



# Gloucester City Council

## Planning Committee

**Meeting: Tuesday, 9th January 2018 at 6.00 pm in 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

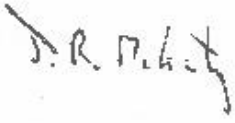
## AGENDA

<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 - 10)  To approve as a correct record the minutes of the meeting held on 5 <sup>th</sup> December 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>25-31 EASTGATE STREET - 17/01177/FUL</b> (Pages 11 - 28)  <b>Application for determination:-</b>  Eastgate Street façade refurbishment works, relocation of concrete art work panels, extension of building at ground floor over highway, alteration of existing canopy over Eastgate Street, and subdivision of the former BHS retail store to provide a class A1 retail unit over ground and first floor along with a new class A1/A3 café unit at ground floor and associated outdoor seating area at 25-31 Eastgate Street.
<b>6.</b>	<b>DELEGATED DECISIONS</b> (Pages 29 - 44)  To consider a schedule of applications determined under delegated powers during the month of November 2017.

7.

**DATE OF NEXT MEETING**

Tuesday, 6<sup>th</sup> February 2018 at 6.00pm.



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

**Date of Publication: Monday, 1 January 2018**

## 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 December 2017

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

### **Officers in Attendance**

Mella McMahon, Development Control Manager

Nick Jonathan, Solicitor, One Legal

Joann Meneaud, Planning Officer

Anna Penn, Planning Officer

Jamie Mattock, Highways Officer

David Simmonds, Highways Officer GCC

Tony Wisdom, Democratic Services and Elections Officer

**APOLOGIES** : Cllrs. Hanman, Morgan and Dee

### **37. DECLARATIONS OF INTEREST**

The Chair declared a personal interest in agenda item 5 (17/00729/FUL) as he was employed at a school.

### **38. MINUTES**

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

### **39. LATE MATERIAL**

Late material in respect of agenda item 5, application 17/00729/FUL, had been published on the Council's website and copies were circulated.

### **40. CLEARWATER PRIMARY SCHOOL, QUEDGELEY - 17/00729/FUL**

The Principal Planning Officer presented the report which detailed an application for the erection of a primary school and associated infrastructure with car park and pedestrian and vehicular access from Clearwater Drive and pedestrian access to Eldersfield Close on land at Clearwater Drive, Quedgeley.

**PLANNING COMMITTEE**  
**05.12.17**

She drew Members' attention to the late material which contained further information from Gloucestershire County Council (Education and Capital). Gloucestershire County Council Asset Management, additional representations in support and in objection to the application together with further comments from the Case Officer on outstanding issues and an amended recommendation.

Councillor Hannah Norman, as Ward Member, addressed the Committee in opposition to the application.

County Councillor Mark Hawthorne, speaking as a member of the public addressed the Committee in opposition to the application.

Nathan McLoughlin, planning consultant, and Mrs Rachel Howie of the Diocese of Gloucester Academies Trust addressed the Committee in support of the application.

Members expressed concerns in respect of the following issues:-

- Loss of important open space used by the public
- Proximity of MUGA and playing pitches to residential properties
- Potential for surface water run-off to affect residential properties
- Noise and disturbance to neighbouring residential properties
- Insufficient provision for drop off and lack of parking spaces within school grounds
- Vehicular access and parking congestion via Clearwater Drive at peak periods
- The demand for the school is not coming from the local area.

**RESOLVED that the application be refused for the following reasons:-**

**Reason 1**

The development of this site would result in the loss of an important open space highly valued by local residents, in an area where there is already a shortfall of open space. Insufficient mitigation or replacement facility has been proposed to compensate for this loss. The proposal is therefore contrary to Policy SD4, SD14 and Policy INF3 of the Joint Core Strategy, Adoption Version 2017, Policy SR2, ST3 and BE21 of the Gloucester City Council Revised Deposit Local Plan 2002 and guidance within the Planning Policy Guidance and the NPPF

**Reason 2**

The layout of the proposal constitutes poor design in that it proposes to site the multi-use games area and playing pitches in close proximity to neighbouring dwellings and therefore is likely to result in unacceptable noise and general disturbance for residents of nearby dwellings. Therefore it is considered that the proposal is contrary to Policies SD4 and SD14 of the Joint Core Strategy, Adoption Version 2017 and Policies ST7, BE4, BE7, BE21 and FRP10 of Gloucester City Council Revised Deposit Local Plan 2002, and contrary to the Gloucester City Council Supplementary Planning Guidance "New Housing and Open Space and the guidance and principles set down within the Planning Policy Guidance and the National Planning Policy Framework.



**PLANNING COMMITTEE**  
**05.12.17**

**Reason 3**

The applicant has provided insufficient information relating to the proposed external lighting details and therefore on this basis, the applicant has failed to demonstrate that the proposed lighting would not have a harmful effect upon ecology or residential amenity and is therefore contrary to policies SD9, SD4 and SD14, of the Joint Core Strategy, Adoption Version 2017 and policies B2, BE21 and FRP 9 of the City of Gloucester Revised Deposit Local Plan 2002 and the guidance and principles set down within the Planning Policy Guidance and the National Planning Policy Framework.

**Reason 4**

The applicant has provided insufficient information relating to the proposed level changes across the site and there are also discrepancies between plans and therefore on this basis, the applicant has failed to demonstrate that the proposed levels would not result in surface water run off to neighbouring properties and is therefore contrary to policies INF2, SD4 and SD14, of the Joint Core Strategy, Adoption Version 2017 and policies FRP6 and BE21 of the City of Gloucester Revised Deposit Local Plan 2002 and the guidance and principles set down within the Planning Policy Guidance and the National Planning Policy Framework.

**Reason 5**

The applicant has failed to demonstrate that the comings and goings associated with vehicles entering, leaving and manoeuvring within the car park would not cause unacceptable levels of noise and disturbance to residents of neighbouring dwellings. Therefore the proposal is contrary to policies SD4 and SD14 of the Joint Core Strategy, Adoption Version 2017 and policies ST7, BE4, BE7, BE21 and FRP10 of the City of Gloucester Revised Deposit Local Plan 2002 and the guidance and principles set down within the Planning Policy Guidance and the National Planning Policy Framework.

**41. 25 - 31 EASTGATE STREET - 1701177FUL**

The Chair advised that this application had been withdrawn from the agenda.

**42. 133, BRISTOL ROAD - 17/01134/FUL**

The Planning Officer presented the report which detailed an application for change of use from use Class D1 (non-residential institution) to use class D2 (assembly and Leisure) to open a fitness club, and installation of external plant to the rear elevation (following refused application 17/00196/COU – Amended hours of opening proposed) at 133, Bristol Road.

**PLANNING COMMITTEE**  
**05.12.17**

She advised Members that an appeal had been lodged in respect of the previous refusal.

Councillor Pullen, as Ward Member, addressed the Committee on behalf of Councillors Stephens and Hampson and numerous residents in opposition to the application.

Harriet Ouroussoff and a companion addressed the Committee in opposition to the application.

