



Gloucester City Council

Planning Committee

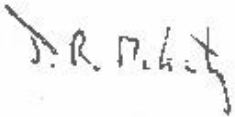
Meeting: Tuesday, 6th February 2018 at 6.00 pm in the Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

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

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 8) To approve as a correct record the minutes of the meeting held on 9 th January 2018.
4.	LATE MATERIAL Please note that any late material relating to the application detailed below will be published on the Council's website as a supplement in the late afternoon of the day of the meeting.
5.	LAND SOUTH OF RECTORY LANE - 17/00488/FUL (Pages 9 - 42) Application for determination:- Erection of a detached dwelling house with attached garage. Revised enlarged dwelling to that approved under ref. 13/00977/FUL including the addition of a conservatory, dormers/velux windows in loft room space and enclosing of entrance porch on land south of Rectory Lane. (Retrospective application).
6.	ST JAMES CITY FARM, ALBANY STREET - 17/00833/FUL (Pages 43 - 56) Application for determination:- Erection of six floodlights (4 metres high) around riding arena. Retention of timber clad stables already built at St James City Farm, Albany Street.

7.	DELEGATED DECISIONS (Pages 57 - 70) To consider a schedule of applications determined under delegated powers during the month of December 2017.
8.	DATE OF NEXT MEETING Tuesday, 6 th March 2018 at 6.00 pm.



Jon McGinty
Managing Director

Date of Publication: Monday, 29 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.

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

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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, 9th January 2018

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

Officers in Attendance

Mella McMahon, Planning Consultant, Business Improvement

Nick Jonathan, Solicitor, One Legal

Adam Smith, Principal Planning Officer

Tony Wisdom, Democratic Services and Elections Officer

APOLOGIES : Cllr Finnegan

45. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

46. MINUTES

The minutes of the meeting held on 5th December 2017 were confirmed and signed by the Chair as a correct record.

47. LATE MATERIAL

No late material had been submitted in respect of agenda item 5 (17/01177/FUL).

48. 25-31 EASTGATE STREET - 17/01177/FUL

The Principal Planning Officer presented the report which detailed an application for the Eastgate Street façade 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 café at ground floor and associated outdoor seating area at 25-31 Eastgate Street.

No late material had been submitted in respect of this application.

PLANNING COMMITTEE
09.01.18

Members discussed a number of issues including:-

- Recording, removal and storage of the artwork panels on the Eastgate Street frontage (Condition 8 refers) and request the condition be added to, to require details of the storage to be provided to the Local Planning Authority .
- Request the Conservation Officer to contact the most appropriate bodies who may be able to provide a long term home for the artwork panels, and the Planning Officer to write to the applicant to strongly urge the re-siting of the panels.
- The replacement windows would be of the same size as those existing but of single pane construction and increased energy efficiency.
- A condition requiring anti-seagull measures was requested.
- Concern that the removal of the undercroft would reduce the length of covered walkway available and could present a problem to the less able.

RESOLVED that the City Growth and Delivery Manager be authorised to grant consent subject to the conditions in the report, with Condition 8 amended to require details of the storage to be provided to the Local planning Authority and a further condition to require the installation of anti-seagull measures.

49. DELEGATED DECISIONS

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

RESOLVED that the schedule be noted.

50. DATE OF NEXT MEETING

Tuesday, 6th February 2018 at 6.00 pm.

Time of commencement: 6.00 pm

Time of conclusion: 6.28 pm

Chair

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	6TH FEBRUARY 2018
ADDRESS/LOCATION	:	LAND SOUTH OF RECTORY LANE
APPLICATION NO. & WARD	:	17/00488/FUL WESTGATE
EXPIRY DATE	:	7TH AUGUST 2017
APPLICANT	:	MR K T VARGHESE
PROPOSAL	:	ERECTION OF A DETACHED DWELLING HOUSE WITH ATTACHED GARAGE. REVISED ENLARGED DWELLING TO THAT APPROVED UNDER REF. 13/00977/FUL INCLUDING THE ADDITION OF A CONSERVATORY, DORMERS/VELUX WINDOWS IN LOFT ROOM SPACE AND ENCLOSING OF ENTRANCE PORCH. (RETROSPECTIVE APPLICATION).
REPORT BY	:	CAROLINE TOWNLEY
NO. OF APPENDICES	:	1. SITE LOCATION PLAN 2. BLOCK PLAN SHOWING THE APPROVED AND PROPOSED DWELLING 3. APPROVED ELEVATIONS/FLOORPLANS 4. PROPOSED ELEVATIONS/FLOORPLANS 5. APPEAL DECISION FOR 13/00977/FUL

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is approximately 0.2 hectares in area and located to south of Rectory Lane, to the west of the rear of houses in Chartwell Close and to the east of 'Foxleigh'. To the south is an agricultural field which is the subject of a current outline planning application for up to 30 houses.
- 1.2 The application site formed part of the former farmyard, part of which was developed in the 1970's to provide the houses in Chartwell Close.
- 1.3 An application for planning permission for a new two storey, detached three bedroom dwelling was originally submitted in September 2013. At its meeting on 6th May 2014 the Planning Committee resolved to refuse planning permission for the proposed development for the following reason:

“The proposed development would be an intrusion into and detract from the particular landscape qualities and character of the Landscape Conservation Area and is therefore contrary to policy LCA.1 of the Second Deposit City of Gloucester Local Plan (2002).”

- 1.4 The applicant appealed the City Council’s decision and the Planning Inspector subsequently allowed the appeal and granted planning permission for the erection of one dwelling subject to a number of conditions. The application for an award of costs against the City Council was refused. A copy of the appeal decision is attached as an appendix.
- 1.5 Planning permission was subsequently granted in January 2017 under delegated powers for the erection of a garage to the side of the proposed dwelling (ref. 16/01401/FUL).
- 1.6 An application to discharge conditions imposed by the Planning Inspector in relation to materials, boundary treatments, landscaping, construction management statement, archaeology, drainage and contaminated land was submitted in November 2016 (16/01470/CONDIT). The information submitted was satisfactory and acceptable to all the consultees and the relevant part of the conditions have discharged.
- 1.7 The current application has been made retrospectively and seeks to regularise what has been built on site. The application is for a larger detached dwelling with an attached single garage to the side. The house is larger in dimension than the originally approved plans and includes a conservatory, dormer/velux windows in the loft and the enclosing of the entrance porch. The siting of the house has also changed with the house moved forward in the site and closer to Rectory lane. The submitted floor plans indicate a lounge, kitchen/dining area, utility room, study, conservatory and garage on the ground floor, three bedrooms, bathroom and en-suite at first floor together with an office and playroom in the roof space. The differences between the approved house and that under construction were considered to be significant and required the submission of a new planning application. Copies of the approved and current plans are attached as appendices.
- 1.8 The application also includes the provision of a pond to the rear of the site. A wildlife pond was included in the garden of the proposed dwelling in the original planning application as mitigation for the loss of a small amount of predominantly sub optimum habitat for Great Crested Newts. The current application proposes to locate the pond on land to the rear of the garden which is intended to provide both an ecological enhancement and an outlet for the land drain at the rear of properties in Chartwell Close to alleviate an existing drainage problem. Although this land is not in the Applicant’s ownership it is within the application site and the appropriate notices have been served and certificates completed.
- 1.9 Vehicular access to the site is gained directly from Rectory Lane at the existing access point to the site. The internal driveway leads to the attached garage with a block paved drive and turning area.

- 1.10 The application has been referred to Committee by Councillor Pam Tracey for the following reasons:

"I am concerned about the impact on the landscape and the amenity of adjacent residents."

2.0 RELEVANT PLANNING HISTORY

- 2.1 13/00977/FUL – Erection of a detached 3 bedroom dwelling house. Refused 14th May 2014. Allowed on appeal 17th February 2015.
- 2.2 16/01401/FUL - Erection of garage for detached dwelling approved under permission Ref 13/00977/FUL. Granted 27th January 2017.
- 2.3 16/01470/CONDIT – Application for the discharge of conditions. Discharged December 2016.

3.0 PLANNING POLICIES

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

National Guidance

- 3.2 National Planning Policy Framework (NPPF) and Planning Practice Guidance.

Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

- 3.3 Relevant policies from the JCS include:

SD3 – Sustainable design and construction

SD4 – Design requirements

SD6 – Landscape

SD8 – Historic Environment

SD9 – Biodiversity and geodiversity

SD10 – Residential development

SD11 – Housing mix and standards

SD14 – Health and environmental quality

INF1 – Transport network

INF2 – Flood risk management

INF3 – Green Infrastructure

City of Gloucester Local Plan (Adopted 14 September 1983)

- 3.4 The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 215 of the NPPF states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' Therefore it is considered that the 1983 Local Plan is out-of-date and

superseded by later planning policy including the NPPF and the Joint Core Strategy.

Emerging Development Plan Gloucester City Plan

- 3.5 The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Draft Gloucester City Plan 2017 takes forward the results of previous consultations and was subject to consultation January and February 2017. As the Plan is at an early stage, it is considered that it carries limited weight in accordance with paragraph 216 of the NPPF

Other Planning Policy Documents

Gloucester Local Plan, Second Stage Deposit 2002

- 3.6 Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application.
- 3.7 All policies can be viewed at the relevant website address:- national policies: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
Gloucester City policies: <http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 CONSULTATIONS

- 4.1 **Highway Officer** – No highway objection is raised.
- 4.2 **Severn Trent Water** – No comments received.
- 4.3 **Drainage Advisor** – The amended drainage details are satisfactory and no objection is raised.
- 4.4 **City Archaeologist** – No objection. The submitted Archaeological Watching Brief is acceptable and no condition is required.
- 4.5 **Contaminated Land Advisor** – Has reviewed the application for potential contamination issues. Had previously advised that the submitted reports were satisfactory and addressed parts 1 and 2 of the condition attached by the Planning Inspector to the previous planning permission. The remainder of the condition was left outstanding as this related to unexpected contamination and the site investigation report made a recommendation for a watching brief to be maintained during construction. Recommends a condition to require the reporting of any unexpected contamination.

- 4.6 **Tree Officer** – No objection to the application. There are no trees on site worthy of a Tree Preservation Order and the applicant is looking to retain the existing trees.
- 4.7 **Environmental Protection Officer** – No objection subject to the inclusion of conditions.
- 4.8 **Ecology Advisor** – No objection subject to the updating of the Great Crested Method Statement and Landscaping plan and the inclusion of conditions to reflect the recommendations in the original Mitigation Strategy in relation to the provision of the pond, tussocky grass and the provision of two stone hibernaculums.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 The application has been publicised through the display of a site notice. In addition 24 properties have been notified in writing.
- 5.2 As a result of this publicity 9 letters of representation have been received. The main issues raised can be summarised as:
- Any divergence from the approval of the Inspector should result in the revised application being refused.
 - It is an affront to the planning process.
 - The height of the house and footprint of the building would not have resulted in the original application being approved.
 - Sends the wrong message to other builders.
 - Revised planning application should not be considered.
 - Developer has completely ignored the bulk of the planning conditions including archaeology, hours of work.
 - This dwelling was refused by Gloucester City Council on several grounds including the impact on the nearby properties.
 - Building is substantially larger and will have a detrimental impact on neighbours' amenity by way of a loss of privacy, loss of light, outlook and overbearing impact.
 - Unclear how house will be connected to the local sewage system and other and the disruption if the lane has to be dug up again.
 - The original planning approval states that this new build would be set lower than the properties in Chartwell Close and consequently would not break the skyline. This is not the case as the foundations have been installed higher and in the case of 5 Chartwell Close is blotting out the skyline.
 - The supporting information states that the pond should be excavated prior to the end of February 2017 but this has not been done.
 - The proposed wildlife pond is on land not owned by the applicant. It would be within the roots of a very large Willow tree which would keep it drained. The new pond position would not satisfy the agreed land drainage requirements serving houses in Chartwell Close.

- Revised pond will be enclosed by a 1.8 metre wall which will effect on drainage from the surrounding fields. It will act as a dam and result in flooding in the lower garden of 7 Chartwell Close or a waterfall to the bungalow (Foxleigh).
- No consideration for the protection of known wildlife.
- The land has been raised and spoil relocated around the site. Concerned that the foundations are potentially compromised inadequate support for the building and may result in slippage.
- Request a site visit prior to the Planning Committee. The site is better viewed from the gardens of nos. 5 & 6 Chartwell Close and Foxleigh as the impact on adjoining neighbours cannot be appreciated from Rectory Lane itself.
- Concerned that if approved the applicant will have permitted development rights enabling him to extend further.
- Working hours have been disregarded.
- There are fixed glazed doors in the west elevation contravening the original appeal decision.
- Trees were removed from the site before planning permission was granted.
- Height of the house is out of all proportion to the surrounding area, it can be seen tower like over the roof levels of Chartwell Close when walking along the Severn Way and also from Rea Lane.
- No evidence of Health and Safety on site.

5.3 The neighbours were re-notified on 20th December on receipt of accurate site and block plans and 6 additional representations were received as a result. These letters raise the following new issues:

- The conservatory, dormers/velux windows will result in overlooking.
- There has to be a fair and reasonable balance between the interests of the developer and the right of existing neighbours to enjoy their properties.
- The increased size of the house further reduces the village atmosphere to the detriment of all residents.
- Views across the Severn to the Forest of Dean from the top of Rectory Lane are completely obliterated.
- Surface area of the house has increased which has resulted in scaffolding encroaching on our boundary.
- The site and block plans submitted by the applicant differed to that of the independent survey. A revised block plan had to be re-submitted by the applicant.
- The site is extremely untidy and detracts considerably from the local environment.
- Retrospective planning permission should be refused and immediate work should be undertaken to return the dwelling to that originally approved.
- Concerned about access to my fence with the proposed boundary wall.
- Planning Officers have encouraged the developer to continue by re-submitting the application.

- Local residents identified right from the start of construction unapproved changes which have not been stopped or corrected by the Planning Department or Enforcement Officer.
- Current design fails to secure a high quality design or enhance the natural and local environment by protecting and enhancing valued landscapes. It is a blot on the landscape. Stands out when viewed from the Severn Way and is contrary to policy.
- Any approval is likely to create a dangerous precedent.
- Hard to accept that the Planning Inspector's conclusions and conditions can be ignored. Based on the Inspector's conclusions he would not have allowed the current application to succeed.
- We are of the understanding that when planning permission is granted the builder's must adhere to the strict set of regulations laid out. If not the building can be lawfully demolished. If the LPA does not enforce it makes a mockery of the system and creates precedent. Concerned about what this means for future developments in Hempsted and the wider county.

