

### *Residential amenity and noise considerations*

7.4 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. Paragraphs 109, 120 and 123 deal with noise pollution setting out that planning should prevent noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. Planning decisions should mitigate and reduce to a minimum adverse impacts on health and quality of life arising from noise from new developments, including through the use of conditions. Policy SD15 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants and Policy BE.21 of the 2002 Plan seeks to protect amenity. In addition to this Policies FRP.10 and 11 of the 2002 Plan restrict development generating unacceptable levels of noise.

- 7.5 The area is mixed use in character although there is a large amount of residential units within the various flat blocks (as context, the Council's neighbour notifications for this application were sent to 242 premises). Residential properties at the Barge Arm and Albert Warehouse face directly onto the application site, while other residential blocks such as Biddle and Shipton, Double Reynolds and Vinings Warehouses, Merchants Quay, and Friday Mill are all in fairly close proximity.
- 7.6 The applicants consider that in this central, mixed-use area it is to be expected that a degree of noise and disturbance from the local vibrancy is to be expected. However as the policies outlined above set out, there is also clearly a need to protect local residents from significant impacts on the amenities they enjoy in their homes.
- 7.7 In terms of background, there have been noise complaints associated with the 'big red bus' bar in previous Docks events (it is also shown as part of this Christmas event proposal), and the representations received on this application indicate a level of dissatisfaction with previous events among some local residents. It should be noted that this application relates only to the 'new' proposals for the market from the Barge Arm northwards. It does not relate to the ice rink and associated facilities in Orchard Square, which have already been granted planning permission. These appear to be the focus of two of the representations. I understand that the big red bus bar previously had a DJ and soundsystem, which is no longer part of this attraction.
- 7.8 The market would operate from 1000 to 1800hrs Monday to Wednesday, from 1000 to 2000hrs Thursday to Saturday and 1000 to 1700hrs Sundays. The application also notes that for the 2017/18 period the stalls will only trade from 16<sup>th</sup> to 27<sup>th</sup> November.
- 7.9 The bandstand and carousel would be operational in the daytime not the evening. Specifically, the bandstand would operate between 1200 and 1830hrs Monday to Saturday, and between 1200 and 1630hrs Sundays. Performances are likely to include choirs, brass bands, Victorian themed theatrical performances and other festive acts. An example schedule of performances is included in the application.
- 7.10 Temporary generators are proposed to power the market and other facilities. The scheme would involve the use of generators between 0800 and 2100hours at most.
- 7.11 A noise report has been submitted on the recommendation of the Council's Environmental Health Officer. Noise surveys were undertaken and receptor locations were selected to represent the worst-case residential impacts around the site, and the assessment was made for windows being open and closed. The report concludes that no adverse effect would arise and no additional mitigation is required. The study shows noise levels below background noise levels at surrounding properties. Specifically, worst-case noise levels from generators are predicted to be at least 9dB below background noise levels at the closest receptors, which falls below the Lowest

Observed Adverse Effect Level (LOAEL) and is considered to represent a low impact. The worst case internal noise levels from the generators are predicted to be within the BS8233 noise intrusion criteria at all residential receptor locations with the windows open or closed during daytime periods. In addition, the applicant agreed to undertake a letter drop to residents with management details so that any concerns can be raised directly with the operators.

7.12 The Canal and River Trust raises the issue of impact on persons using barges in Victoria Dock. Notwithstanding that the boaters in the adjacent moorings are likely to be classed as transient recreational users, it is not considered that there would be undue adverse noise effects given the studies undertaken on the limited noise impacts and the cessation of use of the generators at 9pm at latest.

7.13 The Environmental Health Officer has reviewed the application and raises no overall objection subject to specifying certain comments. These can be addressed by conditions:

- Firstly it is proposed that amplified sound is limited to that employed for the bandstand. I understand that the offending soundsystem used on the big red bus previously is no longer proposed anyway, but this condition would prevent such an occurrence, notably given that this impact has not been assessed in the planning application.

- Secondly it is proposed that a condition limits the times of the bandstand's use and this would also be in line with what the applicant proposes and protect the amenities of residents.

- Thirdly, the attraction at the northern expansion area that is of concern to the Environmental Health Officer, is stated to be a helter skelter. It is possible that this might be sought with associated music or sound effects. A condition to prevent amplified sound other than to the bandstand would ameliorate any potential impact.

7.14 In terms of impacts from the physical presence of the structures, the most noteworthy is the helter skelter at 14.5m high. The separation from residential properties (approximately 15m at the closest point) and temporary duration of its presence indicate that it would cause no significant harm to amenity. All the other structures are of such a scale and location that they would not be harmful either as a result of their physical presence.

7.15 Overall it is considered that, subject to conditions, the proposal complies with the above-cited policy in terms of residential amenity and no objection is raised in these terms.

#### *Heritage/design*

7.16 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*'. Sections 16(2) and 66(1) provide that the determining authority shall have special regard to the desirability of preserving a listed building or its setting.

- 7.17 Chapter 12 of the National Planning Policy Framework 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'*.
- 7.18 The development affects the character and appearance of the Docks Conservation Area and the setting of several grade 2 listed warehouses, Mariners Church and buildings on Commercial Road.
- 7.19 The structures will be in place temporarily and their effect will not be lasting on these heritage assets.
- 7.20 While the 1990 Listed Buildings and Conservation Areas Act conveys a special duty to have regard to heritage assets, no permanent harm would be caused and no objection is raised in these terms, nor against the above cited policy in relation to heritage matters.

*Traffic and transport*

- 7.21 The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network. Policy TR31 of the 2002 Plan seeks to ensure that new proposals deal satisfactorily with highway safety issues.
- 7.22 The proposed extension to the existing Christmas Market is expected to generate additional trips to the site, however it is expected that these activities would be undertaken in conjunction with other shopping and/or leisure activities within the City Centre/ Quays Outlet. Accordingly, many of the trips associated with the development would already be on the network, linked to existing trips into and out of the City.
- 7.23 There is no specific on-site parking within the application proposals but in this City Centre location the site is accessible via sustainable modes such as walking, cycling and public transport, and parking requirements would be adequately served by the existing parking facilities within the City Centre and at the Quays, some of which are immediately adjacent to the market area. It is noted that customers of the market would in the first instance be directed to use public transport or other sustainable modes of transport, and where the travel mode is by private car, customers would be directed to use the Quays Outlet car park or Park and Ride. There are around 2000 car parking spaces within a 5 – 10 minute walk from the site.
- 7.24 Vehicle tracking has been illustrated within the Transport Statement to demonstrate servicing, refuse and emergency vehicle manoeuvres along the routes kept open from the activities. A refuse vehicle can enter, manoeuvre within and egress the site safely in a forward gear without conflict and the arrangement is considered acceptable. Refuse storage and collection would be commercially managed by the Quays Outlet waste management and

therefore is not expected to impact on the highway. In relation to the Canal and River Trust's specific comments, the applicant has confirmed that the access concession that they refer to will be accommodated in the proposal, and also that access to the area for maintenance contractors can and will be accommodated.