Members expressed concerns including:-

- The proposed siting of the air conditioning units
- Conflict with the amenity of neighbouring residents
- No staff would be on duty on the premises at times

**RESOLVED that the City Centre Growth and Delivery Manager be authorised to grant consent subject to negotiations regarding the re-siting of the air conditioning units; and amendments to the recommended the conditions in the report to ensure that the car park hours are the same as those for the proposed use and that the premises are staffed when the building is open to members and following consultation with the Chair and Vice-Chair.**

**43. DELEGATED DECISIONS**

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

**RESOLVED that the schedule be noted.**

**44. DATE OF NEXT MEETING**

Tuesday, 9<sup>th</sup> January 2018 at 6.00 pm.

The Chair wished all present a Merry Christmas.

**Time of commencement: 6.00 pm**

**Time of conclusion: 7.50 pm**

**Chair**

## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>9<sup>TH</sup> JANUARY 2018</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>25-31 EASTGATE STREET</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>17/01177/FUL WESTGATE</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>13<sup>TH</sup> DECEMBER 2017</b>
<b>APPLICANT</b>	<b>:</b>	<b>REEF ESTATES LTD</b>
<b>PROPOSAL</b>	<b>:</b>	<b>Eastgate Street facade refurbishment works, relocation of concrete artwork panels, extension of building at ground floor over highway, alteration of existing canopy over Eastgate Street, and subdivision of the former BHS retail store to provide a class A1 retail unit over ground and first floor along with a new class A1/A3 Cafe unit at ground floor and associated outdoor seating area.</b>
<b>REPORT BY</b>	<b>:</b>	<b>ADAM SMITH</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE PLAN PROPOSED LAYOUT</b>

### **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site is 25-31 Eastgate Street. This comprises the former BHS retail unit, and the adjacent Dorothy Perkins/Burtons retail unit to the north west. The site also includes part of Eastgate Street in front of the former BHS unit. The site is within the City Centre Conservation Area and there are listed buildings adjacent to the north west (the Guildhall) and on the opposite side of Eastgate Street (the Eastgate Centre entrance portico).
- 1.2 The application proposes:  
Subdivision of the former BHS unit to provide a new Class A1/A3 café unit of 186sq m (retention of the remainder of the building for the existing A1 retail use)  
An associated external seating area for the café unit to the front within Eastgate Street  
Extension of the ground floor of the former BHS unit forwards to infill the current undercroft area including new shopfronts

Infill extension of the entrance area of the Dorothy Perkins/Burtons unit and new shopfront  
Replacement of the existing canopy at the Dorothy Perkins/Burtons unit with a new shorter canopy  
Replacement windows to the upper floors

- 1.3 The application is referred to the planning committee as it involves Council land and an objection has been received.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 No relevant recent history. It appears that the building may have gained planning permission in the mid 1960s.

## **3.0 PLANNING POLICIES**

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

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

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

#### *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.

The NPPF includes relevant guidance on ensuring the vitality of town centres, promoting sustainable transport, requiring good design, and conserving and enhancing the natural and historic environment. These are commented on in more detail in the Officer considerations below.

#### *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.

For the purposes of making decisions, the NPPF sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the NPPF. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

### **The Development Plan**

#### **Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adoption Version, 2017)**

- 3.3 The Joint Core Strategy has been adopted by all 3 Councils and therefore is now a statutory development plan. Relevant policies from the JCS include:

SP2 – Distribution of new development  
 SD2 – Retail and city/town centres  
 SD4 – Design requirements  
 SD8 – Historic environment  
 SD14 – Health and environmental quality  
 INF1 – Transport network

### **Emerging Development Plan**

#### **Gloucester City Plan**

- 3.4 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 in accordance with paragraph 216 of the NPPF.

### **Other Relevant Planning Policy Documents**

- 3.5 Regard must also be had to certain policies of 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. However the majority of policies in this Plan are no longer relied upon because they are superseded by policies of the adopted Joint Core Strategy, lack of compliance with the NPPF, or the policies relate to completed developments.

#### **2002 Plan designations**

Conservation Area  
 Area of principal archaeological interest

#### **Still-relevant 2002 Plan Policies**

BE.11 – Shopfronts, shutters and signs

### **Supplementary Planning Documents**

- 3.6 Shopfronts, Shutters and Signage: Design Guidelines for Gloucester (Adopted November 2017)
- 3.7 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/).

#### **4.0 CONSULTATIONS**

- 4.1 The Conservation Officer commented originally and noted the site location within the City Centre Conservation Area and adjacent to the grade 2 listed Guildhall, and the intended re-location of the artwork panels from BHS to a blind elevation on Clarence Street, and concluded the following;
- reconfiguration of shop front to BHS would create a more active frontage to the building;
  - partial removal of large canopy to Dorothy Perkins would improve the visibility of the Guild Hall façade;
  - overall the proposed changes should be considered an enhancement to the Conservation Area;
  - the scheme has taken on board the Conservation Officer’s comments offered previously and adjusted the scheme to reflect these;
  - the application can be supported.

The Principal Conservation Officer has also reviewed the application specifically the issue of the artwork panels on the Eastgate Street frontage and the issue of their significance. The Officer has suggested that conditions are imposed to require a building recording exercise to be undertaken of the panels, and their removal and storage.

- 4.2 The Civic Trust has commented:
- Support retention of mural and relocation to Clarence Street with interpretation;
  - Concerns about whether it is removeable – this is unresolved;
  - Extension will necessitate an archaeological condition;
  - Narrowing of pavement area is not of concern;
  - Revised canopy will improve view of Guildhall and improve design;
  - Welcome cleaning of slate and stone frontage.
- 4.3 The Highway Authority raised no objection subject to conditions to secure cycle parking, and prevent doors opening outwards onto the street. The Highway Authority also considered further the issue of the impact of the proposed extension on pedestrian passage over recent weeks and has now confirmed that they raise no objection in this regard subject to a condition that would require street furniture to be relocated away from the new unit frontage to give a 4 metre clearance from the new shop frontage.

- 4.4 The Environmental Health Officer raises no objection subject to a condition to secure the installation and maintenance of a suitable kitchen extraction system to the café.
- 4.5 The City Archaeologist raises no in-principle objection and recommends a condition to secure a programme of archaeological work and approval of the foundation design and ground works.

## **5.0 PUBLICITY AND REPRESENTATIONS**

- 5.1 13 neighbouring properties were notified and press and site notices were published.
- 5.2 An objection has been received from WH Smith, which occupies the adjacent unit to the east, and may be summarised as follows:
- Reduced visibility to the WH Smith unit;
  - Reduced accessibility along Eastgate Street as a result of narrowing the street;
  - Potential long term harm to the commercial viability of the WH Smith unit;
  - Little evidence put forward in application to support need for additional floorspace, and unclear whether it would actually increase interest in the unit;
  - Council should ask for evidence of the need for the extension and why the coffee shop is required.
  - Proposal would contradict emerging City Plan Policy C2B as it would result in a reduction in the Primary Shopping Area's vitality if long term trading patterns are adversely affected, and reduced accessibility on Eastgate Street.
  - Safety issues in the case of emergencies.

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A City Councillor has also commented, which may be summarised as follows:

The three murals should be removed safely and relocated to another location, confirmation is needed about how they will safely remove them. This is good public art and should be saved for the future.

The proposals to relocate the murals to Clarence Street is acceptable, but they must be fixed to their new location in a way that means that they could be relocated in future.

The murals should be displayed and illuminated in a way that shows them off most effectively and have an interpretation board nearby explaining how they were made, who the artist was, etc.