5.4 The full content of all correspondence on this application can be viewed on:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

6.0 **OFFICER OPINION**

Legislative background

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

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

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

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

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

- Principle
- Appeal Decision

- Design, layout and landscaping
- Traffic and transport
- Residential amenity
- Ecology
- Drainage and flood risk
- Economic considerations

Principle

- 6.5 The NPPF at Paragraph 47 requires local planning authorities to demonstrate a 5 Year Housing Land Supply against the relevant housing requirement. Paragraph 49 states that policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development) and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review).
- 6.6 For the period 1 April 2017 to 31 March 2022, Gloucester can demonstrate at least 5.8 years of housing land supply (as set out in paragraph 97 of the JCS Inspector's report). This positive housing land supply position means that the housing policies in the Joint Core Strategy can be given full weight.
- 6.7 Policy SD10 of the JCS allows for infilling within the existing built up areas of the City Gloucester. In terms of the broad principles of development, the site is within the built up area of the City, is in a sustainable location for residential use and would contribute to housing supply.
- 6.8 Planning permission for a two storey house was granted at appeal on this site in January 2015. The house under construction does not conform to the approved plans and the current application seeks planning permission for the revised scheme. The appeal decision is, however, a significant material consideration in the determination of the current application and an assessment needs to be made in respect whether the revised proposal would result in any harm over and above the approved scheme and if this harm is significant enough to justify a refusal of planning permission.
- 6.9 There has been a material change in planning circumstances since the appeal decision with the adoption of the Joint Core Strategy in December 2017. In accordance with the above it is considered that, in terms of the principal of development, the application accords with the relevant planning policy.
- 6.10 Therefore the principle of developing a single detached dwelling on this site has been established and is considered acceptable subject to assessment against relevant JCS policies and other planning considerations in the remaining sections of this report.

Appeal Decision

- 6.11 Planning permission was granted on appeal in 2015 for the erection of a two storey, detached 3 bedroom house of a relatively traditional design. The approved house fronted onto Rectory Lane and was set back from the edge of

the carriageway by between approximately 23 and 25 metres. The materials were specified as being facing brickwork with a plain clay roof tile. The house was designed with windows in the front and blank side gable walls. Vehicular access to the site was to be gained directly from Rectory Lane from the existing access point. The internal driveway lead to two on-site car parking spaces and turning area.

6.12 The current application seeks permission for the revised development currently under construction. The revised scheme proposes an enlarged house and its revised positioning within the site.

6.13 The main differences in terms of the dimensions and siting are summarised below:

Siting

6.14 The front elevation of the approved dwelling, (excluding the porch), was shown set back from the edge of Rectory Lane by between approximately 23 and 25 metres. The house as built and the subject of the current application is set more forward within the site by between 2 and 4 metres and is set back from Rectory Lane by between approximately 19 and 22 metres.

6.15 The main house is also now closer to the boundary with rear gardens in Chartwell Close by up to 1 metre, primarily as a result of its increased dimensions.

Footprint

6.16 The front width of the main house has increased by approximately 1.22 metres from 9.8 metres to 11.02 metres.

6.17 The dimensions of the side elevation of the main house have increased by approximately 2.04 metres from 7.9 metres to 10.94 metres.

6.18 These measurements exclude the conservatory (at the rear which has an additional depth of 3.8 metres and the attached garage.

6.19 A block plan showing the approved and as built dwellings is attached to the report as an appendix which clearly demonstrates the differences.

Height

6.20 The height to the ridge has increased by approximately 1.3 metres rising from 7.9m to 9.2 metres. The eaves have increased in height from 5 to 5.2 metres.

6.21 A recent survey also indicated different ground levels to those considered at the appeal stage. As a result and due to differences identified between the approved and as build finished floor levels the increase in the overall height of the dwelling when viewed on site has increased by an additional 710 mm. Taking the difference in the finished floor levels into account the overall increase in the ridge height is approximately 2.01 metres from that indicated on the approved plans.

Design, Layout and Landscaping

- 6.22 The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network.
- 6.23 The dwelling is sited on a plot between existing dwellings in Chartwell Close to the east and Foxleigh to the west.
- 6.24 The overall design is still largely unchanged from the permitted scheme but the addition of the dormers now results in a two and half storey dwelling. The site can be viewed from Rectory Lane and from the adjacent houses and gardens in Chartwell Close, The Rectory and Foxleigh. The side gable of the garage and main house are also visible from within Chartwell Close itself.
- 6.25 The site is located adjacent to the Hempsted Conservation Area boundary which runs along the northern side of Rectory Lane opposite the application site. The closest listed buildings are Hempsted House and Church Farm.
- 6.26 The National Planning Policy Framework states that heritage assets are an irreplaceable resource and any development should protect and enhance our historic environment and should conserve heritage assets in a manner appropriate to their significance. Paragraphs 126 to 141 are the core historic environment policies in chapter 12. Policy SD8 of the JCS is also relevant.
- 6.27 Paragraph 131 states that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.28 Section of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 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".
- 6.29 Given the location of the site, the proposed boundary treatment to Rectory Lane and use of traditional materials it is considered that the current development would have no adverse impact on the character or street scene of the Conservation Area, or on neighbouring listed buildings.

- 6.30 The materials comprise of a red multi brick with plain clay tiles on the roof and comply with the materials submitted to discharge the relevant condition on the appeal decision. Overall the design of the dwelling and use of materials is considered to be acceptable.
- 6.31 A landscaping scheme was submitted to discharge condition 5 of the appeal decision which included a mixed native hedge to the site frontage, western and southern boundaries of the site. This scheme was acceptable to the Landscape Officer and the relevant part of the condition subsequently discharged. The approved landscaping scheme has been submitted in support of the current application and is considered acceptable subject to the inclusion of the recommendations of the Ecology Advisor.
- 6.32 It is proposed to construct a 1.8 metre brick wall along the eastern boundary adjacent to the existing retaining wall / timber fences to the rear gardens of houses in Chartwell Close.

Landscape Character Area

- 6.33 The site falls into area G39 (West Hempsted Scarp) of the Joint Core Strategy Landscape Character Assessment and Sensitivity Analysis and is designated as a Medium to High Landscape Character Area – “Key characteristics of landscape are vulnerable to change and / or have high value as landscape resource”.
- 6.34 Policy SD6 of the JCS recognises that landscape character is a key component in an areas identity and that development will be required to respect it. In addition landscape proposals for new development should be appropriate to the landscape character of the locality and contribute to local distinctiveness.
- 6.35 The reasons for the designation of the Scarp in the both the 2002 policy of the Second Deposit City of Gloucester Local Plan and the JCS Landscape Character Assessment and Sensitivity analysis was that it plays a key role in “containing the urban east from rural west”. The application site is, however, located on what is essentially an in-fill plot between the bungalow to the west at Foxleigh and the rear of houses in Chartwell Close and its development does not result in building on the open land to the west of Hempsted.
- 6.36 The Planning Inspector considered the impact of the permitted scheme on the local landscape and concluded that in the case of the appeal proposal the location of the site in amongst a cluster of existing buildings means that the proposal would have negligible effect on the existing landscape character. The Inspector noted that “from public footpaths to the west the dwelling would be viewed against a backdrop of the existing dwellings in Chartwell Close. It would be set lower than those properties and consequently would not break the skyline”.
- 6.37 He determined that that there would be no extension of the built-up area onto the undeveloped countryside to the west of the village and did not consider that development would be intrusive and discordant in the local landscape.

The Inspector concluded that he was satisfied that there would be no material loss of landscape quality or character.

- 6.38 The development of this site within the identified Landscape Character Area was assessed and found to be acceptable by the Planning Inspector. It is acknowledged that the enlarged dwelling will have a greater impact than the previously approved scheme and the ridge height now exceeds that of the houses in Chartwell Close. However, it is still considered acceptable when viewed from the surrounding highways and footpaths set in the context of the surrounding development and overall it is not considered that the house will cause significant harm or detract from the particular landscape qualities or of the character of the Landscape Character Area. The submitted landscape scheme proposes to provide a new native hedge to the front of the site along Rectory Lane and to the rear southern boundary. It is also proposed to reinforce the existing native hedge planting along the western boundary which should help assimilate the development into its surroundings. Overall it is considered that the development accords with Policy SD6 of the JCS.

Traffic and Transport

- 6.39 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.
- 6.40 The application site is located off a narrow lane which to the west of the site only serves one other dwelling, a sewage pumping station and agricultural land. The submitted plan shows that Rectory Lane is 3 metres wide by the Vicarage gateway and 2.5 metres up to and beyond the telegraph pole.
- 6.41 In responding to the original planning application the Highway Authority confirmed that the vehicular visibility demonstrated on the submitted plan was over highway and that this was acceptable. This the Highway Authority also indicated that based on the width of the road the likely speed of traffic is 20 mph and the forward visibility provided is considered more than sufficient for vehicles travelling at this speed to see a hazard and stop. The Highway Authority also commented that the extent of the highway boundary was considered prior to responding.
- 6.42 The vehicular access arrangements have not been altered in the current application and the Highway Authority has raised no objection.

Residential Amenity

- 6.43 Paragraph 17 of the NPPF provides that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

- 6.44 The house and garage is located between the rear of existing properties in Chartwell Close and Foxleigh. The existing houses in Chartwell Close have enjoyed an open aspect with uninterrupted views from the rear and it has always been recognised that the relationship between the application site and existing properties is sensitive.
- 6.45 The new house has no first floor windows located in the side elevations. The new house is closer to the rear of properties in Chartwell Close than that previously approved at appeal. At its closest point the side elevation of the main house is approximately 19 metres from the rear of No. 5 Chartwell Close and 14.5 metres to the side elevation of the garage. As a guide, on a new housing development, a separation distance of 11 metres between the rear and blank side elevation of properties would generally be considered to be an acceptable relationship.
- 6.46 The distance from the rear garden boundary of houses in Chartwell Close to the new dwelling is approximately 8.3 metres to the side elevation of the new house and 3.7 metres to the side of the garage.
- 6.47 The detached property to the west (Foxleigh) is sited at a lower level than the application site. The new house is at its closest point approximately 2 metres from the boundary fence and approximately 18 metres between the side elevations of the two properties.
- 6.48 It is recognised that the situation on a new housing estate is different and that when considering an infill house we would look to achieve in excess of the minimum distances. The new house is larger in scale and positioned closer to the boundaries of existing properties in both Chartwell Close and to Foxwell when compared to that approved at appeal. The relationship to the existing houses is significantly different to the development approved at appeal and does have a greater impact on the occupiers. However, there are no first floor windows in the side elevations of the new dwelling and I am satisfied that there will not be any unacceptable impact in terms of overlooking to the existing houses. On balance I consider that while the impact will be greater, the separation distances are still acceptable and the new house will not result in an unacceptable overbearing impact on the occupier of the neighbouring properties.
- 6.49 The existing properties in Chartwell Close previously enjoyed an open aspect with views over agricultural land and it is acknowledged that the proposed development does significantly alter this outlook. However, the right to a view and potential impact on the value of properties are not material planning considerations.
- 6.50 Overall given the siting, fenestration and orientation of the proposed house it is considered that the relationship between the existing dwellings and the application dwelling would be acceptable and that there will not be unacceptable overlooking or overbearing impacts. Whilst it is accepted that there is an impact on the occupiers of neighbouring properties and that this impact will be greater than that of the house granted by the appeal decision,

on balance I consider that this is not sufficient enough to justify a refusal of planning permission.

Ecology

- 6.51 The JCS recognises that the purpose of the biodiversity and geodiversity policy is to ensure that the individual assets and the quality of the natural environment in the future is planned, protected and enhanced. This includes ensuring that important habitats and species are protected. Policy SD9 requires that biodiversity and geodiversity resource will be protected and enhanced.
- 6.52 An Ecological Assessment was submitted in support of the original planning application. On receipt of information from neighbours about the presence of Great Crested Newts in neighbouring ponds a revised assessment was produced. On the basis that the ponds identified as containing Great Crested Newts (GCN) are located within 500 metres of the site a mitigation strategy was recommended for their protection.
- 6.53 The revised Assessment recognised that that the ideal time to undertake a survey of the ponds would be mid-March to mid-June and accepted that the information from neighbours should be taken as conclusive evidence that the protected species is present in the immediate area and has the potential to use the site. The report stated that although the site contained rough tussocky grassland covered predominantly in brambles this was not always the case and as such the site did not until recently have the habitats which would provide terrestrial habitat for GCN. As there were no ponds on the site itself the only provision the site could provide was not as a breeding site for GCN, but as terrestrial habitats as rough tussocky grass and areas of scrub which provide cover for the GCN.
- 6.54 Great Crested Newts are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the Conservation Regulations 2010. If on the basis of the proposed development it is likely to result in an offence (e.g. killing, breeding site destruction etc.), then a licence must be applied for.
- 6.55 The amended report acknowledged that the development would result in the loss of a small amount of predominantly sub optimal GCN habitat. A mitigation strategy was developed to ensure that no harm is caused to any GCN and to ensure that sufficient enhanced terrestrial habitat remained to compensate for any loss of habitat. The mitigation strategy included the provision of temporary amphibian exclusion fencing, the provision of a new wildlife pond, native hedgerows, rough grassland, a 5 metre wide ungrazed field margin and the provision of two hibernaculum. The Planning Inspector included a condition requiring that the recommendations of the 'Great Crested Newt Mitigation Strategy' were fully implemented prior to the commencement of development (condition 7). This condition did not require the submission of any additional information for its discharge.