- 7.25 The Highway Authority raises no objection. No severe residual impact would be caused to the highway. It is considered that the proposal complies with the above-cited policy in terms of highway safety.

*Servicing and management*

- 7.26 Servicing of the market stalls would be during restricted hours prior to the opening of the market in the morning (pre-0930hrs). Existing service access to persons using The Docks would be maintained generally.

- 7.27 The aspiration is to limit servicing to existing businesses to times outside of market opening. Any servicing which has the rights to take place during the operation of the market would have to give adequate notice and would be escorted to ensure no danger to market holders or visitors.

- 7.28 The market areas would be subject to regular litter collections by the Docks cleaning team and waste disposal as an extension to the operation of the outlet centre. Stall holders would be required to remove their own waste at the end of each day.

- 7.29 It is proposed that the existing Gloucester Quays security patrols would be extended during the day to take in the market area. Additional security would also be deployed overnight and at weekends for the duration of the ice rink (on Orchard Square to the south of the site) and the market to ensure that there is no unauthorised use or anti social behaviour.

*Objectors' other comments*

- 7.30 In relation to the objectors' comments, two are in relation to the ice rink, which this application does not deal with. In relation to concerns about community involvement, this is encouraged in guidance and would appear to be sensible in my view to seek to ensure ongoing good relations. However, the absence of, or quality of, community involvement in this project, would not form a reason for refusal in my view, and the material considerations have been reviewed here and the scheme is judged to be acceptable.

- 7.31 Access is shown to be retained to Docks buildings and there appears to be no indication that residents would be unable to access their front door by foot or by vehicle. Any damage to any part of the Docks estate would need to be taken up by the estate management team, and it does not appear to be an inevitable impact of the proposals.

## **8.0 CONCLUSION**

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any



determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 8.2 Subject to certain conditions to control activities in the interests of the amenities of the area the proposal would comply with the policy context set out above.

## **9.0 RECOMMENDATIONS OF THE CITY GROWTH AND DELIVERY MANAGER**

- 9.1 That planning permission is granted subject to the following conditions:

### **Condition 1**

The uses hereby permitted shall permanently cease and the land shall be restored to its former condition on or before 15th January 2019. Within that period the uses shall only be undertaken during the periods 31st October 2017 to 15th January 2018 and 31<sup>st</sup> October 2018 to 15th January 2019. Outside of these times associated structures and materials shall be removed from the site.

### **Reason**

To clarify the terms on which the application is granted and to preserve the character and appearance of the Conservation Area and setting of the neighbouring listed buildings in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

### **Condition 2**

During the period from 31st October 2017 to 15th January 2018 the development shall be undertaken in accordance with the layout plan ref. GFM-3.3-0809 – WHOLE SITE (Option A) received by the Local Planning Authority on 12<sup>th</sup> September 2017 unless otherwise required by conditions of this permission.

### **Reason**

To maintain servicing and operational arrangements including to the waterway infrastructure and preserve the amenities of the locality in accordance with Policies FRP.9, FRP.10, FRP.11, BE.5 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policies SD5 and SD15 of the Joint Core Strategy Main Modifications Version 2017 and Paragraphs 17, 32 and 58 of the NPPF.

### **Condition 3**

Within the authorised period of development in 2018/2019 the development shall be undertaken in accordance with a site layout plan that shall be

submitted to and approved in writing in advance by the Local Planning Authority. The site layout plan shall be submitted to the Local Planning Authority not less than 8 weeks in advance of the anticipated date of commencement of construction works on site.

**Reason**

To maintain servicing and operational arrangements including to the waterway infrastructure and preserve the amenities of the locality in accordance with Policies FRP.9, FRP.10, FRP.11, BE.5 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policies SD5 and SD15 of the Joint Core Strategy Main Modifications Version 2017 and Paragraphs 17, 32 and 58 of the NPPF.

**Condition 4**

Within the periods authorised by Condition 1, except where otherwise controlled by conditions of this permission, the uses hereby permitted shall only take place within the site between

0800hours and 1900hours Mondays to Wednesdays  
0800hours and 2100hours Thursdays to Saturdays, and  
0800hours and 1800hours Sundays.

**Reason**

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

**Condition 5**

The market stalls shall only be open to trade to customers between

1000hours and 1800hours Mondays to Wednesdays  
1000hours and 2000hours Thursdays to Saturdays, and  
1000hours and 1700hours Sundays.

**Reason**

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

**Condition 6**

The use of generators shall only take place within the site between

0800hours and 1900hours Mondays to Wednesdays

0800hours and 2100hours Thursdays to Saturdays, and  
0800hours and 1800hours Sundays.

**Reason**

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

**Condition 7**

The bandstand shall only be used between

1200hours and 1830hours Monday to Saturday, and  
1200hours and 1630hours Sundays.

**Reason**

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

**Condition 8**

No amplified sound system shall be used anywhere on the site except in association with the bandstand and the amplified sound system shall not be used outside of the following hours: 1200 to 1830hrs Monday to Saturday, and 1200 to 1630hrs Sundays.

**Reason**

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

**Condition 9**

Construction and dismantling of the structures associated with the development and the delivery and collection of materials shall be limited to the times of 0800hours to 1800hours Monday to Friday, 0800hours to 1300hours Saturdays and no construction/dismantling works or delivery/collection of materials shall take place at any time on Sundays or bank holidays.

**Reason**

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

Decision: .....

Notes: .....

.....