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

## 6.0 **OFFICER OPINION**

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

- Principle
- Design and heritage
- Traffic and transport
- Archaeology
- Environmental health
- Economic considerations

### *Principle*

6.2 Policy SP2 of the JCS seeks to focus development within Gloucester and Cheltenham to support their roles as principal providers of jobs, services and housing and to promote sustainable transport. Policy SD2 places Gloucester City Centre at the top of the hierarchy of centres and seeks to support and strengthen it to ensure it continues to be the focus of communities. The site is within the City Centre Boundary, Primary Shopping Area, and Primary Shopping Frontage. A1 retail development will be supported within the defined Primary Shopping Area. Leisure, entertainment and recreation development will be supported within the City Centre subject to amenity issues. Within the primary shopping frontage, the change of use of A1 retail premises will not be permitted unless it can be demonstrated that the unit is not suitable for continued A1 use, the proposal would maintain or enhance vitality and viability and subject to amenity issues. It also sets out that town centre development will be of a scale appropriate to its role and function and will not compromise the health of other centres or sustainable development principles.

6.3 The NPPF seeks to proactively drive and support sustainable economic development, and promote competitive town centres that provide customer choice and a diverse retail offer. It requires the sequential test to be applied to applications for main town centre uses that are not in an existing centre and not in accordance with an up to date local plan. It also requires an impact test for retail and leisure development outside of town centres.

6.4 The proposal involves an extension of the retail use within the primary shopping area. In this location, no sequential or impact test is necessary.

6.5 The proposal also involves the subdivision of the ground floor premises for a new Class A3/A1 café unit. The broad principle of this type of use in the city centre is acceptable but the subdivision of a retail unit to facilitate it prompts consideration of JCS Policy SD2. In this context the following changes are relevant;

The 'lost' area of A1 retail floorspace from the subdivision is 167sq m  
The extension would create 112sq m of retail floorspace



The first floor alterations remove the former internal café and replace it with retail floorspace, comprising 468sq m

In this context there would be a net gain of 413sq m of useable retail floorspace arising from the proposals. Therefore the underlying concern for loss of A1 floorspace in the primary shopping area would not be apparent as that would not occur. Notwithstanding this, in considering the tests within the above policies, while the application does not show that the unit is unsuitable for continued A1 usage nor that marketing for an A1 use has been unsuccessful, it is considered that the proposal would maintain the vitality and viability of the area and would not have a significant adverse impact on the amenity of adjacent residents or businesses. It would be a single non-A1 use between A1 uses either side, and the street would continue to have a significant predominance of retail use. In this context of the overall net gain of retail floorspace, the existing uses on the street and the proposed arrangement of floorspace, I recommend that no objection is raised to the subdivision of part of the unit for A1/A3 café use.

- 6.6 There is no test of 'need' for the development (it appeared in the 2002 Second Deposit Policy S.4a but this aspect is no longer in line with government policy and the policy is partially superseded by the JCS). This is noteworthy in relation to the WH Smith objection which asks for evidence of need.
- 6.7 WH Smith also raises the issue of long-term harm to the commercial viability of the unit it currently occupies. This would appear to be in relation to the visibility of the unit which could be moderately adversely affected by the proposals and is commented on in design terms below. I do not consider that this moderate adverse impact would harm the vitality and viability of the city centre and the limited impact is outweighed by the benefits of the increased A1 retail offer in an improved unit.
- 6.8 I understand that the extension would occupy existing highway land beneath the undercroft. Further analysis of the design implications of this and the Highway Authority's view are set out below, but as a matter of principle no objection is raised to the loss of highway land.
- 6.9 External seating for food and drink uses is generally encouraged in the gate streets to enliven the streets and the use of part of Eastgate Street for this purpose is not considered objectionable.
- 6.10 Overall no objection is raised to the principle of the development.

*Design and heritage*

- 6.11 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.

- 6.12 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'*. Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 6.13 In terms of design the NPPF states that new developments should be of high quality design, respond to local character and be visually attractive as a result of good landscaping.
- 6.14 In terms of heritage JCS Policy SD8 is similarly relevant in terms of assessing the impact on the Conservation Area and setting of listed buildings, requiring heritage assets and their settings to be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Development should aim to sustain and enhance the significance of heritage assets.
- 6.15 In terms of design JCS Policy SD4 sets out requirements to respond positively to, and respect the character of, the site and surroundings, and enhance local distinctiveness. Part vi of the policy sets out that new development should provide access for all potential users, including people with disabilities, to buildings, spaces and the transport network, to ensure the highest standards of inclusive design.

*Design and heritage assessment*

- 6.16 The proposals would modernise the appearance of the ground and upper floors of the building and it is considered that they would enhance the appearance of the building.
- 6.17 The replacement of the large existing canopy at the Dorothy Perkins/Burtons unit with a shallower canopy would open up views of the adjacent listed Guildhall and improve its setting. No harm would be caused to the setting of the listed Eastgate Centre entrance portico across the street.
- 6.18 The proposal would result in a 'stepped' row of shop frontages, where the extension would sit forward of the adjacent units in the same manner as the existing oversailing upper floors. The existing building form exhibits this projecting arrangement within the streetscene already (the extension would only enclose the existing open projection), and is similar to other buildings in the city centre such as the row of units opposite the application site comprising H&M to Boots, the Marks and Spencer/Carphone Warehouse units on Eastgate Street, and the Paddy Power/Costa units on Southgate Street which have staggered build lines at the undercroft ground floor. There are also staggered building arrangements in a different building form nearby, most notably with St Michael's tower at the cross, and also at the EE/Ernest Jones units on Northgate Street, and the Patisserie Valerie/Vodafone units

on Southgate Street. It is not considered that the proposed extension would be harmful to the character of the street.

- 6.19 The proposal would slightly narrow Eastgate Street at ground floor. This is already the case with the oversailing upper floors and in terms of appearance of the street this additional 'narrowing' effect is not considered to be harmful. In terms of 'useability', the current undercroft arrangement serves as a shelter from the elements at present. Its loss might be seen as something of a disbenefit but in the context of having the entrances to the Kings Walk and Eastgate Centre in close proximity (and to a lesser degree the car park bridge over the street), this is not considered to be of significant detriment.
- 6.20 Enclosing the ground floor undercroft area within the extension would have some impact upon the views of the adjacent unit to the east (currently WH Smiths), depending the treatment of the glazing to the extension and the arrangement of internal furniture. Glimpsed views of this unit between the undercroft pillars are currently possible when approaching from the west. It would not affect views from in front of the unit or approaching from the east, and would still be visible when approaching the unit from the west and the angle of view opens up. WH Smith currently has a fascia sign that is part-obscured by the existing building on the eastbound approach and a hanging sign in the Kings Walk entrance. Overall it is considered that the proposal is likely to moderately decrease visibility of this adjacent unit and I do not consider the proposed arrangement would be a significant detriment in planning terms in this respect.
- 6.21 The building currently has a series of artwork mural panels on the Eastgate Street frontage, which are proposed by the applicant to be retained and relocated to the Clarence Street elevation of the shopping centre. I understand at the time of writing that the applicant does not control this part of the shopping centre, and the works would require planning permission (which I am advised is to be made separately in the future), however the principle of the relocation is considered acceptable. Queries have been raised in one representation about the safe dismantling of the panels. At the time of writing asbestos removal is still taking place at the site so the investigation into the back of the panels has been limited. However the applicant has determined that the panels were made with pre-cast concrete construction off-site prior to being mechanically fixed to the building. The applicant is therefore content that the panels can be mechanically unfixed, and lifted away from the building for relocation. If there is any further update on the investigations at the time of the Committee meeting, Members will be advised.
- 6.22 The Principal Conservation and Design Officer has provided further comment on the panels which raises the issue of the communal value of the panels and queries about their provenance. The Officer has also requested that they be removed and stored, which the applicant is content can be done, and also that they be recorded prior to removal. It is not considered that a condition positively requiring their reinstatement elsewhere is reasonable or enforceable because the currently-suggested location is not in the application site or in the control of the applicant and would require planning permission in itself.