- 6.56 As part of the current application a revised 'Great Crested Newt Method Statement & Report of Action' was submitted. The report sets out the avoidance measures that were undertaken before and during the site clearance works. Prior to any works taking place a licensed ecologist from Cotswold Wildlife Surveys advised the contractors what to look out for and what to do should any amphibian or mammal be encountered on site. The land was then examined by the ecologist to check for any signs of amphibians or small mammals. The vegetation was initially cut to a height of 100-150mm and the cut areas re-examined by the ecologist. The only animal discovered on the site was a Short-tailed Vole which was unharmed. The construction zone was subsequently fenced off with an amphibian exclusion barrier.
- 6.57 This report proposes an alternative location for a pond on land immediately to the rear of the plot. The overall dimensions of the pond have been reduced to 3 by 4 metres compared to the 6 by 4 metres originally proposed. This pond is also designed to help alleviate existing drainage problems experienced by properties in Chartwell Close and has a land drain discharging into it. The report also identifies the opportunity to construct some amphibian hibernacula within the buffer strip.
- 6.58 The City Council's Ecological Advisor has reviewed the reports submitted with the original and current planning applications and has recommended that the provision of the 2 metre strip of tussocky grass left along a native hedgerow and the construction of two hibernaculums out of stone be included in an updated Method Statement and conditioned to ensure their implementation. It is recommended that the 2 metre strip of tussocky grassland alongside the native hedgerow is included in the landscaping plan. The Applicant has been requested to provide an updated Method Statement and landscaping plan to include these recommendations. If these amendments are not received prior to the Committee meeting it is recommended that delegated authority be given to the City Growth and Delivery Manager to grant planning permission subject to the submission of the updated documents or that these elements be secured by condition.
- 6.59 Concerns have been expressed by a neighbour regarding the proximity of a large mature Willow tree in the garden of 7 Chartwell Close, adjacent to the site of the proposed pond. The Tree Officer, Drainage and Ecology advisors have all looked specifically at this issue and have concluded that there is unlikely to be much of an impact on either the tree or pond although a condition is recommended regarding maintenance.
- 6.60 Subject to the inclusion of the mitigation measures identified above and appropriate conditions the revised development and position of the wildlife pond is considered acceptable and there is no conflict with Policy SD9 of the JCS.

Drainage and Flood Risk

- 6.61 The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and

take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems.

- 6.62 The current application proposes a pond on land at the rear of the proposed garden on site on land outside of the application site. This pond is proposed to provide both ecological and land drainage benefits. It is proposed to connect an existing land drain that runs to the rear of houses in Chartwell Close to provide an improvement from a local drainage and flood risk perspective.
- 6.63 The City Council's Drainage Advisor has confirmed that the drainage proposals are satisfactory and no objection is raised subject to the inclusion of conditions.

Economic Considerations

- 6.64 The construction phase has supported employment opportunities and therefore the proposal would have some economic benefit. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some limited weight to the case for granting permission.

Conclusion

- 6.65 The existing planning permission for a detached dwelling on the land is a material planning consideration when determining the current planning application, with the principle of a detached dwelling on this land having been accepted. The fact that the Applicant has not undertaken the development in accordance with the approved plans has resulted in the submission of the new planning application which must also be assessed and considered on its own merits whilst accepting the principles already established. The fact that the Applicant has continued building without the benefit of planning is not, however, a material consideration in the determination of the application and should not influence the Committee's decision.
- 6.66 This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

8.0 RECOMMENDATIONS OF THE CITY GROWTH AND DELIVERY MANAGER

That delegated authority is given to the City Growth and Delivery Manager to grant planning permission on receipt of an updated ecological report and landscaping plan as referred to in paragraph 6.58 subject to the following conditions:

Condition 1

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

- TV108 Rev 4.0 - Site / Block Plan received on 20th December 2017
- Location Plan – received on 15th December 2017
- TV100 Rev 1.5 – Elevations received 10th June 2017
- TV120 Rev 2.0 – Drainage Layout received 15th December 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 2

The scheme for the surface water drainage shall be implemented in accordance with the approved details, comprising of the pond details and calculations submitted on 12th September 2017 and drawing no. TV120 Rev 2.0, before the first occupation of the development and maintained thereafter in accordance with the approved details for the life of the development.

Reason

To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding in accordance with Policy INF2 of the adopted Joint Core Strategy (2017).

Condition 3

The pond shall be constructed, and maintained, such that there is a free outfall from the land drain, and that any over spill from the pond would be diverted in a southerly direction away from the properties. The pond shall be maintained on an annual basis to ensure that at all least 50% of the surface area remains free of vegetation, and at least 75% of the pond depth remains free of silt and debris. The maintenance shall only be carried out between 1st November and 31st January. If any signs of newts are found prior to, or during maintenance, work shall stop immediately and a professional ecologist consulted.

Reason

To ensure that the pond does not become overrun with debris, silt and vegetation, and to ensure that maintenance is carried out in a manner which reduces the risk of harm to protected species. To ensure that the risk of flooding to neighbouring properties is reduced in accordance with policies SD9 and INF2 of the adopted Joint Core Strategy (2017).

Condition 4

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk

assessment must be undertaken in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*' and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme commencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SD14 of the adopted Joint Core Strategy (2017).

Condition 5

Unless otherwise agreed in writing by the Local Planning Authority the boundary treatments as indicated on TV117 Rev 1.4, received on 13th December 2017, shall be completed prior to the first occupation of the development.

Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with Policies SD4 and SD14 of the adopted Joint Core Strategy (2017).

Condition 6

The mitigation measures identified in the Great Crested Newt Method Statement and Action Plan shall be implemented in full prior to the first occupation of the dwelling and shall be maintained in good condition on site thereafter for the life of the development.

Reason

To ensure that the nature conservation interest of the site is protected in accordance with Policy SD9 of the adopted Joint Core Strategy (2017).

Condition 8

The approved landscaping scheme shall be completed prior to the occupation of the dwelling. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policy SD4 of the adopted Joint Core Strategy (2017).

Condition 9

Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no. TV108 Rev 4.0 with any gates situated at least 5.0 metres back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within at least 5.0 metres of the carriageway edge of the public road surfaced in bound material, and shall be maintained as such for the duration of the development.

Reason

To reduce potential highway impact by ensuring the access is suitably laid out and constructed in accordance with Policy INF1 of the adopted Joint Core Strategy (2017).

Condition 10

The building hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. TV108 Rev 4.0 and those facilities shall be retained available for that purpose for the duration of the development.

Reason

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with Policy INF1 of the adopted Joint Core Strategy (2017).

Condition 11

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

Reason

To protect the amenity of local residents in accordance with Policy SD14 of the adopted Joint Core Strategy (2017).

Condition 12

The construction works shall be undertaken strictly in accordance with the submitted Method Statement (received on 24th May 2017).

Reason

To safeguard residential amenity and prevent pollution in accordance with policy SD14 of the adopted Joint Core Strategy (2017).

Condition 13

No materials or substances shall be burnt within the application site during the construction (including demolition and preparatory groundworks) phase.

Reason

To safeguard residential amenity and prevent pollution in accordance with Policy SD14 of the adopted Joint Core Strategy (2017).

Notes

1. This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.
2. Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:
 - Work on an existing wall or structure shared with another property
 - Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
 - Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – explanatory booklet.

3. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 metres of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulation approval. There is a pumping station close to the planning application site. Furthermore, any new development must not restrict our access to the sewerage pumping station. Please note, due to the close proximity of the proposed new development the occupant may experience noise/smell pollution.
4. Wildlife and Countryside Act 1981 (as amended) - Birds
All birds, their nests and eggs are protected by law and it is thus an offence to:

Intentionally kill, injure or take any wild bird
Intentionally take damage or destroy the nest of any wild bird whilst it is in use or being built
Intentionally take or destroy the egg of any wild bird
Intentionally (or recklessly in England and Wales) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to £5,000, six months imprisonment or both.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built, (usually between late February and late August or late September in the case of swifts, swallows or house martins). If a nest is discovered while work is being undertaken, all work must stop and advice sought from English Nature and the Local Planning Authority.

Decision:

Notes:

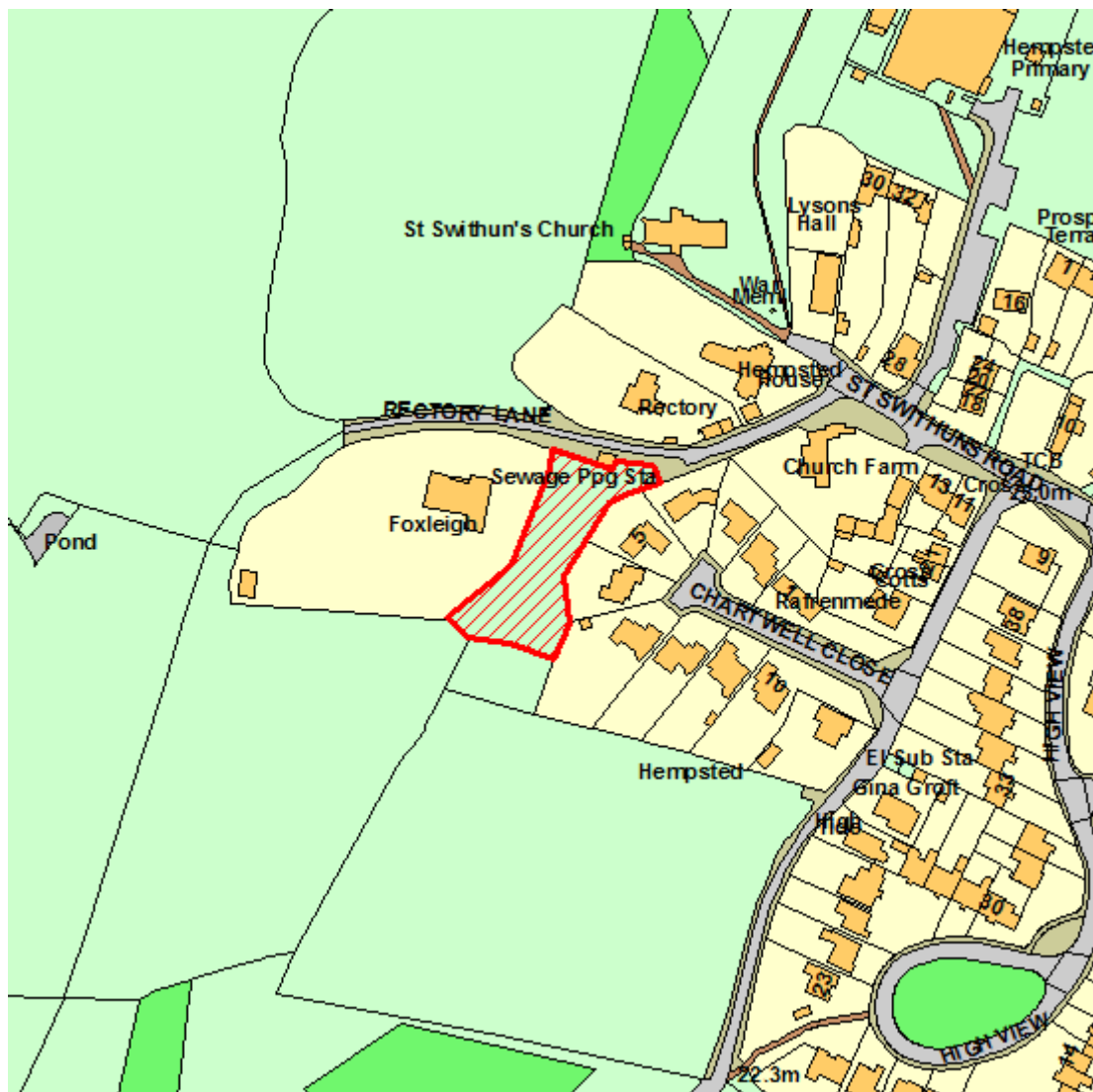
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Person to contact: Caroline Townley
(Tel: 396780.)

17/00488/FUL

Land South Of
Rectory Lane
Gloucester

Planning Committee





OFFICE 1, BITEC BUSINESS PARK,
LOVE LANE, CHORLEWICKER, GL7 3TG
TEL/FAX 01295-654582
www.sitechsurveying.co.uk

SECOND FLOOR, 17 BREWER STREET
MILTONKEYNES, BENTON, MK14 8JU
TEL/FAX 01292 678900
Email info@sitechsurveying.co.uk

LAND OFF RECTORY LANE, HEMPSTEAD

CLIENT **KIRKHAM PRYER**

THE SURVEY ASSOCIATION	SHEET 1 OF 2	SCALE 1:100	
	DRAWN AutoCAD	SURVEY JOB No. 9449	
	SEE ALSO	SURVEYED - SEPT 2017	

STANDARD REFERENCE

DATUM USED - ORDNANCE SURVEY OSGM 15 TM GPS
BENCH MARKS USED - OSGM 15 TM GPS
SITE BENCH MARKS ESTABLISHED - SURVEY STATIONS (SEE PLAN)
SURVEY STATIONS INDICATED THIS
PROJECTION - OSTN 15 TM GPS (Scale factor not applied)

ABBREVIATIONS

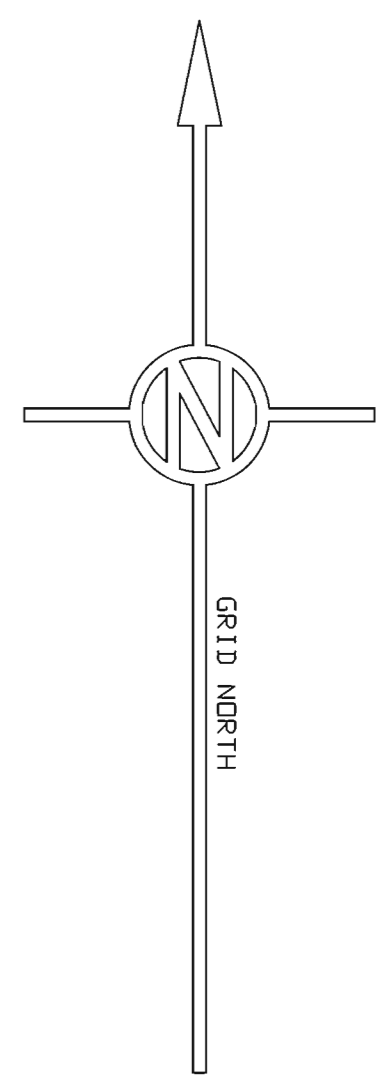
ACU AIR CONDITIONING UNIT	KO KERB OUTLET	RWP RAIN WATER PIPE
CL COVER LEVEL	L LIGHT	SC STEP COOK
E EARTH POINT	LBN LITTER BIN	SL SUMP LEVEL
EP ELECTRICITY CABLE PIT	MH MANHOLE	SP SOIL PIPE
FP ELECTRICITY POLE	MH SERVICE MARKER	SV SLUICE VALVE
FR FIRE HYDRANT	NB NOTICE BOARD	TCS TELEPHONE CALL BOX
FL FLOOR LEVEL	NFI NO FURTHER INFORMATION	TIC TELEPHONE INSPECTION COVER
G GULLY	OSBM ORDNANCE SURVEY BENCH MARK	TP TELEPHONE POLE
GC GAS COCK	P POST OR PILLAR	UTL UNABLE TO LIFT
GV GAS VALVE	RE REDDING EYE	VP VENT PIPE
IC INSPECTION COVER	RG ROAD GULLY	WD WASH BUT
IL INVERT LEVEL	RS ROAD SIGN	WM WATER METER