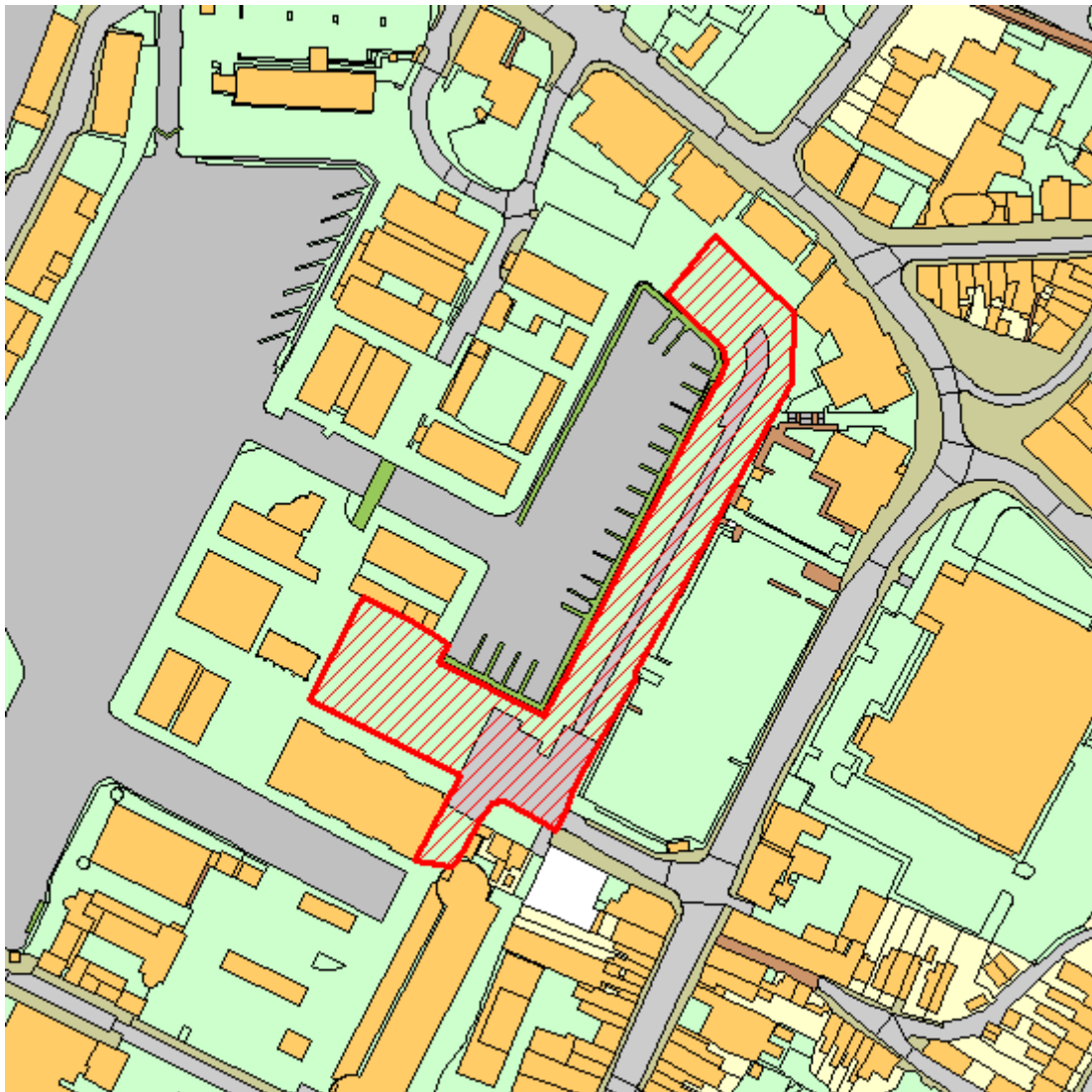
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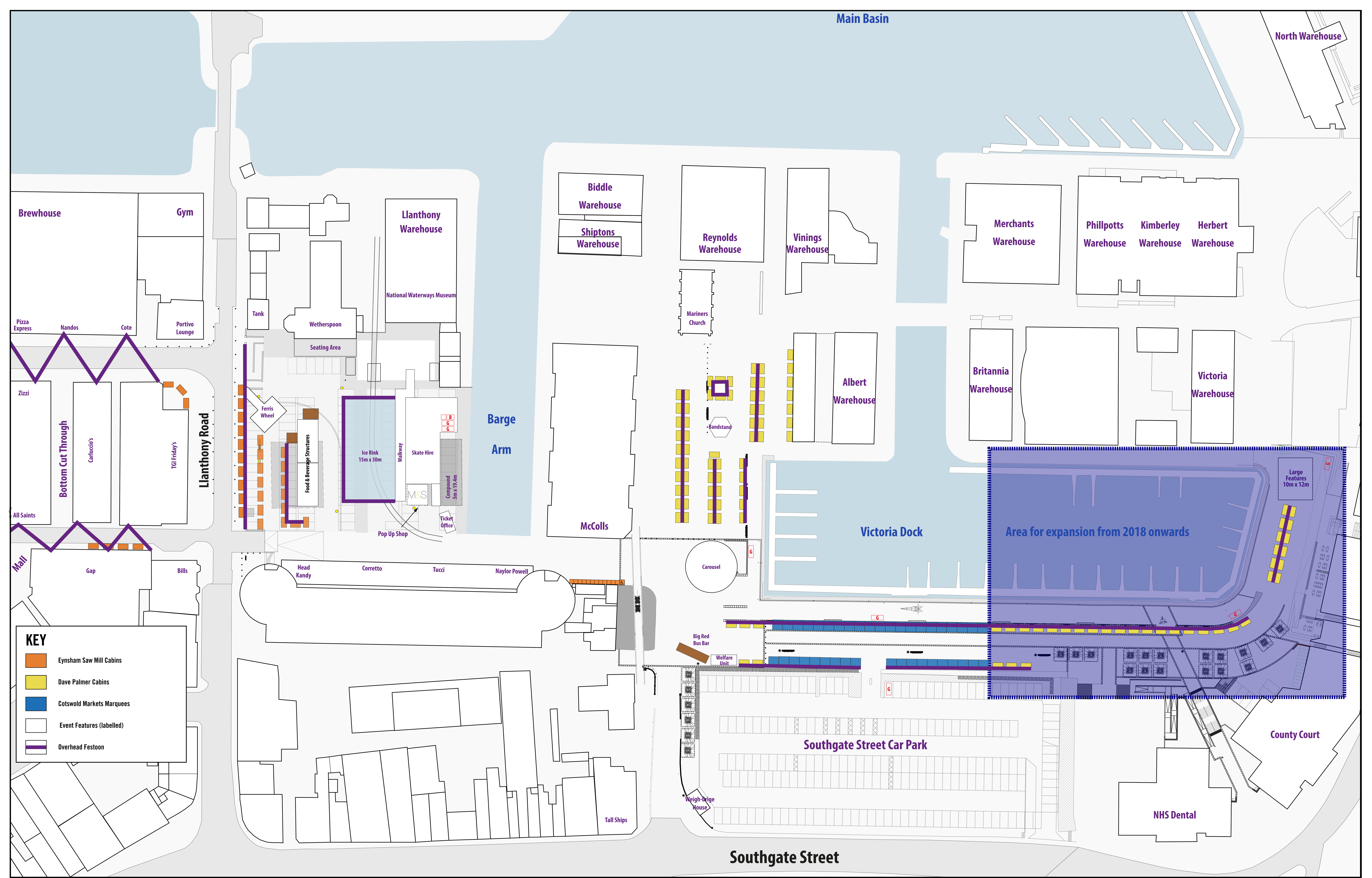
Person to contact: Adam Smith  
(Tel: 396702)

**17/01007/FUL**

**Orchard Square  
The Docks  
Gloucester**

**Planning Committee 07.11.2017**





**KEY**

- Eynsham Saw Mill Cabins
- Dave Palmer Cabins
- Cotswold Markets Marquees
- Event Features (labelled)
- Overhead Festoon



# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**7<sup>th</sup> November 2017**