Discussions about a suitable relocation position, and securing of any necessary permission to install them could take place outside of this planning application.

- 6.23 Overall it is considered that the development would enhance the character and appearance of the conservation area and the setting of the adjacent listed building. It would comply with the above cited legislative and design/heritage policy context subject to securing approval of the precise materials and the recording and safe storage of the artwork panels.

*Traffic and transport*

- 6.24 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.
- 6.25 The proposed extension may result in an intensification in associated trips generated by the existing units, however in this city centre location where most trips would be expected to occur on foot and with good public transport links and parking provision the extension would not be expected to result in a significant impact on the highway network. The subdivision to form the café unit may generate unrelated trips however it is considered the larger existing store could generate similar numbers.
- 6.26 The loss of the pedestrian access to the unit from inside Kings Walk (it appears that a single independent unit would remain of the same depth as the adjacent Kings Walk units) would reduce permeability slightly but suitable access would still remain for pedestrians.
- 6.27 The proposal would slightly reduce the width of Eastgate Street but the Highway Authority considers that sufficient width remains overall and there is no in-principle objection to this. A stopping up order would be required and is part of a separate process from planning permission that would not prevent the application from being determined. WH Smith's objection also raises concerns about safety in the case of emergencies as a result of the works, and the absence of an in-principle objection from the Highway Authority is relevant in this regard. It appears unlikely that emergency services would use the existing undercroft area for emergency access so the physical works that are proposed would not alter the part of the road available for emergency access. Extending the property would push some pedestrian flow further out from the building into the remaining street area but it is not considered that this would significantly impede emergency access.
- 6.28 The Highway Authority does however seek a condition to restrict the Eastgate Street extension works until the street furniture outside the unit has been relocated away from the new site frontage to give a 4 metre clearance. This is because they have identified that conflict would be caused by the reduced width between the existing street furniture and the proposed shop frontage, which would be too narrow to accommodate the current pedestrian flows and

desire lines in a busy street, according to local and national guidance. This mitigation measure is therefore necessary to achieve safe and suitable access for all people policy in accordance with the NPPF and Policy SD4 (vi) of the JCS. New plans have now been submitted by the applicant showing street furniture relocated to demonstrate this clearance. The measures would likely involve the relocation of several litter bins, bollards and seats. I have discussed this with the City Centre Improvement Officer who has advised that the City Council manages the street furniture and can assist with any relocation, and the process ought to be fairly straightforward. There is therefore more than a reasonable prospect of this mitigation measure being achievable.

- 6.29 In these circumstances I recommend that the mitigation measure is secured as a 'Grampian' style condition preventing any works to implement the extension prior to the 4 metre separation being achieved, so that the clearance space is not inhibited. The main issue is securing the necessary separation distance, so it is not considered necessary to approve a scheme under the condition – authorisation and implementation of the furniture relocation would be done by other bodies outside the planning system.
- 6.30 The Highway Authority also seeks the provision of additional visitor cycle parking near to the store on Eastgate Street. This would add more street furniture if sited in front of the unit. There are a significant number of existing cycle parking stands a short distance further down Eastgate Street (opposite Boots) and it is considered that in this context, including the proposal for an external café seating area within Eastgate Street, the provision of additional cycle parking outside the unit is unnecessary and could potentially create an undesirable amount of clutter. In the context of a modest change to the size of the premises and the existing cycle parking provision, it is not considered that this should be sought by condition.
- 6.31 In terms of the condition to prevent outward-opening doors, the applicant has now altered the proposed plans to ensure that the doors do not swing over the highway by using a recessed entrance and this condition therefore also becomes unnecessary.
- 6.32 Overall it is considered that the proposal would be acceptable in terms of impact upon the highway and would provide for safe and suitable access for all subject to a condition to secure the 4 metre clearance from the extended shop frontage.

#### *Archaeology*

- 6.33 As above, the NPPF sets out the importance of protecting and enhancing the historic environment. Policy SD8 of the JCS seeks to preserve and enhance heritage assets as appropriate to their significance.
- 6.34 The site occupies an area of archaeological interest and the extension is likely to have a below-ground impact. An archaeological report was produced at the request of the City Archaeologist. The City Archaeologist considers the proposal to be acceptable subject to conditions securing a programme of

archaeological work and approval of the foundation design and ground works. These are considered to be necessary and reasonable.

- 6.35 Subject to these conditions it is considered that the proposals comply with the above cited policy context and no objection is raised in these terms.

#### *Environmental Health*

- 6.36 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 and 120 deal with pollution setting out that planning should prevent new uses from contributing to air or noise pollution, and that effects on general amenity should be taken into account. Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

- 6.37 As the proposal involves a café use and likely associated cooking processes, it is considered necessary to impose a condition requiring approval of the tenant's extraction system and its implementation prior to first use.

- 6.38 Subject to this condition the proposal is considered to comply with the above-cited policy context, and no objection is raised in these terms.

#### *Economic considerations*

- 6.39 The development would generate economic activity from the construction phase, and potentially an increase in employment opportunities over and above the existing use, which weighs modestly in favour of the scheme.

## **7.0 CONCLUSION**

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

- 7.2 The proposals would comply with the development plan and the other national and un-adopted local policy context cited above subject to certain conditions. Notably, the proposals would represent an enhancement to the setting of a listed building and to the character and appearance of the Conservation Area, which are positive benefits of the scheme. The proposals would also provide benefits in delivering additional retail floorspace in a City Centre location. The benefits outweigh the limited disbenefits of the scheme.

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

- 8.1 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

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

Condition 2

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

P.1.1 Site location plan (received by the Local Planning Authority on 14<sup>th</sup> October 2017)

P.3.1 Rev. B Proposed ground floor plan

P.3.4 Rev. B Store front extension floor plan

(received by the Local Planning Authority on 13<sup>th</sup> December 2017)

P.3.5 Rev. A Proposed elevation

(received by the Local Planning Authority on 20<sup>th</sup> November 2017)

P.3.2 Proposed first floor plan

P.3.3 Proposed second floor plan

(all received by the Local Planning Authority on 15<sup>th</sup> November 2017)

except where otherwise required by conditions of this permission.

Reason

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

Condition 3

No above ground construction shall be commenced until details of all facing materials and finishes to the development including new shopfronts, doors, window frames and canopies 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

To ensure that the materials and exterior building components are appropriate to their context, in accordance with Policies SD4 and SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adoption Version 2017, and Paragraphs 58 and 131 of the National Planning Policy Framework.

Condition 4

The Use Class A1/A3 café unit hereby permitted shall not be occupied until ventilation and cooking fume control measures have been installed in

accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the equipment shall be operated and maintained in accordance with the manufacturer's instructions and the use shall only take place whilst the equipment is operational.