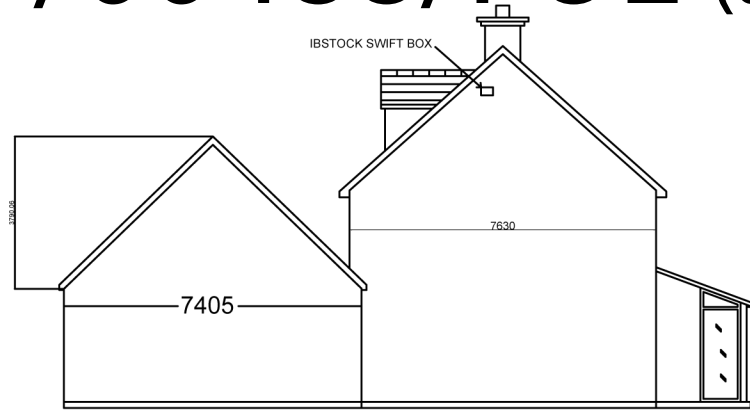
KEY:

Approved House
(excluding garage granted under 16/01401/FUL)

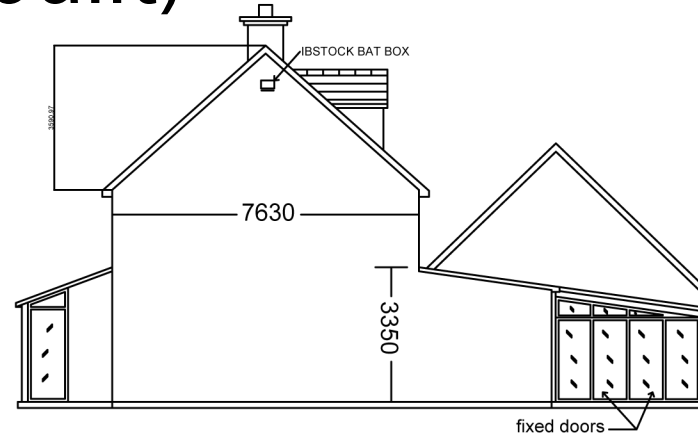
As Built



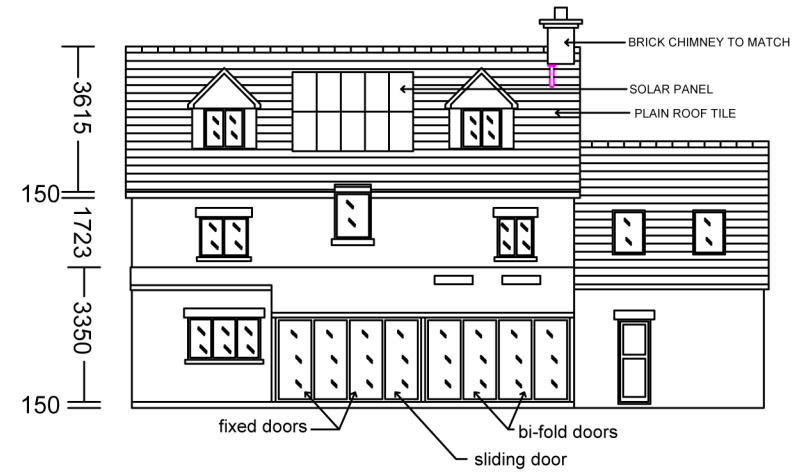
17/00488/FUL (as built)



EAST ELEVATION

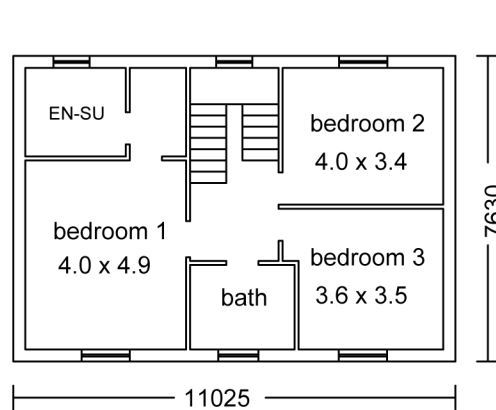


WEST ELEVATION

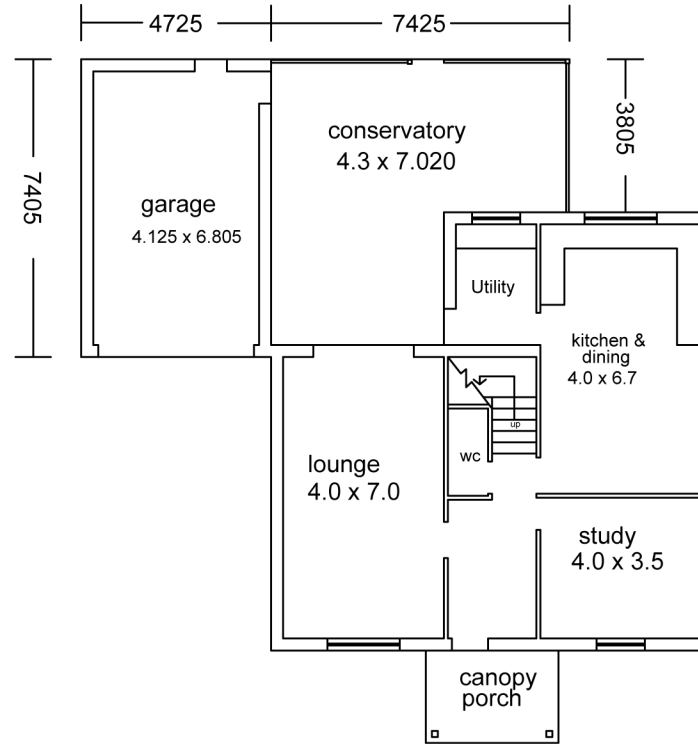


SOUTH ELEVATION

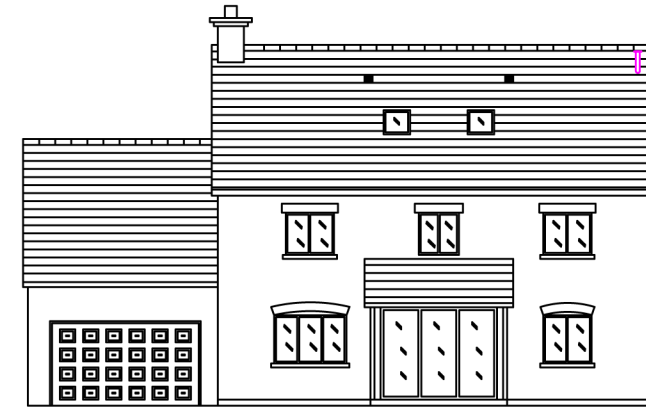
VELUX WINDOWS SIZES -
 MAIN HOUSE - 660 X 780MM (2NOS)
 CONSERVATORY - 940 X 1400MM (2NOS)
 GARAGE - 780 X 1400MM (2NOS)
 ALL ABOVE SIZES ARE EXACT
 DORMER WINDOW SIZE 1200 X 1200MM



FIRST FLOOR PLAN



GROUND FLOOR PLAN



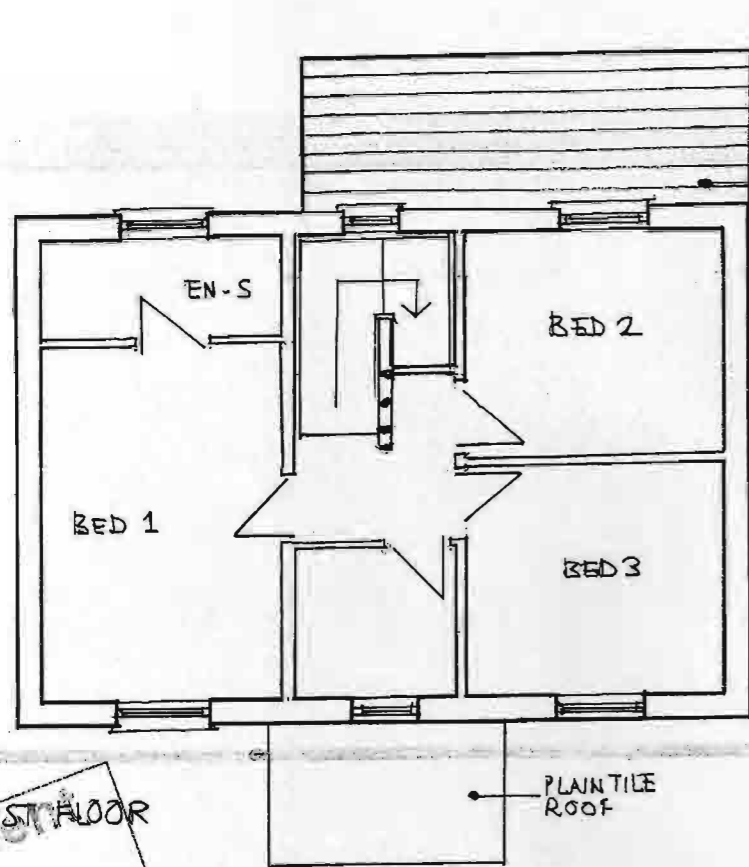
NORTH ELEVATION

SOUTH OFF RECTORY LANE
 HEMPSTED, GLOUCESTER

DRAWN BY - K T VARGHESE
 SCALE - 1 : 100

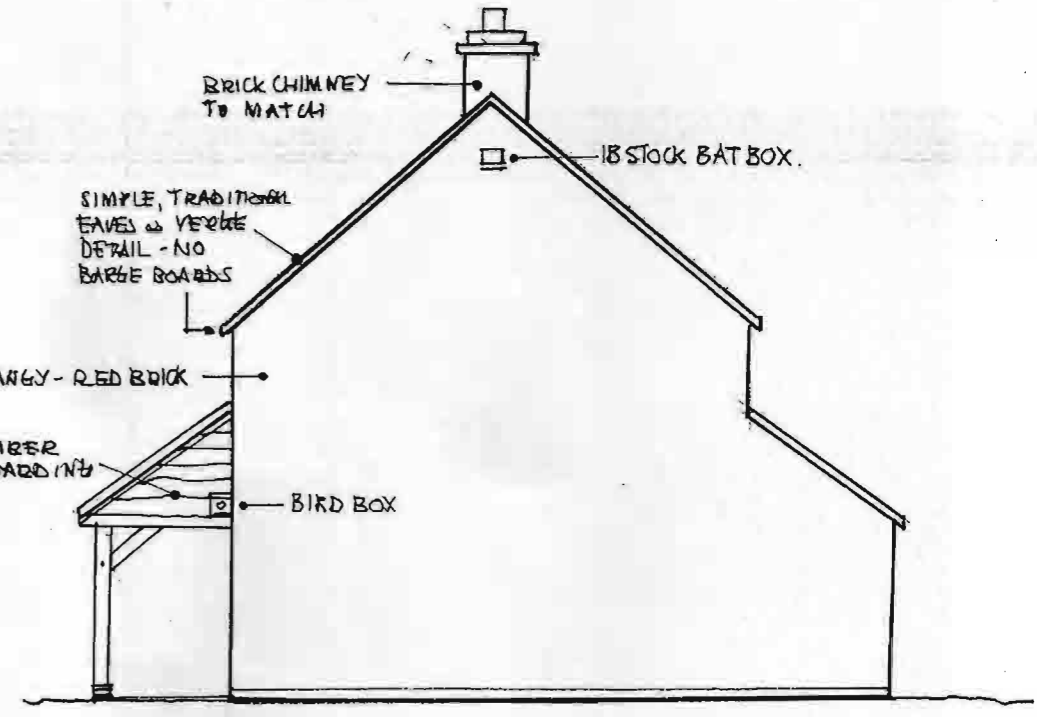
REF - TV100/ REV 1.5
 DATE - 30/05/2017

13/00977/FUL (approved drawings)