**DELEGATED DECISIONS**

**1<sup>ST</sup> – August – 30<sup>th</sup> September 2017**

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

# Abbeydale

17/00455/FUL	SHANE.
15 The Wheatridge Gloucester GL4 4DQ	
Two storey side extension.	
G3Y	11/08/2017
17/00575/FUL	FIONF
46 Bittern Avenue Gloucester GL4 4WB	
Conversion of existing attached garage, two storey extension to side and single storey extension to rear	
G3Y	07/08/2017
17/00643/LAW	RHIAM
6 Boyce Close Gloucester GL4 5JU	
Single storey rear extension	
LAW	08/08/2017
17/00645/FUL	SHANE.
33 The Wheatridge Gloucester GL4 4DQ	
First floor extension to side	
G3Y	11/08/2017
17/00693/FUL	RHIAM
21 Kinmoor Gloucester GL4 5XN	
Erection of a 3m by 3.5m conservatory with a light weight tiled roof at rear of house. A patio door will separate the conservatory from the house.	
G3Y	26/09/2017
17/00695/LAW	RHIAM
136 The Wheatridge East Gloucester GL4 5DP	
Single storey rear extension.	
LAW	15/08/2017



17/00714/FUL SHANE.  
49 Curlew Road Gloucester GL4 4TF  
Single Storey Rear Extension  
G3Y 25/08/2017

17/00744/FUL SHANE.  
3 Linnet Close Gloucester GL4 4UA  
Removal of existing single storey extension to rear and replace with two  
storey extension.  
G3Y 16/08/2017

17/00754/FUL RHIAM  
39 Rumsey Close Gloucester GL4 5JY  
Two storey rear extension.  
G3Y 25/08/2017

## Abbeymead

17/00687/FUL RHIAM  
14 Thomas Stock Gardens Gloucester GL4 5GH  
Single storey extension to front of house, increased parking area and single  
storey extension to rear.  
G3Y 15/08/2017

17/00734/FUL RHIAM  
3 Cherrington Drive Gloucester GL4 4XW  
Part Single and Part Two-Storey Side and Rear Extension  
G3Y 22/08/2017

17/00799/LAW SHANE.  
10 Snowdrop Close Gloucester GL4 4DZ  
Extension to rear of garage  
LAW 17/08/2017

17/00960/TPO JHH

55 Kingsmead Gloucester GL4 5DY

Ash tree in rear garden. Fell tree. Inonotus hispidus fungal infection (fruiting bodies evident on low down on main scaffold limbs). High probability of large limb failure without warning.

TPDECS 14/09/2017

## Barnwood

17/00164/FUL JOLM

197- 199 Barnwood Road Gloucester GL4 3HW

Proposed 1no. detached dwelling between Nos. 197 & 199 Barnwood Road, including associated landscaping, parking, retention/alteration of existing access and the creation of two additional accesses (Amendment to

G3Y 07/08/2017

17/00512/FUL RHIAM

57 Brookfield Road Gloucester GL3 3HF

Single storey front extension

G3Y 15/08/2017

17/00635/FUL FEH

89 Barnwood Avenue Gloucester GL4 3AG

Demolish conservatory and erection of two storey side and rear extension, single storey rear extension, loft conversion and alteration to roof and conversion of garage (revised plans)

G3Y 22/08/2017

17/00685/FUL SHANE.

140 Barnwood Road Gloucester GL4 3JT

Conversion of garage

G3Y 27/09/2017

17/00706/FUL RHIAM

2 Dancers Hill Gloucester GL4 5TY

Single Storey Rear Extension

G3Y 15/08/2017

17/00740/FUL SHANE.  
72 Bodenham Field Gloucester GL4 5TP  
Single story side extension.  
G3Y 06/09/2017

17/00764/CONDIT RHIAM  
30 Middle Croft Gloucester GL4 4RL  
Discharge of Condition 4 (Levels) on Planning Permission Ref: 17/00163/FUL  
ALDIS 30/08/2017

17/00783/FUL SHANE.  
10 The Copse Gloucester GL4 3FR  
Single Storey Rear Extension  
G3Y 26/09/2017

17/00895/ADV FEH  
Barnwood Point Corinium Avenue Gloucester  
Erection of corporate fascia signage  
G3Y 27/09/2017

## **Barton & Tredworth**

16/01576/FUL CHRHE  
4 Hopewell Street Gloucester GL1 4HG  
Conversion of existing house to 2 flats with raising of roof to create additional habitable area and installation of velux in rear roof slope  
REFREA 15/08/2017

17/00150/PREAPP JOLM  
104 High Street Gloucester GL1 4TA  
Change of use from A1 to C3  
CLOSED 08/09/2017

17/00454/FUL SHANE.  
26 Howard Street Gloucester GL1 4US  
Proposed first floor and single storey rear extension  
REFUSE 20/09/2017

17/00638/FUL	CHRHE
Asda Supermarket Bruton Way Gloucester GL1 1DS	
Provision of secondary escape ladder from roof	
G3Y	08/08/2017
17/00640/FUL	SHANE.
35 Massey Road Gloucester GL1 4LG	
Single storey rear extension	
G3Y	31/08/2017
17/00641/FUL	SHANE.
37 Massey Road Gloucester GL1 4LG	
Single storey rear extension	
G3Y	01/09/2017
17/00730/ADV	RHIAM
Asda Supermarket Bruton Way Gloucester GL1 1DS	
Proposed advertisements - Illuminated 'ASDA' Canopy fascia signs, '24 Hours' Canopy fascia signs, kiosk fascia sign, 'No Entry/Giveway' Signs, Totem Sign Refurbishment, Banner frame signs and kiosk directional sign	
GFY	25/08/2017
17/00806/NMA	SHANE.
56 Massey Road Gloucester GL1 4LQ	
Move proposed shed to allow for access for maintenance of the shed.	
NOS96	15/08/2017
17/00949/CONDIT	FEH
48B Falkner Street Gloucester GL1 4SJ	
Discharge of condition 9 (details of roofing material) of permission	
ALDIS	01/09/2017

## Coney Hill

17/00605/FUL	CHRHE
Land Rear Of 2 Arreton Avenue Gloucester GL4 4NX	
Erection of detached dwelling	
WDN	29/08/2017

17/00724/FUL RHIAM  
4 West Lodge Drive Gloucester GL4 4QH  
Single Storey Side Extension  
G3Y 15/08/2017

17/00750/FUL SHANE.  
5 Old Painswick Road Gloucester GL4 4PX  
Single storey side and rear extension.  
G3Y 15/08/2017

## Elmbridge

17/00226/FUL JOLM  
1 Coltman Close Gloucester GL1 3QJ  
Single storey rear extension  
G3Y 19/09/2017

17/00313/FUL CHRHE  
82-84 Cheltenham Road Gloucester GL2 0LX  
Construction of seven dwellings (six semi-detached houses and one detached house) with associated access drive.  
G3Y 26/09/2017

17/00351/FUL RHIAM  
131 Elmbridge Road Gloucester GL2 0PQ  
Downsize original extension  
G3Y 01/08/2017

17/00569/FUL FIONF  
53 Oakleaze Gloucester GL2 0LE  
Proposed single rear and two storey side and rear extension to dwelling.  
REFUSE 04/08/2017

17/00583/FUL FEH  
7 Coronation Grove Gloucester GL2 0SR  
Two storey rear and single storey side extensions with the conversion of attic space to a further bedroom. Addition of dormer window and skylights to the  
G3Y 15/08/2017