#### Reason

In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality in accordance with Policy SD14 of the Joint Core Strategy Adoption Version 2017, and Paragraphs 17 and 120 of the NPPF.

#### Condition 5

The land defined as a rectangle and labelled "A3 café outdoor seating area" within Eastgate Street on plan ref. P.3.1 Rev. B Proposed ground floor plan shall only be used for external seating associated with the class A1/A3 café unit hereby approved, or as highway. For the avoidance of doubt the land shall not be used for the external display or storage of goods.

#### Reason

In the interests of the visual amenities of the area and preserving the character and appearance of the Conservation Area in accordance with Policy SD8 of the Joint Core Strategy Adoption Version 2017, and Paragraphs 58 and 131 of the National Planning Policy Framework.

#### Condition 6

No development or demolition below slab level shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

#### Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with Policy SD8 of the Joint Core Strategy Adoption Version 2017, paragraphs 131 and 141 of the National Planning Policy Framework.

#### Condition 7

No development 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 SD8 of the Joint Core Strategy Adoption Version 2017, and paragraphs 131 and 141 of the NPPF.

#### Condition 8

No works shall be undertaken to the ground floor front wall of the building facing Eastgate Street until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work for that building in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for recording of the artwork mural panels to the Eastgate Street frontage of the building and depositing of the results with the Local Planning Authority. Furthermore no works shall be undertaken to the ground floor front wall of the building facing Eastgate Street until all of the artwork mural panels have been carefully removed from the building and put into safe and secure storage.

#### Reason

To preserve this historic piece of public art with a view to its future relocation, in accordance with Policy SD8 of the Joint Core Strategy Adoption Version 2017, and paragraphs 131 and 141 of the National Planning Policy Framework.

#### Condition 9

Works to implement the extension to the Eastgate Street frontage of the building shall not take place prior to the relocation of any street furniture within Eastgate Street parallel with the application site so as to maintain a 4 metre wide space that is clear of furniture between the forwardmost point of the new extension hereby approved and the nearest part of any item of street furniture.

#### Reason

To reduce potential highway impact by ensuring safe, suitable access for all people that minimises the conflict between highway users is provided in accordance with the National Planning Policy Framework paragraphs 32 and 35 and the Local Plan.

#### Note:

This planning permission does not give any authority to the applicant to carry out any works on the public highway. Any street furniture relocation works must be carried out by either the owner of the street furniture, the Local Highway Authority or the applicant with permission from the street furniture owner and highway authority. This permission also does not convey any approval to a stopping up order, which would be required separately.

Decision: .....

Notes: .....

.....

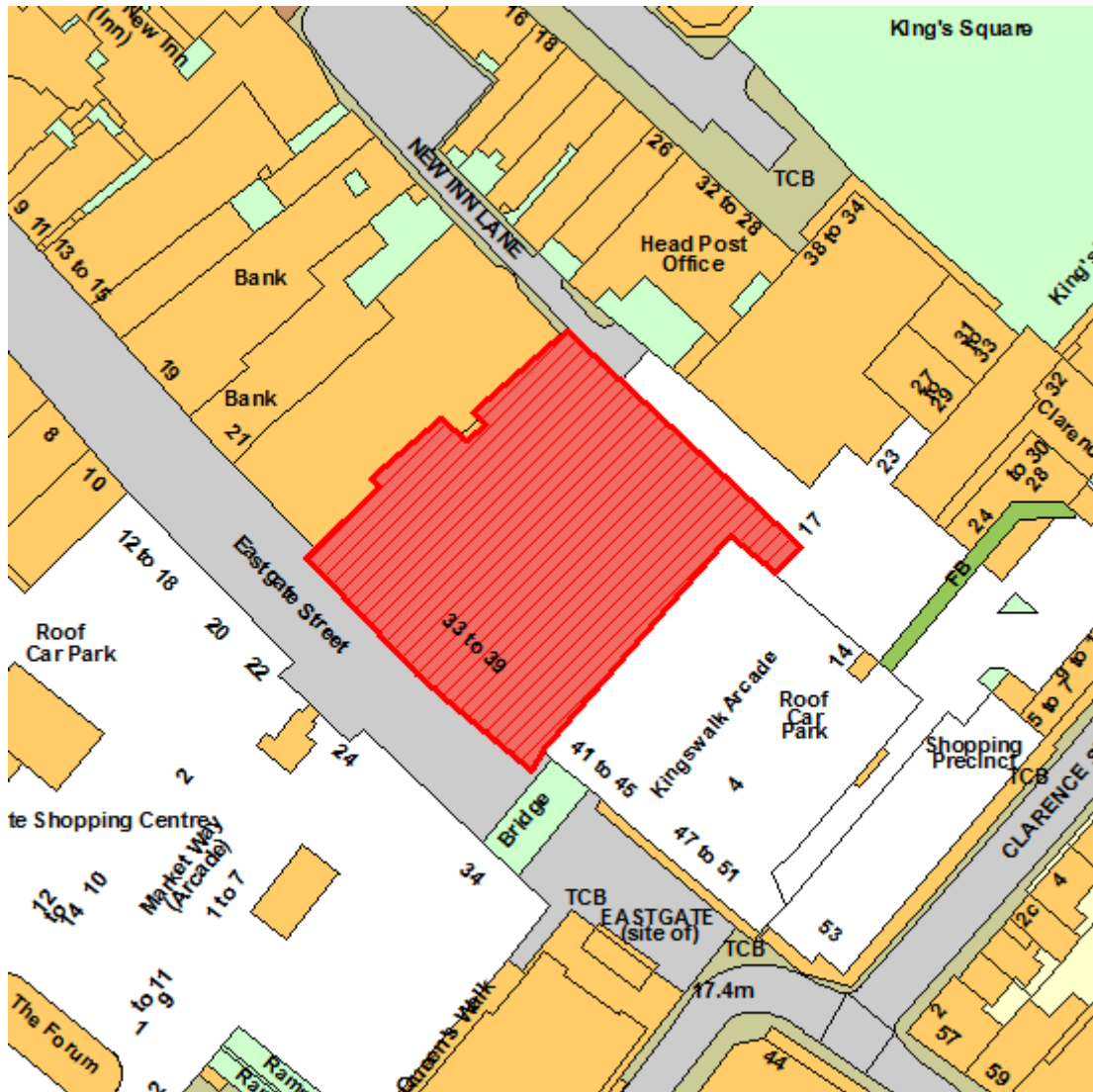
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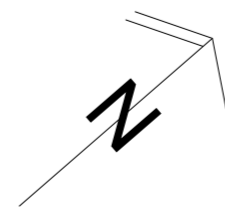
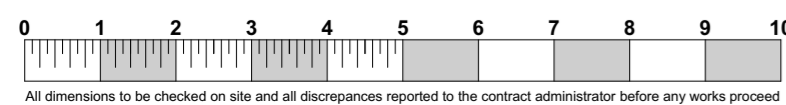
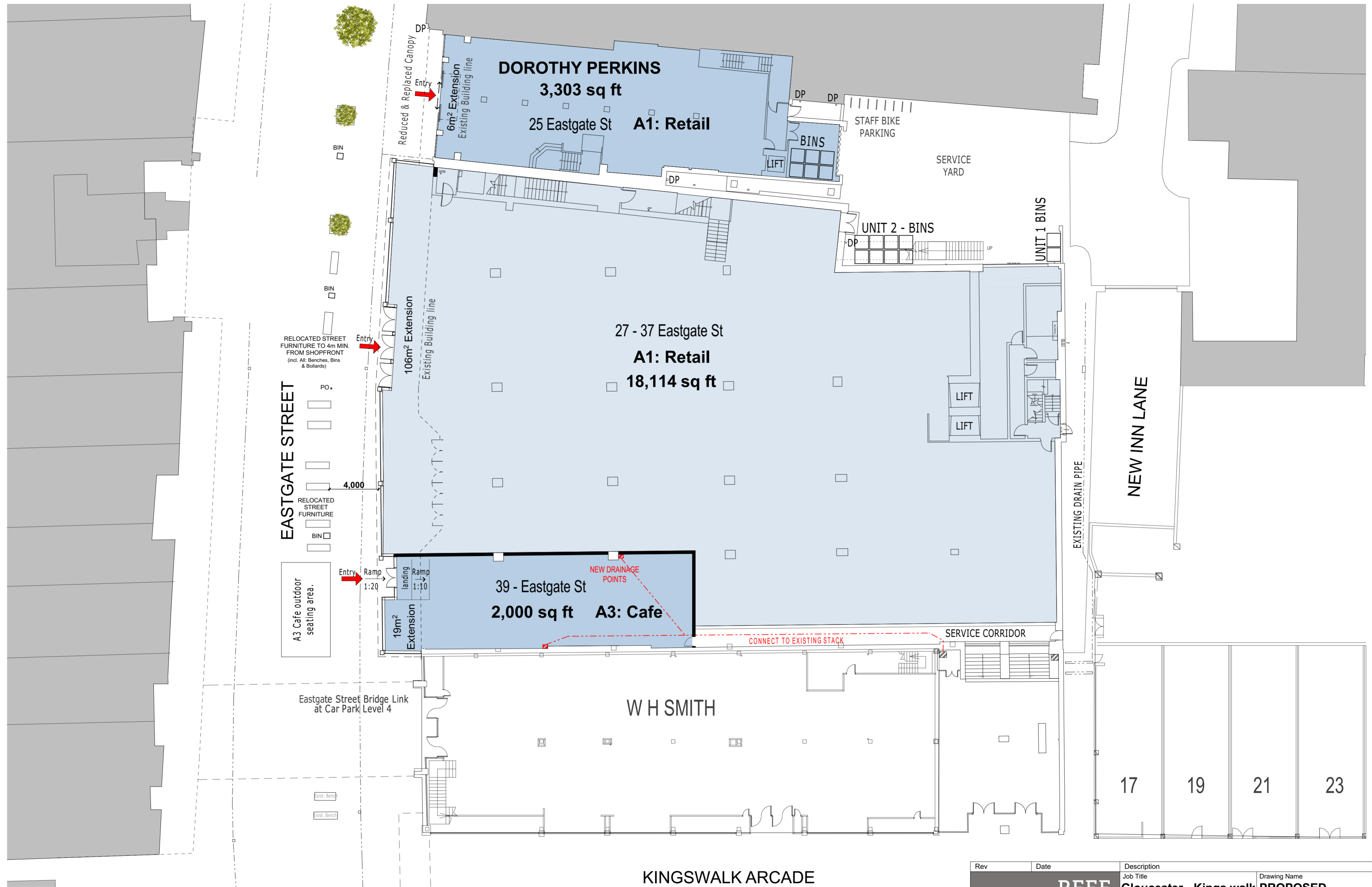
Person to contact: Adam Smith  
(Tel: 396702)