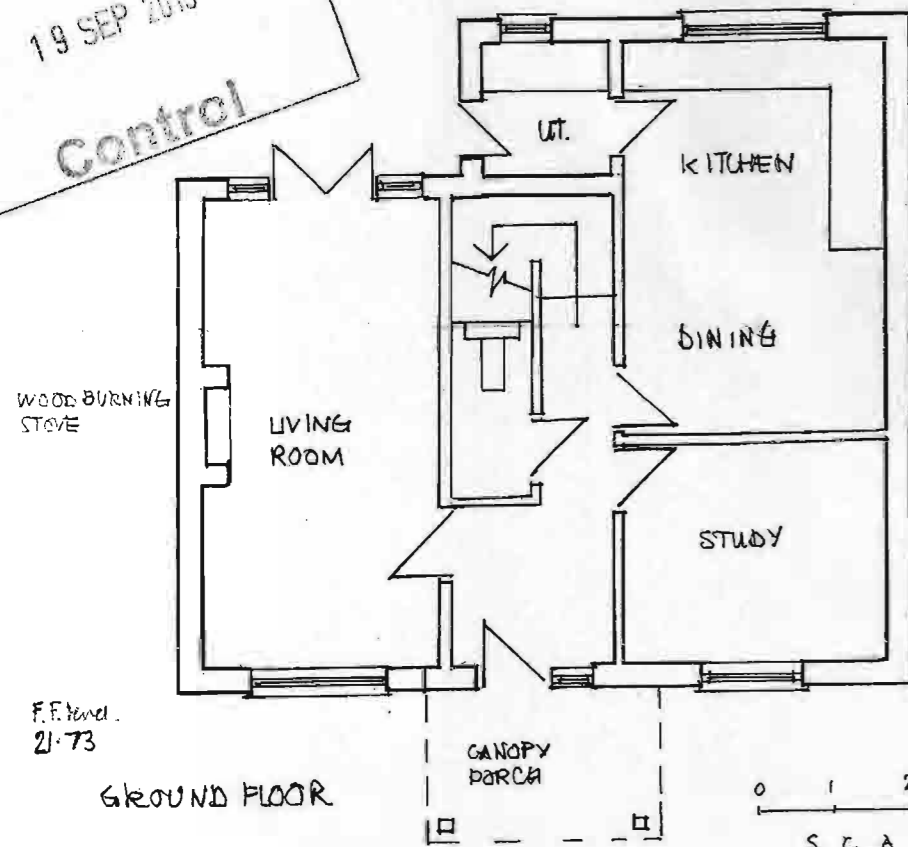
NORTH ELEVATION

BLACK 1/2 ROUND RW.G.S AS MIN. ROOF WATER VIA WATER BUTTS, OR TO RAIN WATER UTILIZATION SYSTEM

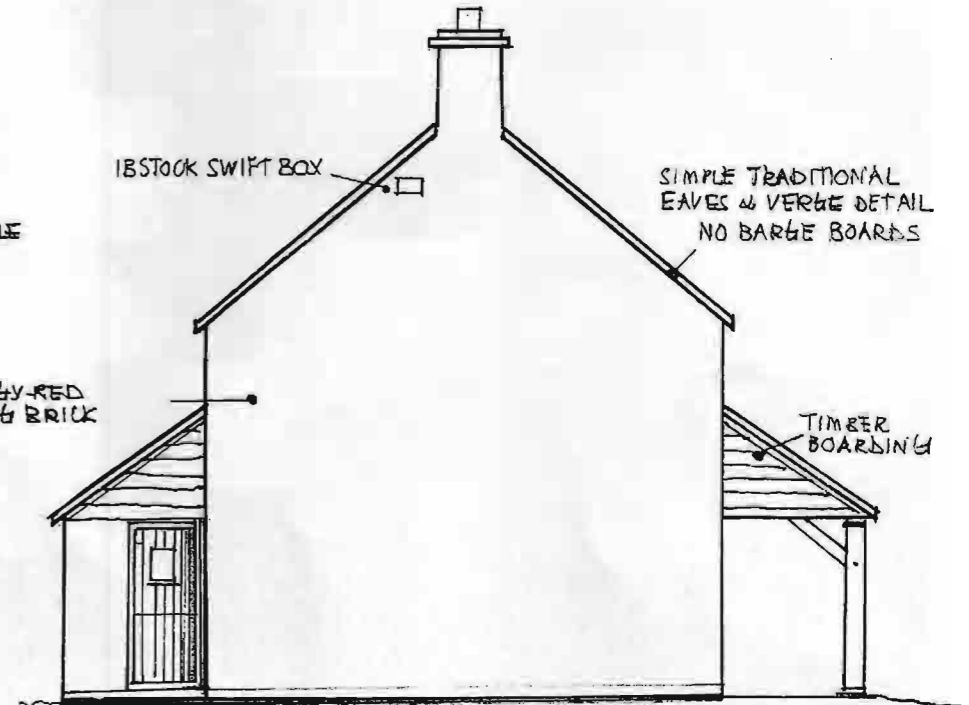


WEST ELEVATION

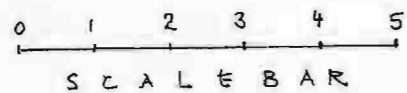
Page 33
 19 SEP 2013
 Control



SOUTH ELEVATION



EAST ELEVATION



PROPOSED DWELLING. PART FORMER CHURCH FARM RECTORY LANE HEMSTED G LOUCESTER FOR THE SNELL FAMILY SCALE 1:100 @ A3 DRG No T1117i. AUGUST 2013

Appeal Decision

Site visit made on 12 January 2015

by Robert Parker BSc (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 February 2015

Appeal Ref: APP/U1620/A/14/2228683

Land at part Church Farm, Rectory Lane, Hempsted, Gloucester GL2 5LW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Chris Snell, Mr Richard Snell and Mr George Snell against the decision of Gloucester City Council.
 - The application Ref 13/00977/FUL, dated 12 September 2013, was refused by notice dated 14 May 2014.
 - The development proposed is erection of one dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for erection of one dwelling at land at part Church Farm, Rectory Lane, Hempsted, Gloucester GL2 5LW in accordance with the terms of the application, Ref 13/00977/FUL, dated 12 September 2013, subject to the conditions set out in the attached schedule.

Procedural Matters

2. The statutory development plan comprises saved policies from the 1983 City of Gloucester Local Plan. However, the Council does not refer to any policies from this plan and therefore I must proceed on the basis that it is silent on the matters relevant to this appeal.
3. Relevant planning policy is contained in the National Planning Policy Framework (the Framework). At the heart of the Framework lies the presumption in favour of sustainable development. Paragraph 14 states that in cases such as this, where the development plan is silent, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted. I shall take this as the starting point for my assessment.
4. The decision notice cites Policy LCA.1 of the Second Deposit City of Gloucester Local Plan (2002) (SDLP). This document was never formally adopted and therefore it does not form part of the statutory development plan. Nevertheless, Policy LCA.1 of the SDLP is a material consideration to which I have attached some weight.

Application for costs

5. An application for costs was made by Mr Chris Snell, Mr Richard Snell and Mr George Snell against Gloucester City Council. This application is the subject of a separate decision.

Main Issues

6. The main issues in this case are the effect of the proposal on the local landscape and whether it would constitute a sustainable form of development.

Reasons

7. The appeal site comprises a parcel of agricultural land on the western fringes of Hempsted. I am told that the site was formerly associated with the farmyard belonging to Church Farm. At the time of my visit the land was heavily overgrown. There was no evidence of any remaining buildings or hardstandings.
8. In policy terms the site lies within a zone identified on the SDLP proposals map as a Landscape Conservation Area (LCA). The designated area takes in a large swathe of land between the River Severn and the urban area of Gloucester. Policy LCA.1 of the SDLP states that development will not be permitted where it would detract from the particular landscape qualities and character of LCAs, unless there are exceptional circumstances.
9. The site lies at the very eastern edge of the LCA where it abuts the village. The land occupies an elevated position near the top of the scarp slope overlooking the floodplain for the River Severn. As such, it commands impressive views and is visually prominent from the west.
10. The proposed dwelling would be positioned towards the front of the site, facing onto Rectory Lane behind a newly hedged boundary. The building would be in line with the adjacent residential property known as Foxleigh and directly opposite the Rectory which lies to the north of the lane. The properties in Chartwell Close are located immediately to the east of the site. The proposed dwelling would be surrounded on three sides by existing development and from the lane it would have the appearance of an infill plot.
11. From public footpaths to the west the dwelling would be viewed against a backdrop of the existing dwellings in Chartwell Close. It would be set lower than those properties and consequently would not break the skyline. The modest proportions of the dwelling and additional landscaping being proposed along the site boundaries would help to assimilate the development into its rural surroundings.
12. The Council refers me to the Joint Core Strategy Landscape Character Assessment which places the site within the Area G39 (West Hempsted Scarp) landscape character area. This compartment is identified as having medium to high sensitivity, playing a key role in containing the urban east from the rural west. I have no reason to disagree with the findings of the assessment and accept that the erection of buildings on undeveloped sections of the scarp would have the potential for significant negative landscape impacts.
13. However, in the case of the current appeal the location of the site in amongst a cluster of existing buildings means that the proposal would have negligible effect on the existing landscape character. There would be no extension of the

built-up area onto the undeveloped countryside to the west of the village. For these reasons I do not share the Council's view that the development would be intrusive and discordant in the local landscape.

14. It is put to me that the site is an important green lung and a 'delightful and much appreciated rural gap'. However, based on my observations I am not persuaded that it has any intrinsic value as an area of open space or as a visual buffer between the main built-up area and Foxleigh.
15. To conclude, I am satisfied that there would be no material loss of landscape quality or character and therefore I find no conflict with Policy LCA.1 of the SDLP. The Council has not identified any other issues which it considers would amount to harm. It seems to me that the benefits of the proposal would be very modest, comprising the addition of a single dwelling to the housing stock and the economic spin-offs during construction and thereafter through spending in local businesses. Nevertheless, in the absence of any significant harm the proposal would amount to sustainable development for which there is a presumption in favour.

Other Matters

16. The Council states that it is able to demonstrate a five year supply of housing land and therefore argues that there is no imperative to release the site for housing. However, the existence of a five year land supply does not prevent proposals for sustainable development coming forward.
17. I understand that the site was included in the 2012 Strategic Housing Land Availability Assessment (SHLAA). I have given this very limited weight. Whilst the SHLAA is an important part of the evidence base for plan making it does not determine whether planning permission should be granted in individual cases.
18. It is argued that the appeal should not be determined until a Neighbourhood Plan (NP) has been completed. Whilst I have not been provided with any information regarding how long this process will take there is no indication that a NP will be adopted anytime soon. In these circumstances I consider that it would be unreasonable to delay consideration of the current appeal.
19. It is put to me that the land is not previously developed. However, I have not been directed to any specific planning policies which would preclude building on greenfield land. Any argument that the site must be previously developed in order to qualify for development therefore carries very limited weight.
20. Local residents contend that the site lies outside of the village envelope. However, I note that the Council makes no reference to any form of settlement boundary in either the committee report or its written statement. In the absence of any reliable evidence to show that such a boundary exists the argument from residents carries minimal weight.
21. I note the potential for great crested newts on the site. However, I am satisfied that the submitted mitigation strategy would prevent harm to this protected species. The development may displace other forms of wildlife but based upon the evidence before me I do not consider that the biodiversity value of the site is sufficient to warrant dismissing the appeal.

22. It is argued that the proposal would be detrimental to highway safety and increase congestion in the area, particularly at school pick-up and drop-off times. I appreciate that the development would generate additional vehicle movements. However, the number of comings and goings is unlikely to be significant and the lane is suitable to accommodate this low level of traffic. Furthermore, visibility at the site entrance is satisfactory and the proposed layout makes adequate provision for on-site parking and turning. The lane is very lightly trafficked and therefore the lack of pavements and lighting would not lead to major conflict between vehicles and pedestrians. Accordingly, I have no reason to disagree with the Highway Authority's view that the proposal is acceptable in highway terms.
23. I acknowledge the concerns regarding surface water drainage and the adequacy of sewerage infrastructure. However, I note that Severn Trent Water raises no objection to the proposal. No substantive evidence is put forward to show that drainage issues would be obstacles to development. Drainage details can be secured by a suitably worded planning condition.
24. Concerns have been expressed regarding the effect of the proposed development on heritage assets. However, the evidence does not persuade me that the proposal would harm the setting of the Hempsted Conservation Area (including views out of the Conservation Area) or the settings of nearby listed buildings. The Council's archaeologist has identified the potential for archaeological remains to be present but is satisfied that appropriate recording can be required by condition. I have no reason to disagree.
25. I accept that the development would affect the outlook from neighbouring properties, notably those in Chartwell Close. However, the loss of a private view is not in itself grounds for refusing planning permission. The siting and orientation of the proposed dwelling, its modest height and gable span and the distance to plot boundaries would minimise the effects on the living conditions of neighbouring occupiers. Any residual impacts would not be significant enough to justify dismissing the appeal.
26. A number of issues have been raised regarding landownership and covenants, and also the effect of building works on the roadside banks and boundary walls. These are civil matters which would not constitute reasons to withhold planning permission. Likewise, issues relating to foundation design are matters for the Building Regulations. The effect of proposed development on property prices also carries very little weight as a material consideration.
27. I have had regard to all other matters raised by local residents but none alters my conclusions on the main issues.

Conditions

28. I have attached the standard time limit condition together with a condition requiring the development to be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of proper planning. Conditions requiring submission of details of materials, boundary treatments and landscaping are necessary in the interests of protecting the character and appearance of the area. For the same reason I have also attached a condition regarding slab levels.

29. In the interests of highway safety conditions are also required to secure a suitably designed access and the provision of parking and turning within the site. A condition is also necessary to ensure implementation of the great crested newt mitigation strategy to prevent harm to protected species. Given the history of the site as a farmyard the Council's suggested condition regarding land contamination is reasonable.
30. Further conditions are required to secure details of foul and surface water drainage, in the interests of preventing pollution and to minimise the risk of flooding. I have also imposed a condition to ensure that any archaeological remains are properly recorded.
31. Conditions are also necessary to require the submission of a Construction Method Statement, to prevent burning on site during construction and to control hours of working, all in the interests of protecting the living conditions of local residents. Finally, a condition is required to remove permitted development rights for the addition of window openings in the side elevations of the dwelling to protect the privacy of neighbours.
32. The Council has suggested a condition requiring submission of a scheme to protect the dwelling occupants from ambient noise. However, based on the evidence before me and my observations whilst on-site I am not convinced that such a condition meets the test of being necessary.

Conclusion

33. For the reasons given above I conclude that the appeal should succeed.

Robert Parker

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Rev A and drawing nos T1117i, T1117/ii Rev B, T1117/iii and MS-3229.
- 3) No development shall take place until details or samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) Notwithstanding the submitted details, no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of all boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details prior to first occupation of the dwelling.
- 5) Notwithstanding the submitted details, no development shall take place until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.
- 6) No development shall take place or machinery or materials brought onto the site for the purposes of the development until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:
 - i. specify the type and number of vehicles;
 - ii. provide for the parking of vehicles of site operatives and visitors;
 - iii. provide for the loading and unloading of plant and materials;
 - iv. provide for the storage of plant and materials used in constructing the development;
 - v. provide for wheel washing facilities;
 - vi. specify the intended hours of construction operations; and
 - vii. specify measures to control the emission of dust and dirt during construction.
- 7) No development and/or site clearance shall take place, or materials or machinery brought onto the site for the purposes of the development until the recommendations of the 'Great Crested Newt Mitigation Strategy for land at Hempsted' (reference Snell 1\ Mitigation.doc prepared by Ros Willder, Willder Ecology dated 16 December 2013) have been fully implemented. The protection measures shall be maintained in good condition in situ on site until the completion of all works and the

removal of materials and machinery at the end of the development, at which time they must be removed from site and any disturbance made good.

- 8) No development shall take place within the site until the applicants, or their successors in title, have secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The programme shall provide for archaeological monitoring and recording (a 'watching brief') during ground works related to the development, with the provision for appropriate archiving and public dissemination of the findings.
- 9) No development shall take place until a scheme for the disposal of surface water and foul sewage has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the dwelling is first occupied.
- 10) Unless otherwise agreed in writing by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation or site securing must not commence until parts 1 and 2 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 3 of this condition has been complied with in relation to that contamination. No occupation of the development must take place until part 4 of this condition has been complied with.

1. Submission of Remediation Scheme

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

2. Implementation of Approved Remediation Scheme

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

Following completion of measures identified in the approved remediation scheme, a verification report (also known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

3. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings produced, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 1 of this condition, all of which is subject to the approval in writing of the local planning authority.