17/00617/FUL	RHIAM
90 Cheltenham Road Gloucester GL2 0LX	
Retrospective planning application for a front, side and rear single storey	
G3Y	03/08/2017
17/00646/FUL	RHIAM
62 Elmbridge Road Gloucester GL2 0PB	
Single storey rear and side extension	
G3Y	08/08/2017
17/00647/FUL	FIONF
79 Elmleaze Gloucester GL2 0JY	
Single storey extension to front, side and rear	
G3Y	08/08/2017
17/00676/ADV	SHANE.
Aspen Centre Horton Road Gloucester GL1 3PX	
Display of (i) one halo-illuminated sign, (ii) one halo illuminated double-sided projecting sign, (iii) window text, (iv) double-sided light box, (v) three slats on existing post signs, (vi) one non-illuminated directional sign, (vii) six	
GFY	15/08/2017
17/00713/FUL	RHIAM
24 Colebridge Avenue Gloucester GL2 0RH	
Alteration of garage roof from a flat roof to a hipped roof.	
G3Y	15/08/2017
17/00723/FUL	SHANE.
60 Liddington Road Gloucester GL2 0HL	
Erection of a single-storey extension to rear and two-storey side extension.	
G3Y	15/09/2017
17/00766/FUL	RHIAM
19A Oakleaze Gloucester GL2 0LG	
Two Storey Extension to Rear of Property	
G3Y	12/09/2017

17/00796/PDE SHANE.  
130 Elmbridge Road Gloucester GL2 0PH  
Single storey rear extension (depth from rear wall 5 metres, maximum height  
3.5 metres, eaves height 2.25 metres)

ENOBJ 22/08/2017

17/00891/LAW SHANE.  
6 Merevale Road Gloucester GL2 0QY

Proposed single story extension to rear

LAW 27/09/2017

## Grange

17/00615/LAW RHIAM  
28 Golden Close Gloucester GL4 0QZ

Single storey rear extension.

LAW 17/08/2017

17/00624/FUL RHIAM  
23 Glencairn Avenue Gloucester GL4 0SQ

Two Storey Side extension and alterations to front elevation of existing

REF 07/08/2017

17/00630/FUL RHIAM  
64 Grange Road Gloucester GL4 0PG

Dropped Kerb

G3Y 29/09/2017

17/00720/FUL CHRHE  
83 Watermint Drive Quedgeley Gloucester GL4 0SZ

Proposed dog grooming parlour

G3Y 08/09/2017

17/00794/LAW SHANE.  
52 Tolsey Gardens Gloucester GL4 0DR

Conversion of integral garage into bedroom and other internal alterations.

LAW 15/09/2017

17/00804/ADV FEH  
Central Trading Estate Cole Avenue Gloucester  
Erection of non illuminated one sided totem sign (A) and non illuminated  
two sided totem sign (B)  
GFY 12/09/2017

17/00845/FUL SHANE.  
8 Charlecote Avenue Gloucester GL4 0TH  
Replace flat roof of existing rear extension with pitched roof and erect a  
conservatory to the rear  
G3Y 27/09/2017

17/00878/FUL SHANE.  
12 Lilac Way Gloucester GL4 0RF  
Single storey extension to rear  
G3Y 27/09/2017

## Hucclecote

17/00494/FUL FEH  
97 - 99 Hucclecote Road Gloucester GL3 3TR  
Proposed removal of canopy and erection of a new bespoke workshop  
G3Y 19/09/2017

17/00654/FUL RHIAM  
12 St Margarets Road Gloucester GL3 3BP  
Proposed Single Storey Side and Rear Extension  
G3Y 15/08/2017

17/00672/FUL RHIAM  
71 Kingstone Avenue Gloucester GL3 3AR  
First floor side extension and conversion of store  
G3Y 25/08/2017



17/00745/PDE	RHIAM
42 Fieldcote Drive Gloucester GL3 3EP	
Single storey rear extension measuring 2.3 metres to the eaves, 3.8 metres to the highest point of the extension and 4.3 metres in depth.	
ENOBJ	04/08/2017
17/00787/FUL	SHANE.
25 Horsbere Road Gloucester GL3 3PT	
Remove existing garage and replace with single storey side extension	
G3Y	20/09/2017
17/00813/FUL	RHIAM
11 Mayfield Drive Gloucester GL3 3DS	
Two storey extension to side and single storey extension to rear.	
G3Y	20/09/2017
17/00848/PDE	SHANE.
29 Gatton Way Gloucester GL3 3DG	
Single storey extension to rear. Depth 3.6metres, maximum height 3.2metres, eaves height 2.4metres.	
ENOBJ	28/09/2017
17/00853/TPO	JJH
100 Hucclecote Road Gloucester GL3 3RX	
Cut tree to same height as recently cut hedge to allow more light.	
TPDECS	05/09/2017
17/01050/CONDIT	ADAMS
Allcooper Security 7 Hucclecote Road Gloucester GL3 3TQ	
Discharge of Condition 17 (Travel Plan) of permission 16/00753/FUL	
ALDIS	29/09/2017

## Kingsholm & Wotton

12/00369/EIA JOLM

Civil Service Sports Ground Estcourt Road Gloucester GL1 3LG

Demolition of buildings on site.

NPW 19/09/2017

16/00745/EIA JOLM

Civil Service Sports Ground Estcourt Road Gloucester GL1 3LG

EIA Screening opinion for the erection of 89 dwellings.

SCR 19/09/2017

17/00513/FUL CHRHE

Gloucester Rugby Football Club Kingsholm Road Gloucester GL1 3AX

New modular unit on the edge of the existing 'Fan Zone' to be used by Gloucester Rugby Community Programme offering educational sessions to young people in the local community, and relocation of portable toilet cabin

GFY 01/09/2017

17/00668/LAW RHIAM

42 Lansdown Road Gloucester GL1 3JD

Demolition of existing conservatory, extension and asbestos garage and erection of single storey rear extension

LAW 15/08/2017

17/00710/CONDIT CHRHE

Gloucester Royal Hospital Great Western Road Gloucester GL1 3NN

Discharge of condition 3 (tree protection fencing) of planning permission

17/00142/FUL

ALDIS 21/08/2017

17/00747/TPO JJH

28 Denmark Road Gloucester GL1 3HZ

Pyracantha located at the back right hand side of the property by the side wall - This is to be felled to ground level.