17/01177/FUL

BHS  
27 - 31 Eastgate Street  
Gloucester  
GL1 1NS

Planning Committee 09.01.2018





Rev	Date	Description	Drawing Name
		<b>REEF ESTATES</b> Job Title <b>Gloucester - Kings walk</b> 25 - 39 Eastgate Street Gloucester GL1 1NS	<b>PROPOSED GROUND FLOOR PLAN</b>
		14 Little Portland Street, London, W1W 8BN T: 020 7637 0601 W: www.reefestates.co.uk	Drawing Status <b>Planning</b> Drawing Scale <b>1:200 @A2</b>
		URBAN REEF   DESIGN AND CONSTRUCTION Date first Issued <b>20.11.17</b>	Layout ID <b>P.3.1</b> Revision <b>B</b>



# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**9<sup>th</sup> January 2018**

**DELEGATED DECISIONS**

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

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

## Abbeydale

17/00288/FUL FEH  
Saintbridge Pharmacy Askwith Road Gloucester GL4 4SH  
Single Storey side extension to the Pharmacy and construction of entrance  
S106 06/11/2017

17/00996/FUL RHIAM  
39 Rumsey Close Gloucester GL4 5JY  
Revised application from previously approved 17/00754/FUL for a two storey  
rear extension altering the materials used in the proposal.  
G3Y 02/11/2017

17/01089/LAW RHIAM  
62 Swift Road Gloucester GL4 4XH  
Creation of hard standing and dropped kerb at 62 Swift Road.  
LAW 20/11/2017

## Abbeymead

17/01114/FUL RHIAM  
22 Red Admiral Drive Gloucester GL4 5EA  
Proposed two storey extension to the front and side of 22 Red Admiral Drive  
along with the conversion of the existing garage into a studio.  
G3Y 29/11/2017

## Barnwood

17/01045/FUL RHIAM  
7 Grove Crescent Gloucester GL4 3JJ  
Two storey rear extension at 7 Grove Crescent and construction of a garage at  
the property. Insertion of window on existing side elevation.  
G3Y 10/11/2017

17/01087/FUL RHIAM  
5 Julian Close Gloucester GL4 3AF  
Removal of existing garage and associated buildings and erection of single  
storey extension.  
G3Y 22/11/2017

17/01105/LAW RHIAM  
7 Churchview Drive Gloucester GL4 3ES  
Single storey rear extension.  
LAW 14/11/2017

17/01170/TPO JJH  
21B Colin Road Gloucester GL4 3JL  
T1 - Lime tree - Reduce all over by up to 7m (30%) and shape. T2 - Lime tree -  
Reduce all over by approx 6m (25%) and shape. Raise crown to approx 7m.  
This work is to allow more light into the house and garden and surrounding  
TPDECS 02/11/2017

17/01196/TPO JJH  
2 Lilliesfield Avenue Gloucester GL3 3AQ  
2 X Sycamore trees (on stream bank). Reduce back to previous pruning points  
\_ crown lift to 4m.  
TPDECS 28/11/2017

## **Barton & Tredworth**

17/00702/LAW RONM  
33 Midland Road Gloucester  
Certificate of Lawfulness for conversion into 4 flats  
LAW 03/11/2017

17/00772/FUL RHIAM  
384 Barton Street Gloucester GL1 4LF  
Extension of dropped kerb  
G3Y 20/11/2017

## **Elmbridge**

17/00694/FUL SHANE.  
46 Riversley Road Gloucester GL2 0QT  
Erection of single-storey rear extension and substitution of hipped roof for  
flat roof on existing two-storey rear extension  
G3Y 03/11/2017