4. Verification Report

Following completion of measures identified in the approved remediation scheme including those identified under part 3 of this condition, a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

- 11) Prior to the occupation of the dwelling hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted drawing no T1117/iii with any gates situated at least 5.0 metres back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within at least 5.0 metres of the carriageway edge of the public road surfaced in bound material, and shall be maintained as such for the duration of the development.
- 12) The vehicular access shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.0 metres back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 20 metres distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained as verge and so as to provide clear visibility between 1.05 metres and 2.0 metres at the X point and between 0.6 metres and 2.0 metres at the Y point above the adjacent carriageway level.
- 13) The dwelling hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted drawing no T1117/iii and those facilities shall be kept available for that purpose for the duration of the development.
- 14) The landscaping scheme approved under condition 5 above shall be carried out concurrently with the development hereby permitted and shall be completed no later than the end of the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

- 15) Development shall be carried out in accordance with the proposed site levels and the slab level of the dwelling as detailed on the approved plan (drawing no T1117/ii Rev B).
- 16) During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday to Friday 0800 – 1800, Saturday 0800 – 1300, nor at any time on Sundays, Bank or Public Holidays.
- 17) No materials or substances shall be burnt within the application site during the construction phase.
- 18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows or other openings shall be constructed in the side (east/west) elevations of the dwelling hereby permitted.

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	6TH FEBRUARY 2018
ADDRESS/LOCATION	:	ST JAMES CITY FARM, ALBANY STREET, GLOUCESTER,
APPLICATION NO. & WARD	:	17/00833/FUL BARTON & TREDWORTH
EXPIRY DATE	:	9TH FEBRUARY 2018
APPLICANT	:	MR IMRAN ATCHA, THE FRIENDSHIP CAFE,
PROPOSAL	:	ERECTION OF 6 FLOODLIGHTS (4 METRES HIGH) AROUND RIDING ARENA. RETENTION OF TIMBER CLAD STABLES ALREADY BUILT
REPORT BY	:	JOANN MENEAUD
APPENDICES	:	(1) SITE LOCATION PLAN, (2) BLOCK PLAN (3) PROPOSED LIGHTING AND STABLE PLAN, (4) PROPOSED ELEVATIONS,

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The City Farm is accessed via Albany Street and has land to both sides of the road. The main facility is located on the eastern side and comprises the main building, café, animal enclosures and accommodation and the riding arena. Paddocks are located to the western side of Albany Street
- 1.2 The riding arena, to which the application relates, is located to the east of the City Farm site and adjoins St James Park. Residential properties fronting onto Upton Street are located to the north of the arena and St James Church is located to the east.
- 1.3 The proposal is for the erection of six floodlights (4 metres high), three to the eastern side and three to the western side of the riding arena. The erection of floodlights would allow for extended hours of use of the riding arena particularly in the winter months. It is proposed that the floodlights would only be required up until 7pm and would then be turned off. The application also includes the retention of timber clad stables, that are already constructed, to

provide accommodation for the horses and ponies.

2.0 RELEVANT PLANNING HISTORY

- 2.1 A previous planning permission (reference: 95/00591/COU) was granted in December 1995 for the 'Use of land for a City Farm'. In addition planning reference 11/01186/FUL for the erection of a single storey extension to incorporate a café was granted consent in January 2012.
- 2.2 An application for a riding arena (reference: 13/00719/FUL) was originally submitted in July 2013. However, due to amendments that were required to the red line area to facilitate a different construction access, this application was withdrawn. This was later granted under a new application (reference: 13/01311/FUL).
- 2.3 An application for the erection of six floodlighting columns (reference: 16/00439/FUL) was originally submitted in May 2016. However the application was withdrawn as key information had not been included.

3.0 PLANNING POLICIES AND GUIDANCE

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

3.1 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.2 Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

Relevant policies from the JCS include:

SD4 – Design requirements

SD6 – Landscape

SD8 – Historic Environment

SD14 – Health and Environmental Quality

INF4 – Social and Community Infrastructure

3.3 City of Gloucester Local Plan (Adopted 14 September 1983)

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 215 of the NPPF states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' Therefore it is considered that the 1983 Local Plan is out-of-date and superseded by more recent planning policy including the NPPF and the Joint Core Strategy.

3.4 **Emerging Development Plan Gloucester City Plan**

The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Draft Gloucester City Plan 2017 takes forward the results of previous consultations and was subject to consultation January and February 2017. As the Plan is at an early stage, it is considered that it carries limited weight in accordance with paragraph 216 of the NPPF.

3.5 **Other Planning Policy Documents Gloucester Local Plan, Second Stage Deposit 2002**

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

T.1 - Visitor Attractions

3.6 All policies can be viewed at the relevant website address:- national policies: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

Gloucester City policies:
<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 **CONSULTATIONS**

4.1 **City Centre Improvement Officer (Environmental Protection)**

Approval of the application is recommended; subject to a condition being applied to prevent the floodlights operating past 7pm (as outlined in the Design and Access Statement).

4.2 **Conservation Officer**

The site is not located within a conservation area but it is adjacent to St James Church which is considered to be an undesignated heritage asset. The church dates from 1841 and originated as a chapel of ease to St Michaels church in the working class suburb at Barton End. Designed by Sampson Kempthorne and built in a late 13th C style of ashlar.

The installation of the lighting columns will not have an adverse impact on the church, the lighting has been designed to be of a slim nature and in black and will be managed by way of limited hours of use therefore will ensure that there is no harm to the setting or character of the undesignated heritage asset.

5.0 **PUBLICITY AND REPRESENTATIONS**

- 5.1 Neighbouring properties were notified of the application and site notices were displayed.
- 5.2 Two letters of objection from an objector raising the following issues:
- The stables were erected without planning permission.
 - It was originally envisaged that horses would be transported to the City Farm, not kept there overnight.
 - Do not want to see any further encroachment onto the public park.
 - The stables are squeezed into an overdeveloped site. Reference was made to other issues not forming part of this application.
- 5.3 The full content of all correspondence on this application can be viewed on:
<http://glcstrplnng12.co.uk/online-applications/simpleSearchResults.do?action=firstPage>

6.0 OFFICER OPINION

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

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

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

The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

- 6.2 It is considered that the main issues with regards to this application are as follows:
- Principle
 - Design and Layout
 - Impact on Local and Residential Amenity
 - Impact on Heritage

6.3 Introduction

Supporting information submitted with the application states that “*St James City Farm is a project of the UK registered charity ‘The Friendship Café’, which is a community run project that seeks to engage young people in the welfare of livestock. The application site consists of a café; 1.5 acres of paddock, containing a variety of livestock; and horse/pony riding facilities. It also provides*

work experience opportunities for students and attracts visits from local schools.”

6.4 Principle

The NPPF requires that planning deals positively with the delivery of social, recreational and cultural facilities and identities that opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The general principles of JCS policy INF4 also recognise the importance of social and community infrastructure to contributing to quality of life, health and well-being in the area and in addition to serving the local community also serving as a tourist attraction. Therefore the principle of providing enhanced facilities is to be supported subject to other considerations as discussed below.

6.5 Design and Layout

The NPPF emphasises the importance of high quality and inclusive design for all development. JCS Policy SD4 sets out requirements for high quality design and Policy SD6 requires development to protect or enhance landscape character.

6.6 The proposed floodlights would be four metres in height with three located to the east and west boundary respectively. Given their low height, slim design and similar appearance to the existing surrounding street lights, they are considered to be of an acceptable design and height.

6.7 St James Church is located to the east of the City Farm and has its main entrance fronting onto Upton Street. The Church was completed in the mid 1840's at a similar time to St James School. The building is not listed however it has the potential to be considered as an undesignated heritage asset, given its age and architectural style.

6.8 Section 12 of the NPPF sets out the importance of protecting and enhancing the historic environment, and conserving heritage assets in a manner appropriate to their significance. In particular, paragraph 131 states that in determining planning applications, local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets”.

6.9 Policy SD8 of the JCS states that designated and undesignated assets will be conserved and enhanced as appropriate to their settings and proposals that secure the future conservation and maintenance of heritage assets will be encouraged.

6.10 There are two existing street lights located on the strip of grass between the side elevation of Church and the footpath that runs from Upton Street to the park area. These existing street lights are higher than the floodlights as proposed.

6.11 I do not consider that the proposed floodlights for the riding arena would have a harmful impact upon the setting of St James Church. In views from the north and south, the floodlights would be seen within the existing weldmesh fencing

that encloses the riding arena. Additionally they would be a greater distance from the Church, and to the other side of the footpath, than the existing street lights. Furthermore the floodlights would only be illuminated for restricted hours over the winter months. In views from the east (which would comprise the footpath from Albany Road and from the City Farm itself), just two of the floodlights would be seen against the side elevation of the Church but given their slim design would not be overly prominent or dominant.

- 6.12 Therefore it is considered that the proposed floodlights would cause less than substantial harm to the setting of the Church, which is considered to be a non-designated heritage asset.
- 6.13 Therefore the lighting proposals would have a minimal impact upon the setting of St James Church and are in accordance with policies SD4 and SD8 of the JCS and guidance in relation to the protection of heritage assets, as set down within the NPPF and in accordance with policies SD4 and SD6 of the JCS in relation to local character.
- 6.14 The new stables have been erected between the riding arena and an existing concrete block building. The stables are constructed of timber with a clad roof and measure 3.7 metres in width and 19.8 metres in length. The ridge sits below the ridge of the adjacent building. The design, size and external materials of the building are considered to be appropriate for the location, particularly as the new stable is seen against the existing buildings on the site.
- 6.15 Therefore I consider that the design and siting of the stables does accord with the requirements set down within policies SD4 and SD6 of the JCS.
- 6.16 ***Impact on Local and Residential amenity***
Paragraph 17 of the NPPF provides that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Specifically Policy SD14 of the JCS requires that new developments do not create unacceptable levels of noise, odour or light pollution.
- 6.17 The applicant has submitted a lighting assessment to detail the specification of the floodlights and the proposed direction and brightness of the lighting.
- 6.18 A footpath runs to the east of the riding arena leading from St James Park to Upton Street and a further footpath is located to the north of the riding arena that provides pedestrian access to Albany Street. There are existing street lighting columns to these footpaths and further columns to the south of the riding arena within St James Park. This demonstrates that there is already lighting emanating to these areas after dark.
- 6.19 On this basis I do not consider that the introduction of new lighting, directed to the riding arena, as per the submitted specification, up until 7 o'clock on a daily

basis would have an adverse impact upon the character or nature of the area.

- 6.20 Given the distance of the nearest residential properties, to the north of the site in Upton Street and to the south west of the site in Albany Road, and the limited hours of operation proposed for the flood lights I do not consider that there would be any adverse impact upon residential amenity. The City Improvement Officer also raises no objection, subject to a condition requiring that the lights be switched off by 7 o'clock daily.
- 6.21 Therefore I consider that the proposal would accord with the requirements set down within policy SD14 of the JCS and the lights would not have a harmful impact upon the amenity of the local area.
- 6.22 There are no restrictions via planning conditions relating to the number or type of animals that can be housed on the City Farm site. The riding element of the City Farm is subject to a separate licence administered by the Council which also includes an annual inspection. The license currently allows for up to five horses to be accommodated at the site.
- 6.23 I note the comments made by the objector in relation to the horses staying at the farm overnight. It is understood that this has been the situation for some time now. The horses are, at times, taken to other areas for grazing or to rest, but spend the majority of their time at the City Farm. Supporting information submitted with the application for the provision of the riding arena in 2013 clearly indicates that horses would be staying at the site overnight and this application does not alter those arrangements.
- 6.24 The residential property immediately adjacent to the City Farm to the south is 25 Albany Street. The rear of the existing animal housing building runs along the side boundary of their garden. At the time of my site visit the building contained a pig and two cows. Part of the new stable building is set adjacent to and is located across the full width of the rear garden boundary of number 25 and partly across number 27. In considering the siting of the stable it is recognised that there is limited space within the farm complex and I understand the advantage of having the stables close to the riding arena.
- 6.25 Prior to the new stable block being erected, the horses were accommodated in the stable situated to the right of the main entrance to the City Farm which is immediately to the north of 25 Albany Street. Assessing the relationship of the City Farm and neighbouring houses in Albany Street, it is unusual to have residential properties and their curtilages and animal accommodation buildings in such close proximity, however this has been the situation for well over 12 years now. Our records show that there have been no complaints relating to amenity issues in this respect, within the last ten years. I do also note that the stable is further away from the house than the existing animal housing building that currently exists, and the original stable building that the horses were previously kept in.
- 6.26 The applicant has advised that horse manure is taken from the site on a weekly basis and delivered to the White City allotments and that this arrangement has

been in place since 2011. To ensure that appropriate arrangements remain in place the applicant has been asked to provide an “animal waste disposal statement” and this is expected to be received prior to the consideration of the application by Committee. A condition will be applied to ensure that the statement is implemented and adhered to.

6.27 Taking all these factors into consideration and with a condition relating to the storage of manure, I conclude on balance that the relationship should not result in unacceptable harm to the amenity of the neighbouring property 25 Albany Street and that the proposal would accord with the requirements set down within policy SD14 of the JCS in relation to residential amenity.

6.28 **Conclusion**

The City Farm is set within the heart of an existing residential community and this is part of its success as a community project providing unique opportunities for local families, visitors, volunteers and students. The Farm and its buildings have very close relationships with the surrounding residential properties. With regards to the new stable, this is further from 25 Albany Street than the existing animal housing building and previously used stable. This together with a formal arrangement for dealing with horse waste, should mean that impacts should be minimised. The lighting is considered to be of acceptable design and will only be used for limited hours. This when considered together with the presence of other street lighting between the riding arena and the St James Church would have minimal impact upon the setting of St James Church and would have an acceptable appearance within the local area.

6.29 This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, impact upon the amenity of the local area and residential properties and the setting of St James Church; the proposal is therefore acceptable and accordingly it is recommended that planning permission be granted.

7.0 **RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**

7.1 That delegated authority is given to the City Growth and Delivery Manager to grant planning permission subject to the receipt of a statement detailing the proposed measures for the storage and disposal of horse manure, subject to the following conditions:

8.0 **CONDITIONS AND REASONS**

Condition 1

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

Reason

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

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, location plan, block plan, proposed site plan, proposed elevations and loxa luminaire detail sheet except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 3

The lighting hereby permitted shall not be operated after 19:00 hours on any day.

Reason

To protect the amenity of neighbouring occupants in accordance with Policy SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

Condition 4

The measures for the storage and disposal of horse manure from the site shall be implemented and adhered to for the duration of the development.