Conifer Group at the back of the

property - Reduce 3 x Conifers in the middle of the garden by 40% of the upper

TPDECS 05/09/2017

17/00748/FUL		RHIAM
7 Kingsholm Road Gloucester GL1 3AX		
Extension to front of existing convenience store to provide additional sales		
G3Y	25/08/2017	
17/00759/FUL		SHANE.
29 Hinton Road Gloucester GL1 3JS		
Single storey side extension and loft conversion to dwelling.		
G3Y	12/09/2017	
17/00776/CONDIT		FEH
High School For Girls Denmark Road Gloucester GL1 3JN		
Discharge of condition 6 (details of CCTV system) for permissions		
16/00090/FUL and 16/00091/LBC		
PADIS	13/09/2017	
17/00777/CONDIT		RHIAM
Northgate House 21 - 23 London Road Gloucester		
Discharge of conditions 3 (bike storage) and 4 (bin storage) relating to		
ALDIS	21/08/2017	
17/00788/FUL		SHANE.
8 Greville Close Gloucester GL2 9RG		
Convert existing garage to sitting room, second storey extension and		
detached replacement garage		
G3Y	20/09/2017	
17/00798/FUL		CHRHE
2 Claremont Road Gloucester GL1 3NY		
Proposed demolition of single storey garage block and erection of two		
G3Y	15/09/2017	

17/00872/TRECON JHH

69 Oxford Road Gloucester GL1 3EE

T1 - Chestnut - Dismantle - size becoming an issue due to location near buildings, previous reduction work poor and wounding at base of tree. Potential replant further from building.

TCNOB 05/09/2017

17/00966/TRECON JHH

48 London Road Gloucester GL1 3NZ

There is a semi mature Horse Chestnut in the rear garden of 48 London Road.

A large limb has split out of the tree leaving a large wound and the broken section is resting on the neighbouring wall. There is canker throughout and

TCNOB 22/09/2017

## **Kingsway**

17/00619/FUL RHIAM

78 Holbeach Drive Kingsway Quedgeley Gloucester GL2 2BF

Single storey Porch to front

G3Y 08/08/2017

17/00625/ADV CHRHE

Proposed Hungry Horse Newhaven Road Quedgeley Gloucester GL2 2SP

Installation of signage on to a new build

GFY 07/08/2017

## **Longlevens**

17/00392/FUL RHIAM

67 Cheltenham Road Gloucester GL2 0JG

Proposed roof extension to provide additional second floor accommodation.

G3Y 12/09/2017

17/00415/FUL	SHANE.
7 Windermere Road Gloucester GL2 0NH	
Erection of two-storey side extension	
G3Y	12/09/2017
17/00558/FUL	FIONF
92 Paygrove Lane Gloucester GL2 0BG	
Demolition of existing garage, erection of side two storey and rear single storey extension.	
G3Y	02/08/2017
17/00564/FUL	RHIAM
124 Oxstalls Lane Gloucester GL2 9HY	
Conversion of Garage to form granny annexe and first floor extension to rear.	
G3Y	15/08/2017
17/00703/FUL	RHIAM
189 Longford Lane Gloucester GL2 9HD	
Erection of a two-storey side extension and replacement single storey rear	
G3Y	25/08/2017
17/00771/FUL	SHANE.
71 Paygrove Lane Gloucester GL2 0BQ	
Replacement of existing rear conservatory with single storey rear and side	
G3Y	06/09/2017
17/00773/ADV	ADAMS
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW	
3 no. free Standing Signs to replace existing	
GFY	15/08/2017
17/00786/FUL	RHIAM
28 Gambier Parry Gardens Gloucester GL2 9RD	
Retrospective application for timber and concrete boundary fencing	
REF	14/09/2017

17/00789/FUL	SHANE.
128 Oxstalls Drive Gloucester GL2 9DE	
Demolition of existing conservatory and replacement with single storey rear	
G3Y	21/09/2017
17/00800/FUL	RHIAM
39 Windermere Road Gloucester GL2 0LZ	
Single storey side and two storey side and rear extension.	
G3Y	27/09/2017
17/00803/NMA	ADAMS
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW	
Application for non-material minor amendment to development approved under application ref. 16/01241/REM	
NOS96	15/08/2017
17/00900/LAW	RHIAM
8 Ashmead Gloucester GL2 9RU	
Single storey side extension.	
LAW	28/09/2017
17/00943/CONDIT	ADAMS
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW	
Discharge of condition 11 (surface material) and 34 (construction management plan) of permission 15/01190/OUT and condition 3 (acoustic fence) of permission 16/01012/REM	
ALDIS	12/09/2017

## **Matson & Robinswood**

17/00123/FUL	FEH
106-108 Finlay Road Gloucester GL4 6TP	
Demolition of two outbuildings. Extension to existing mixed use building (comprising retail unit, toilet, cycle store and refuse store on the ground floor and two bedroom apartment at first floor level). New vehicle access	
G3Y	11/08/2017

17/00609/FUL		MARKS
39 Matson Avenue Gloucester GL4 6LG		
Erection of first-floor side extension, subdivision of existing house into two houses, and creation of new residential (C3) planning unit with its own		
REF	03/08/2017	
17/00631/FUL		RHIAM
1 Burnet Close Gloucester GL4 6YS		
Single storey side extension and garage conversion to form family/garden room		
G3Y	08/08/2017	
17/00678/FUL		RHIAM
36 Cotteswold Road Gloucester GL4 6RG		
Single storey side extension.		
G3Y	15/08/2017	
17/00746/FUL		SHANE.
43 Well Cross Road Gloucester GL4 6RA		
2 storey side extension, new front porch and single storey rear extension.		
G3Y	15/08/2017	
17/00755/FUL		SHANE.
70 Finlay Road Gloucester GL4 6TP		
Demolish existing conservatory & construct single storey extension to the rear.		
G3Y	12/09/2017	
17/00811/FUL		SHANE.
7 Teddington Gardens Gloucester GL4 6RL		
Single storey rear extension		
G3Y	20/09/2017	
17/00834/FUL		SHANE.
105 Beaufort Road Gloucester GL4 6SF		
Single storey extension to rear of property		
G3Y	26/09/2017	

17/00847/CONDIT FEH

Tyndale Mission Hall & 98A Painswick Road Gloucester GL4 6PT

Discharge of Condition Nos. 4 (materials) , 5 (mechanical ventilation) , 6 (boundary walls) , 7 (cycle storage) , 8 (refuse) , 11 (drainage plans) of

Planning Permission Ref: 14/00730/OUT

PADIS 07/09/2017

17/00859/FUL RHIAM

16 Munsley Grove Gloucester GL4 6LN

Proposed erection of a two storey side extension.

G3Y 15/09/2017

17/00861/NMA FEH

Tyndale Mission Hall & 98A Painswick Road Gloucester GL4 6PT

Reduce height and size of dormer windows. Create third window in east elevation. Change soldier course on brickwork detail of new build

NOS96 01/09/2017

17/00874/FUL FEH

Baneberry Court The Butts Gloucester GL4 6NX

Convert the existing 2 storey 1 no. 3 bedroom managers flat , to 2 no. 1 bedroom residential flats

G3Y 27/09/2017

## Moreland

17/00480/COU SHANE.

11 Stanley Road Gloucester GL1 5DQ

Change of use on part of ground floor from dwellinghouse (C3 use) to retail unit (A1 use)

G3Y 25/09/2017

17/00587/FUL SHANE.

27 Bloomfield Road Gloucester GL1 5BL

Single storey rear extension to existing dwelling.