17/00898/FUL	SHANE.
2A Elmbridge Road Gloucester GL2 0NZ	
Two storey extension to side	
G3Y	14/11/2017
17/00963/LAW	SHANE.
12 Coldray Close Gloucester GL1 3QT	
2no. single storey rear extensions and porch to the front	
LAW	17/11/2017
17/01013/FUL	SHANE.
77 Sandyleaze Gloucester GL2 0PU	
Proposed front porch and single storey kitchen extension at the rear of the	
G3Y	07/11/2017
17/01015/LAW	SHANE.
48 Sisson Road Gloucester GL2 0RA	
Additions to roofspace, including change from hipped roof to pitch roof with gable end and rear dormer (to facilitate loft conversion)	
LAW	07/11/2017
17/01067/FUL	SHANE.
53 Elmbridge Road Gloucester GL2 0NX	
Proposed single storey extension at rear.	
G3Y	15/11/2017
17/01086/FUL	RHIAM
9 Liddington Road Gloucester GL2 0HJ	
Single storey extension to the front elevation, two storey extension to side and two storey and single storey extension to the rear.	
G3Y	17/11/2017
17/01101/CONDIT	SHANE.
82-84 Cheltenham Road Gloucester GL2 0LX	
Discharge of conditions. (condition 4 and condition 18)	
PADIS	13/11/2017



17/01153/NMA SHANE.  
17 Barnwood Road Gloucester GL2 0RZ  
Enlargement to dormer window  
ROS96 24/11/2017

## Grange

17/01001/COU FEH  
Gladiator Inn Tuffley Lane Gloucester GL4 0PZ  
Change of use from Finance Offices (A2) to children's day nursery and internal alterations  
G3Y 23/11/2017

## Hucclecote

17/00974/FUL SHANE.  
48 Gilpin Avenue Gloucester GL3 3DE  
Two storey side extension together with single storey rear extension.  
G3Y 07/11/2017

17/00997/CONDIT RHIAM  
14 Horsbere Road Gloucester GL3 3PT  
Discharge of Condition Nos. 3 (disposal of surface water), 4 (boundary treatments), 5 (Details/samples of external materials) ,7 (programme of historic environment work), 8 (levels) and 9 (driveway surface details) on  
ALDIS 08/11/2017

17/01031/PDE RHIAM  
38 Ashwood Way Gloucester GL3 3JE  
Single storey rear extension depth: 3.4, maximum height: 3.78 metres, height at eaves 2.78 metre  
ENOBJ 27/11/2017

17/01085/FUL SHANE.  
46 Millfields Gloucester GL3 3NH  
2 storey rear extension to replace existing conservatory. Extension of garage.  
G3Y 21/11/2017

17/01093/FUL SHANE.

44 Mayfield Drive Gloucester GL3 3DX

Two storey side extension and single storey rear extension

G3Y 21/11/2017

17/01116/TRECON

JJH

45 Appleton Way Gloucester GL3 3RP

Tree works between 45 Appleton Way and Green Farm House, Green Lane

TCNOB 02/11/2017

17/01165/PDE

RHIAM

50 Gilpin Avenue Gloucester GL3 3DE

Proposed rear conservatory (3 metres in depth, 2.4 metres to the eaves and 3.1 metres to the highest point of the extension).

ENOBJ 15/11/2017

17/01167/TRECON

JJH

2 The Green Green Lane Gloucester GL3 3RB

Removal of line of previously pollarded ash trees between 2 and 3 Green Lane Cottages.

TCNOB 07/11/2017

17/01191/NMA

CJR

Allcooper Security 7 Hucclecote Road Gloucester GL3 3TQ

Application for non-material minor amendment to provide flat, stepped roof in place of slope to the rear of the proposed building, move entrance lobby to internal retail space and show area, minor amendments to the car parking

NOS96 30/11/2017

## **Kingsholm & Wotton**

16/01345/CONDIT

SHANE.

8 Heathville Road Gloucester GL1 3DS

Discharge of condition nos.3 (materials) and 5 (boundary treatments) of permission no.13/00966/FUL for single and 2 storey extension with associated landscaping to provide for 21 additional nursery spaces.

21/11/2017

17/00975/FUL ADAMS  
 St Nicholas House 47 London Road Gloucester GL1 3HF  
 Conversion of building from offices (Use Class B1) into 9 no. residential apartments (Use class C3), and associated external works to building and associated structures, and parking provision.  
 G3Y 02/11/2017

17/00976/LBC ADAMS  
 St Nicholas House 47 London Road Gloucester GL1 3HF  
 Internal and external works to grade II listed building (associated with conversion from offices to 9 apartments).  
 G3Y 02/11/2017

17/01014/FUL SHANE.  
 50 Heathville Road Gloucester GL1 3JB  
 Conversion of integral garage to habitable room and 1st storey rear extension  
 REFUSE 16/11/2017

17/01090/FUL SHANE.  
 55 Denmark Road Gloucester GL1 3JJ  
 Single storey extension to the rear to replace existng conservatory.  
 Installation of a new flu. Enlargement and replacement of window to the east elevation. Blocking up a window to the east elevation with brickwork.  
 G3Y 24/11/2017

## Longlevens

17/00839/CONDIT RHIAM  
 Milestone School Longford Lane Gloucester GL2 9EU  
 Discharge of condition 3 (archaeology), 4 (foul and surface water drainage plans), 6 (drainage strategy), 7 (exceedance flow routing plan), 8 (water company consent) and the partial discharge of condition 5 (construction  
 PADIS 13/11/2017

17/00910/REM ADAMS  
 University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW  
 Revised reserved matters application for the landscaping of the site, including new landscape mound, for the business school phase of the development, pursuant to Outline Planning permission reference :  
 AR 20/11/2017

17/01012/LAW SHANE.

10 Lacy Close Gloucester GL2 0TX

Rear Extension

LAW 10/11/2017

17/01068/FUL RHIAM

40 Wedgwood Drive Gloucester GL2 0AD

Single storey rear extension, windows and doors to existing side elevations and internal alterations.

G3Y 14/11/2017

17/01071/CONDIT RHIAM

Milestone School Longford Lane Gloucester GL2 9EU

Discharge of conditions 15 (SUDS) and partial discharge of condition 10 (external lighting) to car park.

ALDIS 24/11/2017

17/01083/PDE SHANE.

3 Coniston Road Gloucester GL2 0NA

Proposed rear conservatory.

EOBJ 03/11/2017

17/01138/PREAPP ADAMS

Former Gloucester Academy Estcourt Close Gloucester GL1 3LR

Submission of reserved matters for the erection of 90 dwellings (outline planning ref. no. 16/00631/OUT).

CLOSED 28/11/2017

## **Matson & Robinswood**

17/00889/FUL RHIAM

310 Painswick Road Gloucester GL4 4DB

LDemolish existing two storey extension and erect new two storey extension.