Reason

To protect the amenity of neighbouring occupants in accordance with Policy SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

Note 1

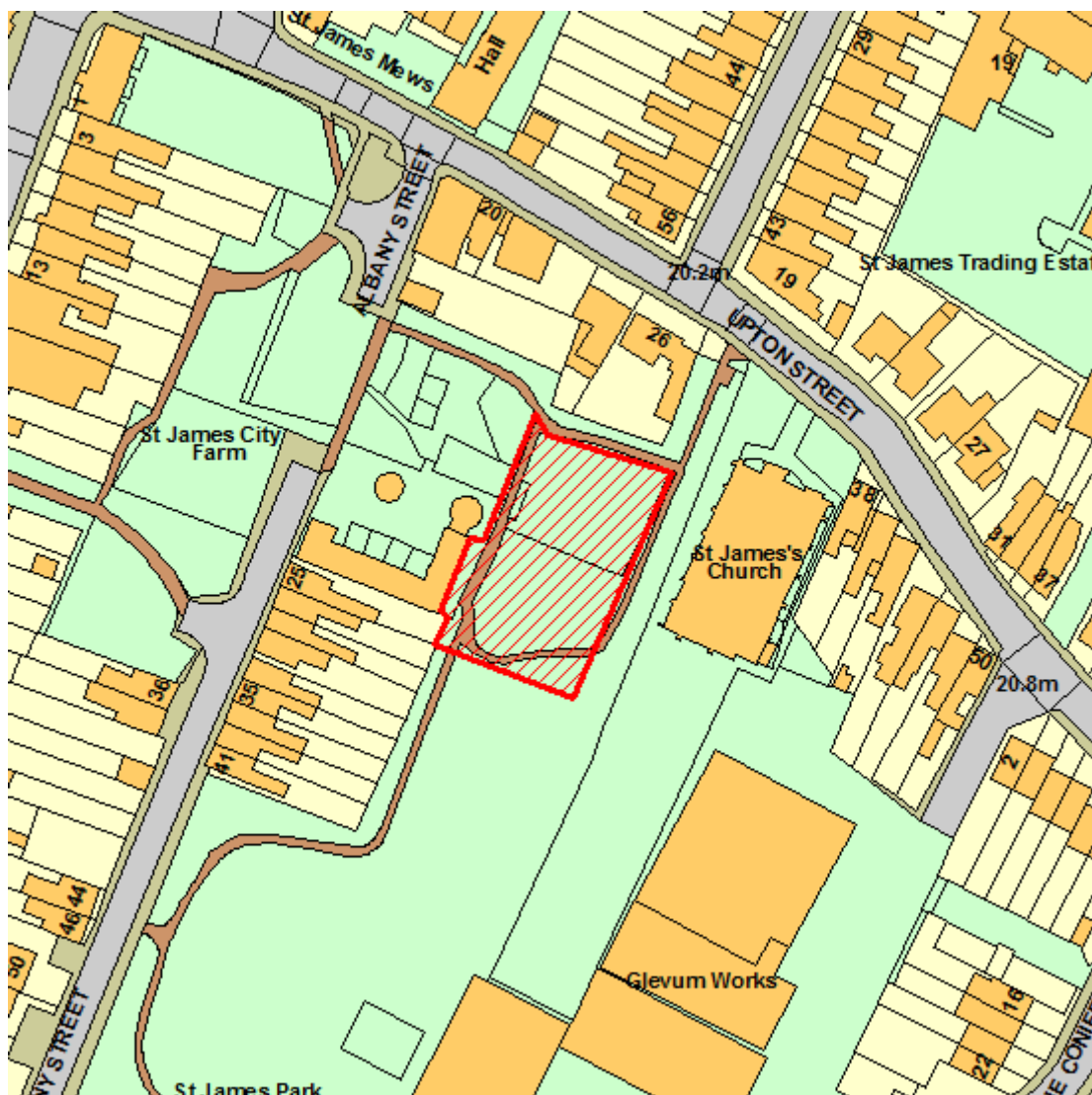
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received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

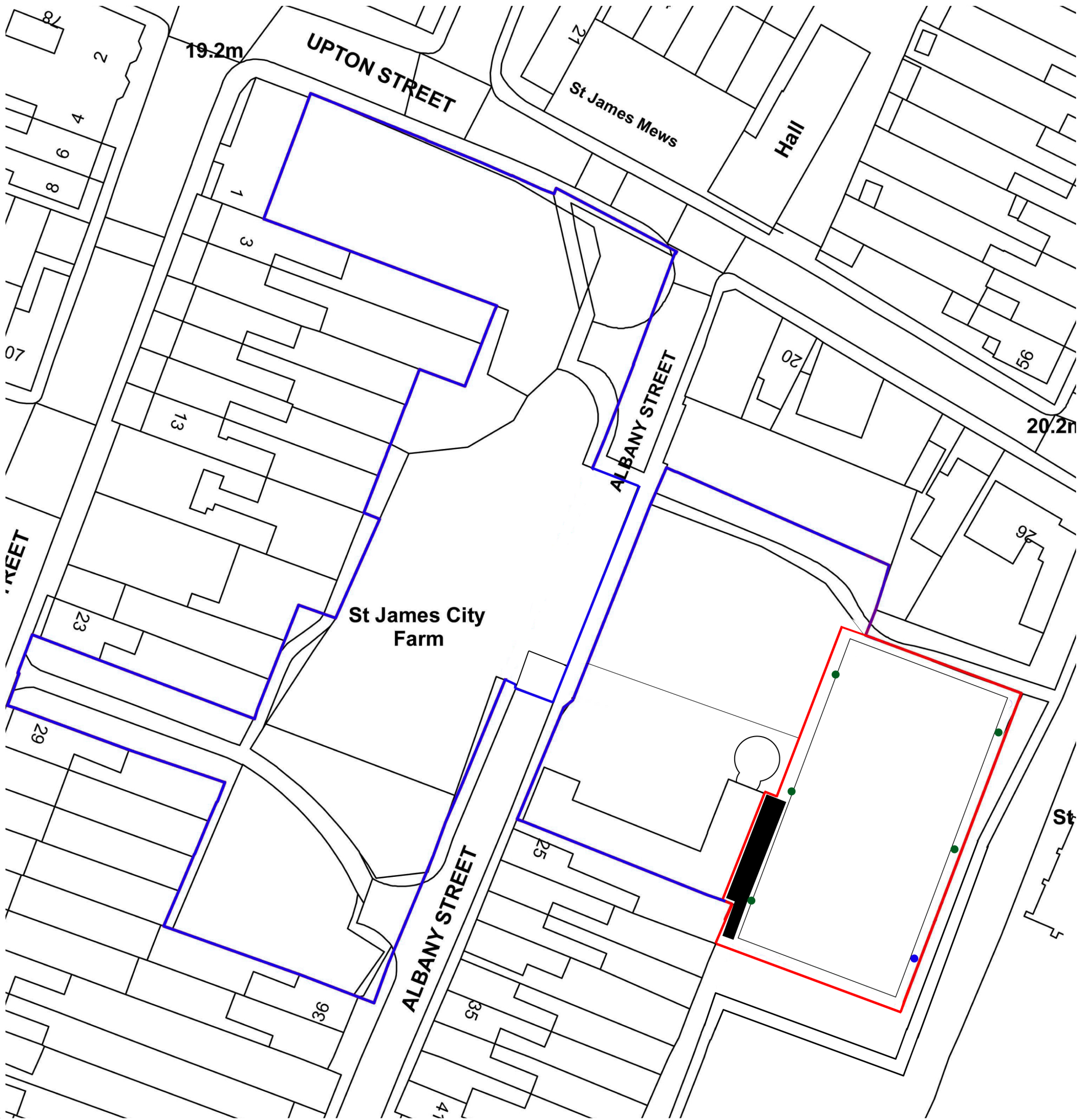
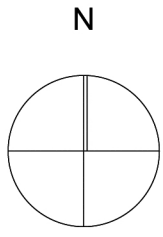
Person to contact: Joann Meneaud
(Tel: 01452 396787)

17/00833/FUL

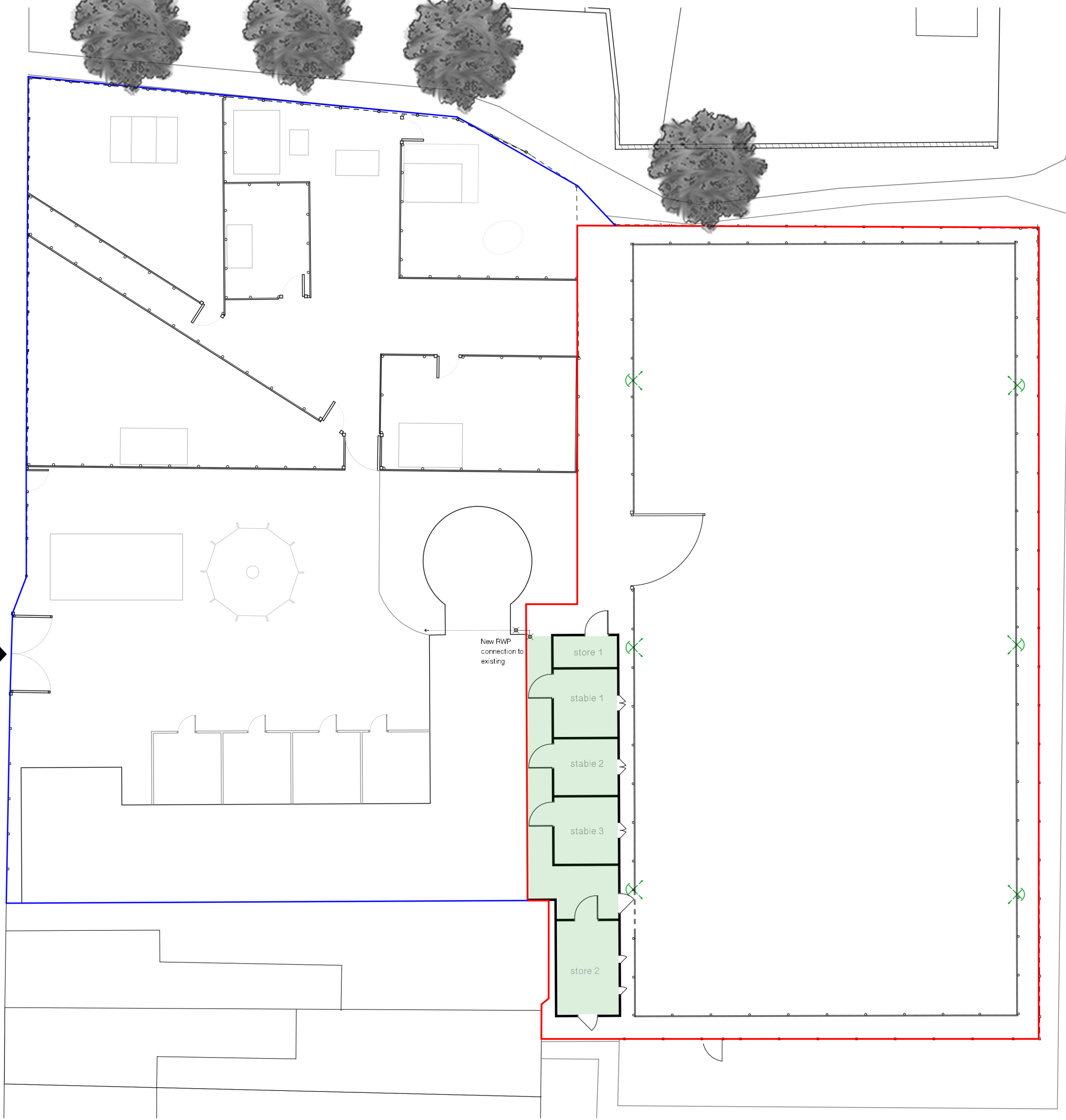
St James City Farm
Albany Street
Gloucester
GL1 4NG

Planning Committee





- Development boundary
- City farm site boundary
- Lighting positions
- Proposed stables location



New RWP connection to existing

store 1

stable 1

stable 2

stable 3

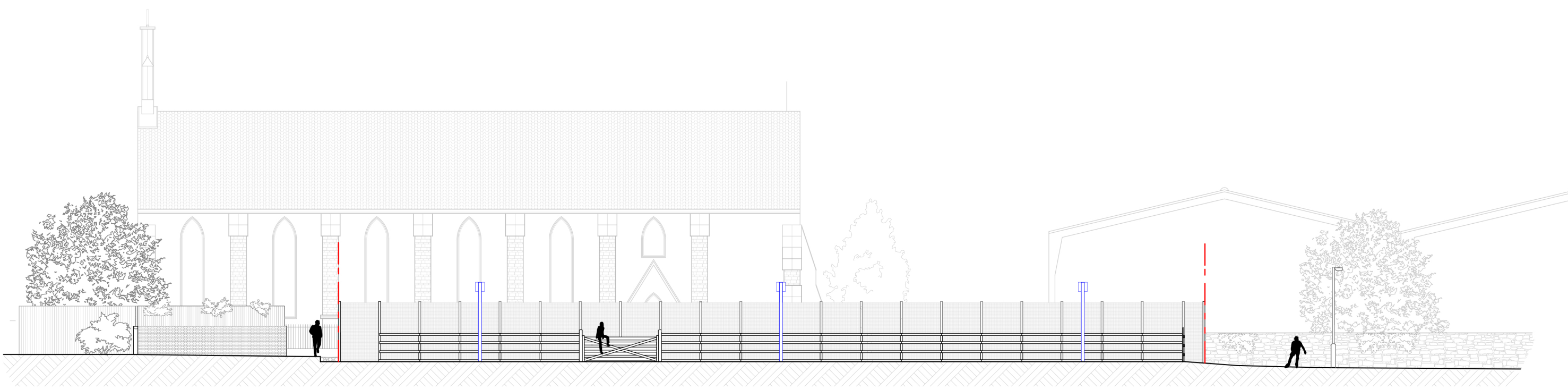
store 2

LP

Existing-Greyscale
Proposed lighting and stables

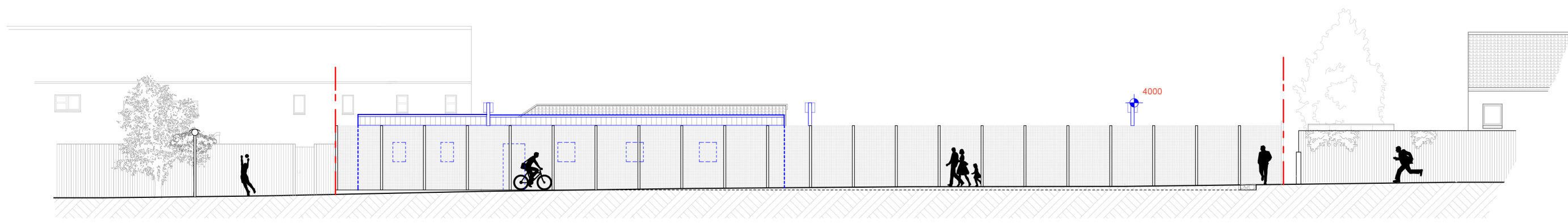
- Notes**
- Existing Site boundary in blue and application boundary in red
 - 6no. luminaires mounted on 6no. 4meter columns. (1 luminaire per column see spec sheet for luminaire details)
 - All site works access through main farm entrance
 - Winter lighting times : 3-6pm