G3Y 16/08/2017



17/00600/FUL		CHRHE
3A St Ann Way Gloucester GL1 5SF		
Construction of two flow-forge plant cages, installation of AC/refrigeration plant, and creation of two openings in cladding on side elevation		
G3Y	15/08/2017	
17/00610/COU		CHRHE
114 Alma Place Gloucester GL1 5PX		
Change of use from A1 retail to one bedroomed apartment		
GA	12/09/2017	
17/00644/FUL		CHRHE
51 Wheatstone Road Gloucester GL1 4QN		
Two storey rear extension		
G3Y	10/08/2017	
17/00649/FUL		FEH
2A Cecil Road Gloucester GL1 5HQ		
Demolition of industrial building and erection of two detached houses		
REFREA	29/09/2017	
17/00701/CONDIT		CJR
Lidl Supermarket Canada Wharf Bristol Road Gloucester GL1 5TE		
Discharge of Condition 12 (Historic Interpretation Board) on planning permission ref: 16/00840/FUL		
ALDIS	06/09/2017	
17/00726/FUL		RHIAM
74 Seymour Road Gloucester GL1 5HF		
Single storey rear extension.		
G3Y	19/09/2017	
17/00768/COU		SHANE.
71 - 75 Frampton Road Gloucester GL1 5QB		
Change of use from B1 to D1		
G3Y	05/09/2017	

17/00785/PDE SHANE.  
146 Bristol Road Gloucester GL1 5SR  
Single storey rear extension (Depth 5.15m, Eaves height 2.4m, total height 3m.)  
ENOBJ 15/08/2017

17/00814/PDE SHANE.  
89 St Pauls Road Gloucester GL1 5AP  
Proposed single storey rear extension(depth: 5 metres from rear elevation of original dwellinghouse, maximum height: 2.5 metres  
ENOBJ 05/09/2017

## Podsmead

16/00359/FUL JOLM  
239 Bristol Road Gloucester GL1 5TL  
Use of building at 239A Bristol Road as children's nursery.  
G3Y 14/08/2017

17/00373/FUL SHANE.  
Avon Metals Ashville Road Gloucester GL2 5DA  
New chimney stack (for steam and ambient heat extraction from furnace no. 3)  
G3Y 15/09/2017

17/00669/FUL SHANE.  
7 Thornhill Close Gloucester GL1 5NQ  
Single storey side/rear extension  
G3Y 15/08/2017

17/00700/FUL FEH  
Winget Bowls Club Tuffley Avenue Gloucester GL1 5NS  
Erection of single storey extension to the current club room to include a kitchen, a male and a female changing room with toilets plus a disabled  
G3Y 12/09/2017

17/00844/FUL SHANE.  
Blackbridge Athletic Club Poplar Close Gloucester  
To establish a second long jump pit at the end of an existing runway  
G3Y 27/09/2017

17/00857/FUL

RHIAM

42 Sycamore Close Gloucester GL1 5TY

Erection of a single storey extension and a first floor extension to the front elevation of 42 Sycamore Close.

G3Y

27/09/2017

## Quedgeley Fieldcourt

11/01308/FUL

JOLM

Former IMG Site Naas Lane Quedgeley Gloucester GL2 2BZ

Variation of condition 4 of Planning Permission reference 95/00645/OUT to allow for deliveries to and from the site from 6am to 9pm instead of the permitted hours of 7am and 8pm.

NPW

22/09/2017

14/01076/CONDIT

JOLM

Kingsway Community Centre Thatcham Avenue Quedgeley Gloucester

Discharge of Conditions 15 (Noise Management) of consent 11/00206/REM

ALDIS

22/09/2017

14/01077/CONDIT

JOLM

Kingsway Local Centre Thatcham Avenue Kingsway Quedgeley Gloucester

Discharge of condition 10 relating to details of external lighting for approval 13/00479/REM for the erection of a single storey building containing 11 retail units (phase 2 of the local centre).

Reserved matters approval for erection of a single storey b

ALDIS

22/09/2017

16/00811/FUL

CJR

Land Adj 21 St James Close Quedgeley Gloucester GL2 4PL

Conversion of existing two storey building into a 2 bedroom dwelling and construction of 9 no. 2 bedroom bungalows, 2 no. 1 bedroom bungalows and 1 no. 3 bedroom dwelling with associated car parking, hard and soft

G3Y

24/08/2017

16/01234/FUL	CHRHE
Unit A The Aquarius Centre Edison Close Quedgeley Gloucester GL2 2FN	
Retention of two extractor flues, gas extractor, external light, vents and opening first floor window to the rear elevation of unit A. (Retrospective application)	
to the rear elevation and the amendment of Condition 18 on	
GSC	30/08/2017
17/00106/FUL	CJR
319 Bristol Road Quedgeley Gloucester GL2 4QP	
Erection of 1 No. dwelling to the side of 319 Bristol Road	
G3Y	02/08/2017
17/00314/FUL	FEH
Field Court Infant School Courtfield Road Quedgeley Gloucester GL2 4UF	
Erection of Two Sheds (4m <sup>2</sup> per shed)	
G3Y	14/08/2017
17/00543/LBC	CJR
Land ADj 21 St James Close Quedgeley Gloucester GL2 4PL	
Removal of 20th Century add-on structures and refurbishment of original Coach House building into new dwelling.	
GLB	25/08/2017
17/00688/FUL	RHIAM
47 Barrow Close Quedgeley Gloucester GL2 4YP	
Rear extension with proposed bedroom in roofspace.	
G3Y	12/09/2017
17/00716/TPO	JJH
6 Druids Oak Quedgeley Gloucester GL2 4YT	
Reduce northeastern fork of branch emanating from limb with tear-out wound to southeast of crown back to fork. No cuts greater than 10cm diameter. Remove 2 dead branches extending east over footpath (in vicinity	
TPDECS	10/08/2017
17/00775/TPO	JJH
12 Highliffe Drive Quedgeley Gloucester GL2 4QN	
T59 - Crown Reduction up to 3m to be cut back on length of branches, mainly those lower and imposing on the house. T60 - Crown reduction up to 3m to be	

cut back on length of branches, mainly those lower and imposing on the house. Both are Ash trees.

TPDECS 10/08/2017

17/00988/CONDIT FEH

Oakdene Naas Lane Quedgeley Gloucester GL2 2SA

Discharge of Condition Nos. 3 (materials) ,4 (access drive details), and 5 (means of enclosure) of Planning Pemrission Ref: 16/01274/FUL (Detached dwelling to rear of existing property)

ALDIS 22/09/2017

## Quedgeley Severnvale

17/00639/OUT RONM

The Elms Elmore Lane West Quedgeley Gloucester GL2 3NW

Removal of Agricultural occupancy condition on Outline application for erection of a dwelling for agricultural worker reference: G 5518 N/3427

GSC 15/08/2017

17/00722/FUL RHIAM

117 The Causeway Quedgeley Gloucester GL2 4LR

Replacement of existing 6ft fence with similar fence due to rot.

G3Y 25/08/2017

17/00846/PRIOR ADAMS

Severn Farm Elmore Lane West Quedgeley Gloucester GL2 3NW

Change of use from an agricultural building to an office building with associated storage (Use Class B1).