G3Y 10/11/2017

17/00915/CONDIT SHANE.  
GCH Development Garnalls Road Gloucester  
Discharge of Condition Nos 4 (Archaeology) ,5 (Drainage) and 6 (Construction Method Statement) on Planning Permission Ref: 16/01583/FUL  
ALDIS 13/11/2017

17/00533/EIA JOLM  
Land At Winnycroft Lane Gloucester  
Residential Development for 200 dwellings  
SCR 16/11/2017

## Moreland

17/00982/FUL RHIAM  
33 Churchill Road Gloucester GL1 5BS  
Single storey and two storey rear extension.  
REF 07/11/2017

17/00993/FUL RHIAM  
68 Bloomfield Road Gloucester GL1 5BP  
Two storey side extension and single storey rear extension.  
G3Y 02/11/2017

17/00998/FUL RHIAM  
113 Rosebery Avenue Gloucester GL1 5EH  
Single storey side extension  
G3Y 02/11/2017

17/01049/FUL SHANE.  
117 Cecil Road Gloucester GL1 5HS  
Two storey rear extension  
G3Y 10/11/2017

17/01061/COU RHIAM  
Seymour Cafe 91 Theresa Street Gloucester GL1 5PR  
Conversion of cafe to 4 residential apartments including works to elevations to provide adequate windows and doors. Removal and replacement of shop frontage for more in keeping elevational treatment. Demolition of the existing garage to provide 2 no off r  
G3Y 21/11/2017

17/01097/ADV FEH  
Bensons For Beds 5A St Ann Way Gloucester GL1 5SF  
Replacement signage (3 internally illuminated fascia signs)  
GFY 23/11/2017

17/01206/PDE RHIAM  
63 The Oval Gloucester GL1 5EE  
Proposed single storey extension.  
ENOBJ 27/11/2017

## Podsmead

17/00089/CONDIT ADAMS  
Former Jet And Whittle Shakespeare Avenue Gloucester GL2 5AH  
Discharge of Condition 11 (Contaminated land) part 3 - validation of  
REFREA 14/11/2017

17/01016/FUL SHANE.  
239 Bristol Road Gloucester GL1 5TL  
Extension of dropped kerb  
WDN 09/11/2017

17/01099/FUL SHANE.  
Wickes Trade And DIY Store Woodrow Way Trade Park Woodrow Way  
New Showroom Window. New Bollards. New Covered Trolley Park  
G3Y 29/11/2017

## Quedgeley Fieldcourt

17/01076/ADV FEH  
Bumble Bee Telford Way Quedgeley Gloucester GL2 2AB  
Installation of 2 fascia signs and 2 free standing signs  
GFY 16/11/2017

17/01247/CONDIT SHANE.  
139 Bristol Road Quedgeley Gloucester GL2 4PQ  
Discharge of conditions.  
ALDIS 28/11/2017

## Quedgeley Severnvale

17/00972/FUL RHIAM

17 Acer Grove Quedgeley Gloucester GL2 4TH

Two storey side extension, single storey front and rear extension. Re-submission of Application no.14/01041/FUL.

G3Y 02/11/2017

17/00984/FUL SHANE.

Former Orchard Olympus Park Quedgeley Gloucester GL2 4NF

Removal of condition 5 of 14/01158/FUL (enclosure/insulation of plant and machinery)

G3Y 07/11/2017

17/01133/LAW RHIAM

55 Curtis Hayward Drive Quedgeley Gloucester GL2 4WJ

Conversion of existing garage to provide study/bedroom

LAW 27/11/2017

## Tuffley

17/00582/REM RONM

The Pata Centre Grange Road Gloucester GL4 0DJ

Reserved matters application for approval of the Access, Appearance, Landscaping, Layout and Scale, pursuant to outline Planning permission no. 15/01524/OUT for the construction of 10 new houses and conversion of retained building to form 2 apartments.

GA 23/11/2017

17/00637/FUL RONM

The Pata Centre Grange Road Gloucester GL4 0DJ

Erection of 2 No. 5 bedroom houses, with associated amenity, access, parking and landscaping.

REF 30/11/2017

17/00917/ADV RHIAM

Fox And Elm 385 Stroud Road Gloucester GL4 0DA

New signage

GFY 30/11/2017

17/00989/FUL SHANE.  
25 Slimbridge Road Gloucester GL4 0NA  
Proposed Rear Extension, Porch and Garden Room  
G3Y 23/11/2017

## Westgate

16/00890/FUL CJR  
Upper Floors 23A St Aldate Street Gloucester GL1 1RU  
Conversion of upper floors from offices into 3 No 2 bed apartments  
G3Y 15/11/2017

17/00749/FUL CJR  
51 Quayside Way Gloucester GL2 5EX  
Installation of external extract chimney and the installation of new access  
G3Y 30/11/2017

17/00899/TRECON JJH  
1 North Villas Montpellier Gloucester GL1 1LD  
Reduce canopy of beech by 15 - 25%. Three Conifers on rear boundary - reduce 50% or Fell.  
TCNOB 07/11/2017

17/00999/FUL ADAMS  
National Waterways Museum The Docks Gloucester GL1 2EH  
Removal of the existing single storey glazed entrance and associated glass and slate canopies and draught lobby; removal of windows; removal of part external timber panels and doors; and the creation of a new widened opening within the existing masonry fa  
G3Y 02/11/2017

17/01000/LBC ADAMS  
National Waterways Museum The Docks Gloucester GL1 2EH  
Works to Grade 2 listed building comprising removal of the existing single storey glazed entrance and associated glass and slate canopies and draught lobby; removal of windows; removal of part external timber panels and doors; and the creation of a new wi  
G3L 02/11/2017

17/01004/FUL ADAMS  
Orchard Square The Docks Gloucester



Variation of Condition 5 on Planning Permission Ref: 16/01212/FUL to allow the hours of ice rink lighting to be extended

Original development is -

Temporary use of Orchard Square for the siting of an Ice Rink, Christmas

G3Y 03/11/2017

17/01056/FUL SHANE.

2 Honeythorn Close Gloucester GL2 5LU

Small extension. Elevation in line with garage and removal of kitchen walls. Porch also to be replaced.

G3Y 23/11/2017

17/01095/FUL FEH

183 Westgate Street Gloucester GL1 2RN

Proposed external alterations to the existing building including wall cladding and replacement doors and windows. Change to parking layout

G3Y 22/11/2017

17/01107/ADV SHANE.

Poppins Restaurant 9 - 11 Clarence Street Gloucester GL1 1EA

New fascia sign and hanging sign

GFY 27/11/2017

17/01161/CONDIT FEH

St Mary De Crypt Church Southgate Street Gloucester GL1 1TP

Discharge of condition 3 (archaeology) of permission 15/01499/LBC

PADIS 06/11/2017

17/01168/PDE RHIAM

80 Hempsted Lane Gloucester GL2 5JS

Construction of a replacement conservatory measuring 4.1 metres in depth, 3.5 metres in height and 2.3 metres to the eaves.

ENOBJ 15/11/2017

17/01203/TRECON JJH

Westbrook Day Service Archdeacon Street Gloucester GL1 2QX

To remove tree and plant replacement close by in corner of site close to the road and pavement. Tree to be standard container grown or rootballed tree with an angled stake for support. Tree to be fitted with a strimmer guard to protect the tree from accid

TCNOB 13/11/2017

17/01229/NMA SHANE.  
7 Newark Court Ladywell Close Gloucester GL2 5XF

The approved development is the construction of a single storey rear extension in accordance with approved plans. The application seeks to add a

NOS96 23/11/2017

17/01250/CONDIT ADAMS  
National Waterways Museum The Docks Gloucester GL1 2EH

Discharge of Condition 7 (archaeological written scheme of investigation) of permission ref. 17/00999/FUL

PADIS 16/11/2017

17/01278/CONDIT ADAMS  
Orchard Square The Docks Gloucester

Discharge of condition 10 (traffic management) of permission ref.

ALDIS 14/11/2017

## 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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