PRIRE 28/09/2017

## Tuffley

17/00192/FUL RHIAM

244 Stroud Road Gloucester GL4 0AU

Retrospective planning application for a raised patio to the rear of 244 Stroud Road and a boundary fence.

G3Y 15/09/2017

17/00230/FUL

FIONF

14 Ardmore Close Gloucester GL4 0BL

Removal of existing timber workshop. Erection of brick workshop and garage

NDT 18/09/2017

17/00608/FUL

FEH

St Peters High School Stroud Road Gloucester GL4 0DD

Construction of new synthetic rugby pitch with fencing and lighting

G3Y 21/08/2017

17/00626/FUL

RHIAM

11 Chedworth Road Gloucester GL4 0HU

First floor extension including dormers to front and rear roofslope and french doors on rear elevation at first floor level.

G3Y 04/09/2017

17/00718/FUL

SHANE.

16 Forest View Road Gloucester GL4 0BX

Replacement porch

G3Y 22/08/2017

17/00790/ADV

SHANE.

Fox And Elm 385 Stroud Road Gloucester GL4 0DA

3 X NON-ILLUMINATED FASCIAS, 1 X INTERNALLY ILLUMINATED PROJECTOR, 2 X INTERNALLY ILLUMINATED LOGOS, 2 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANELS, 4 X NON-ILLUMINATED POST MOUNTED ALUMINIUM PANELS, 1 X INTERNALLY ILLUMINATED TOTEM

1 X NON-ILLUMINATED

GFY 28/09/2017

17/00801/LAW

SHANE.

339A Stroud Road Gloucester GL4 0BB

Single storey rear extension and conversion of existing integral garage

LAW 19/09/2017

17/00851/PREAPP FEH  
25 Flaxley Road Gloucester GL4 0JA  
Build a new bungalow next to the existing bungalow on the plot. New build to be same size as current build. Same finish.  
RET 11/08/2017

17/00879/LAW SHANE.  
19 Hillborough Road Gloucester GL4 0JG  
Single storey extension to rear of existing house 2.7 deep and 3.8 high  
LAW 27/09/2017

## Westgate

15/01625/FUL ADAMS  
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By  
Variation of condition 12 of permission ref. 14/01386/FUL, to increase the permitted level of Use Class A3, A4 and/or A5 floorspace within the Factory Outlet Shopping Area from 3,279 sq m to 3,590 sq m gross floorspace in total.

GP 31/08/2017

16/00930/FUL ADAMS  
Block E Former Gloscat Brunswick Road Gloucester  
Construction of 2 and 3 storey building comprising 5 No. (C3) residential units with associated landscaping, cycle and refuse storage (amendment to scheme approved under ref. 11/00107/FUL).

G3Y 08/09/2017

17/00041/COU CHRHE  
79-81 Northgate Street Gloucester GL1 2AG  
Convert part of first floor into a 1 bedroom flat, new rear access staircase and construction of three timber storage sheds at the rear

REF 14/08/2017

17/00067/CONDIT FEH  
31 Westgate Street Gloucester GL1 2NW  
Discharge of conditions 3 & 4 of planning permisison no.16/00955/FUL and listed building consent no.16/00953/LBC

ALDIS 14/08/2017

17/00570/ADV	CHRHE
19A Southgate Street Gloucester GL1 1TP	
One new fascia sign, one new projecting sign and two internal posters.	
GFY	04/09/2017
17/00588/FUL	RHIAM
28B Hempsted Lane Gloucester GL2 5JA	
Retention of use of existing office space as two residential dwellings and two entrance porches, erection of first floor extension.	
G3Y	19/09/2017
17/00599/FUL	CHRHE
GF Energy Ltd Sudmeadow Road Gloucester	
Proposed replacement of twenty-seven 8.3-metre individual flues with five 10-metre combined flue stacks	
G3Y	14/08/2017
17/00601/FUL	ADAMS
Former Gloscat Brunswick Road Gloucester	
Change of use of land adjacent to Blocks A and B from circulation area to mixed use circulation area and external seating area associated with adjacent Class A3 food and drink units	
G3Y	09/08/2017
17/00612/LBC	RONM
31 Commercial Road Gloucester GL1 2HE	
Removal of the existing wall mounted pedestrian walkway lighting and the proposed installation of six floodlights, which are to be fixed to the rear	
GLB	06/09/2017
17/00653/COU	CHRHE
Unit 121B Gloucester Quays Designer Outlet St Ann Way Gloucester	
Proposed change of use from Use Class B1 (office) to Use Class D1 (Explore Learning Centre)	
G3Y	15/08/2017



17/00661/ADV		CHRHE
180 Southgate Street Gloucester GL1 2EZ		
Replacement of fascia sign to reflect new business with window stickers as indicated on 17/1201/01		
WDN	14/08/2017	
17/00683/LBC		RHIAM
Maitland House Spa Road Gloucester		
Replastering and minor alterations to Grade II Listed building.		
GLB	15/09/2017	
17/00757/FUL		SHANE.
1 St Swithuns Road Gloucester GL2 5LH		
Single storey rear extension & pentice roof to front porch.		
G3Y	04/09/2017	
17/00779/FUL		FEH
Robert Raikes House 38 Southgate Street Gloucester GL1 2DR		
Installation of 6 tables, 24 chairs, 1 lecturn and 1 'A' board to the public		
G3Y	12/09/2017	
17/00810/CONDIT		FEH
5 - 7 Brunswick Road Gloucester GL1 1HG		
Discharge of Condition Nos 3 (rainwater goods) ,4 (windows,doors, pipes, bin storage) and 8 (bicycle store) of planning permission ref: 17/00153/COU		
PADIS	14/08/2017	
17/00822/ADV		RHIAM
Thomson 34 Eastgate Street Gloucester GL1 1PA		
Proposed fascia sign, hanging sign, swing sign and internal signage at 34 Eastgate Street.		
GFY	25/09/2017	

17/00831/FUL

FEH

174 Southgate Street Gloucester

Repairs to the elevation of 174 & 178 Southgate Street, repair and or replacement of the sliding sash windows, new paving to the frontage of 174, 176 & 178 Southgate Street. New glazed panelled, sliding timber folding screen to 178 Southgate Street. Chang

G3Y

25/09/2017

17/00867/DCC

FEH

Gloucestershire County Council Shire Hall Westgate Street Gloucester GL1

Non-material amendment for alterations to fenestration patterns, additional lift and ramp, along with changes to colours of the louvers and pattern of BIPV's relating to planning consent 15/0122/GLREG3 dated 24/03/2016.

NOB

16/08/2017

17/00869/TRECON

JJH

Old School House 28 St Swithuns Road Gloucester GL2 5LH

Removal of 7 Leylandii trees from the rear of the property. Replace them with a hedge.

TCNOB

05/09/2017

17/00946/CONDIT

RONM

23 - 25 & 27 - 29 Commercial Road Gloucester GL1 2ED

Discharge of condition 4 of listed building consent ref. 16/01541/LBC

ALDIS

05/09/2017

## 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

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