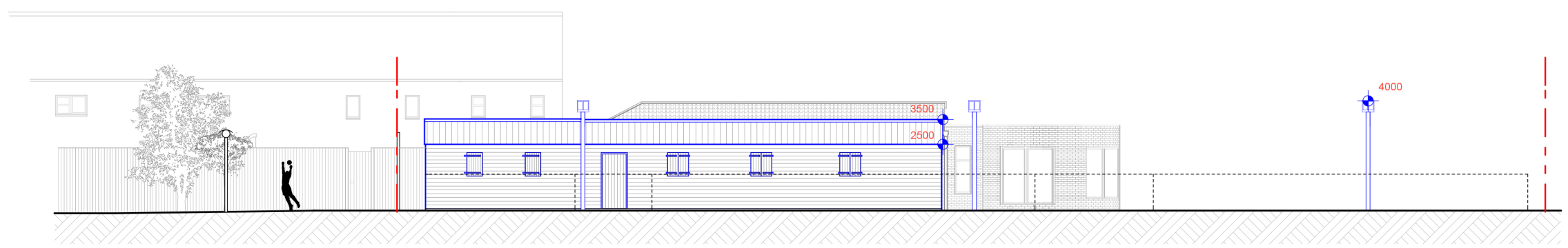


NW Elevation

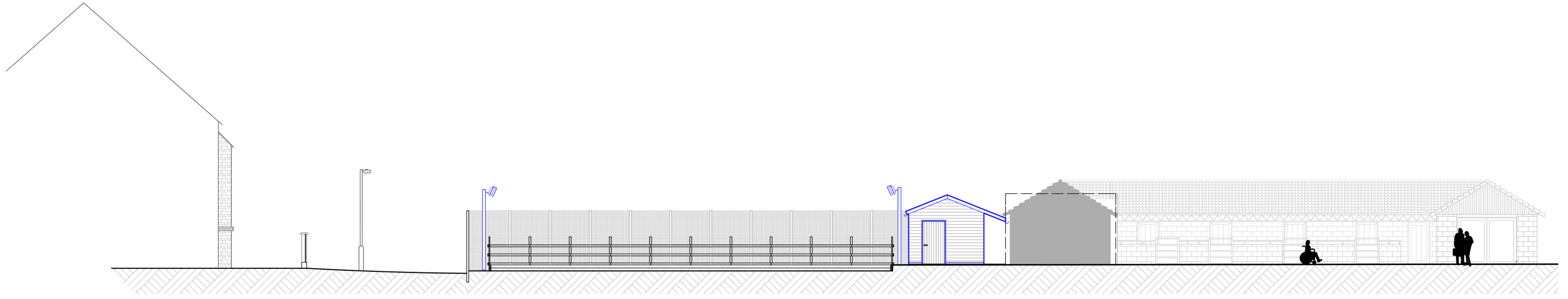
Page 55



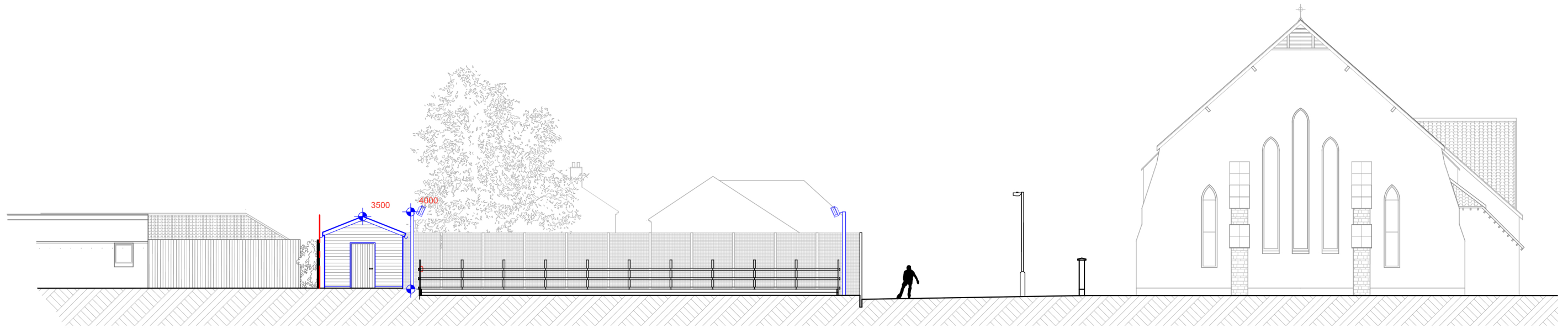
SE Elevation



Stable Context Elevation



NE Elevation



SW Elevation



CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

9th January 2018

DELEGATED DECISIONS

1ST – 31ST December 2017

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

Abbeydale

17/01131/FUL	SHANE.
6 Ashton Close Gloucester GL4 5BP	
Two storey extension to side	
G3Y 01/12/2017	
17/01210/FUL	SHANE.
16 The Chase Gloucester GL4 4WP	
Single storey extension to the front of the property	
G3Y 14/12/2017	
17/01254/FUL	RHIAM
2 Osprey Close Gloucester GL4 4WJ	
Proposed single storey rear extension	
G3Y 19/12/2017	

Abbeymead

17/01194/LAW	SHANE.
25 Damson Close Gloucester GL4 5BW	
Single storey extension to side of property	
RELAWZ 14/12/2017	
17/01212/LAW	SHANE.
68 Bay Tree Road Gloucester GL4 5WD	
Conversion of garage & front door to front elevation	
LAW 14/12/2017	

Barnwood

17/00894/FUL	FEH
Barnwood Point Corinium Avenue Gloucester	
Retention of external lighting scheme (with timer)	
GP 15/12/2017	

17/01158/ADV SHANE.
Units 1A and 1B Barnwood Point Corinium Avenue Gloucester GL4 3HX
External wall mount signage
GFY 12/12/2017

17/01182/LAW SHANE.
79 Lilliesfield Avenue Gloucester GL3 3AH
Garage Conversion
LAW 28/12/2017

17/01185/LAW SHANE.
18 Broad Leys Road Gloucester GL4 3YW
Conversion of garage into utility.
LAW 13/12/2017

17/01239/LAW RHIAM
32 Prices Ground Gloucester GL4 4PD
Demolition of existing conservatory and construction of a new single storey rear extension.
LAW 13/12/2017

17/01335/TPO JJH
15 Barnwood Avenue Gloucester GL4 3DA
Works as discussed with tree officer on 1 December 2017 - T1 (Cedar) - reduce lowest limb over hanging No 13 by up to 25% back to suitable growth point, reduce lowest limb facing No 15 by up to 25% back to suitable growth point. T2 (Beech) - reduce lowest branch on north east side back to fence line. Reduce next Large limbs above by 20 - 25 % in line with canopy shape.
TPDECS 21/12/2017

Barton & Tredworth

17/00376/FUL FEH
39 - 41 Hatherley Road Gloucester GL1 4PN
Changes to front elevation of number 39 Hatherley Road to remove shopfront and install bay window and front door (retrospective)
GP 01/12/2017

17/01118/FUL RHIAM
56 Massey Road Gloucester GL1 4LQ
Enlarge proposed shed in rear garden
GA 04/12/2017

17/01151/FUL SHANE.
102 Howard Street Gloucester GL1 4UX
Two storey rear extension
G3Y 15/12/2017

Coney Hill

17/01193/FUL SHANE.
3 Hawthorne Avenue Gloucester GL4 4QA
A two storey side, house extension
G3Y 15/12/2017

Elmbridge

17/01172/FUL RHIAM
16 Merevale Road Gloucester GL2 0QY
Remove existing garage and single storey extension. Construction of an enlarged single storey extension and erection of a new detached shed.
G3Y 08/12/2017

17/01214/FUL SHANE.
36 Oakleaze Gloucester GL2 0LG
Proposed 3 bedroom dwelling and vehicular access. Revised application from 17/00850/FUL
G3Y 13/12/2017

17/01236/LAW SHANE.
55 Riversley Road Gloucester GL2 0QU
Demolition of single storey Shower Room/Outhouse and its replacement with a single storey extension to enlarge the Kitchen.
LAW 19/12/2017

Hucclecote

17/00969/FUL RHIAM

56 Dinglewell Gloucester GL3 3HU

Proposed two storey side and rear extension and single storey rear

G3Y 13/12/2017

17/01023/FUL SHANE.

13 Parkwood Crescent Gloucester GL3 3JH

Erection of single storey extension to existing bungalow to create an additional bungalow

G3Y 19/12/2017

17/01188/CONDIT CJR

Allcooper Security 7 Hucclecote Road Gloucester GL3 3TQ

Discharge of conditions 4 (construction method statement), 5 (environmental management system), 7 (surface water drainage), 8 (drainage maintenance), 9 (exceedence flow routing plan), and 10 (foul water drainage) of permission ref. 16/00753/FUL

ALDIS 11/12/2017

17/01246/CONDIT ANAPE

Allcooper Security 7 Hucclecote Road Gloucester GL3 3TQ

Demolition of existing buildings, erection of new Class A1 retail store with associated access, parking and landscaping. Discharge of Condition 3 attached to 16/00753/FUL relating to archaeology.

PADIS 01/12/2017

Kingsholm & Wotton

17/00551/FUL SHANE.

High School For Girls Denmark Road Gloucester GL1 3JN

(1) Recession of pedestrian gate on Seabrook Road. (2) Re-location of previously permissioned pedestrian gate on Lansdown Road. (3) Removal and replanting dilapidated sections of hedge around the perimeter boundary. (4) Re-location of previously permissioned pedestrian gate along Denmark Road. (5) Three internal segregating railings. (6) Extension of existing car park. (7) Amendments to the previously permissioned CCTV and Lighting Scheme.

G3Y 08/12/2017

17/00552/LBC	SHANE.
High School For Girls Denmark Road Gloucester GL1 3JN	
(1) Recession of pedestrian gate on Seabrook Road. (2) Re-location of previously permissioned pedestrian gate on Lansdown Road. (3) Removal and replanting dilapidated sections of hedge around the perimeter boundary. (4) Re-location of previously permissioned pedestrian gate along Denmark Road. (5) Three internal segregating railings. (6) Extension of existing car park. (7) Amendments to the previously permissioned CCTV and Lighting Scheme.	
G3Y	08/12/2017
17/01120/FUL	SHANE.
100 Kingsholm Road Gloucester GL1 3BB	
Removal of existing garage and erection of two storey side extension and single storey rear extension. Amendments to the porch and 4 No. new rooflights.	
G3Y	18/12/2017
17/01154/FUL	RHIAM
3 Tewkesbury Road Gloucester GL2 9AY	
Two storey side / rear extension to existing dwelling, single storey detached garage, new driveway and associated landscaping	
G3Y	15/12/2017
17/01163/FUL	ANAPE
George Whitefield Centre 107 Great Western Road Gloucester GL1 3NF	
Expansion of existing use as a community centre and place of worship (use class D1) plus operation of a food bank, to also allow overnight stays at the Centre (from 8pm until 8am) between 1st December and 31st March each year by up to 15 no. rough sleepers per night who will have been individually referred to the Centre.	
GSC	13/12/2017
17/01186/FUL	SHANE.
29 Tewkesbury Road Gloucester GL2 9AY	
single storey extension to bungalow	
G3Y	15/12/2017
17/01235/FUL	RHIAM
95 Oxford Road Gloucester GL1 3EE	
Single storey extension to rear/ side of property	
REF	13/12/2017

Kingsway

17/01080/FUL RHIAM

25 Kinloss Drive Kingsway Quedgeley Gloucester GL2 2BL

Raise eaves and ridge height to facilitate loft conversion. Proposed Dormer windows to front and rear with new window to end gable.

G3Y 01/12/2017

17/01294/NMA CJR

Farmhouse Inn Rudloe Drive Kingsway Quedgeley Gloucester GL2 2FY

Non material minor amendment to permission ref. 16/01331/FUL comprising an amendment to lighting columns to car park floodlights from powder coated to aluminium.

NOS96 13/12/2017

17/01346/CONDIT CJR

Farmhouse Inn Rudloe Drive Kingsway Quedgeley Gloucester GL2 2FY

Discharge of condition 8 (Part B and C) of permission ref. 16/01331/FUL.

ALDIS 19/12/2017

Longlevens

17/01069/FUL FEH

1 Gifford Close Gloucester GL2 0EL

Erection of dwelling house and creation of pedestrian access (revised description and plans).

G3Y 01/12/2017

17/01073/FUL RHIAM

60 Park Avenue Gloucester GL2 0EQ

First floor extension to provide additional en suite bedroom.

REF 15/12/2017

17/01117/FUL SHANE.

102B Oxstalls Way Gloucester GL2 9JW

Retention of the existing dwelling to include details of external materials, surface water drainage, landscaping and boundary treatment

GA 01/12/2017

17/01219/FUL ADAMS
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW
Installation of 2m high ball stop netting onto existing 4.5m high ball stop fencing enclosing an artificial grass pitch (the football pitch located within the Eastern site area) permitted by planning approval number 15/01190/OUT and 16/01012/REM).
G3Y 19/12/2017

17/01241/CONDIT ADAMS
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW
Discharge of Condition 6 (SuDS) of reserved matters approval ref. 16/01012/REM
ALDIS 15/12/2017

17/01259/FUL RHIAM
28 Gambier Parry Gardens Gloucester GL2 9RD
Retrospective application to adjust constructed position of timber and concrete boundary fencing and install soft landscaping screening
G3Y 19/12/2017

17/01299/TPO JJH
Baxter Storey Oxstalls Campus Oxstalls Lane Gloucester GL2 9HN
Reduce tree height by about 6m.
TPDECS 21/12/2017

Matson & Robinswood

17/00319/FUL RHIAM
1 Oakcroft Close Gloucester GL4 6NU
Erection of detached single storey dwelling and new vehicular access.
REFUSE 14/12/2017

Moreland

17/00980/REM RONM
Peel Centre St Ann Way Gloucester
Application for approval of reserved matters of appearance and landscaping (pursuant to 16/00005/OUT as amended by 17/00603/NMA)
GSC 13/12/2017

17/01110/FUL FEH
319 Stroud Road Gloucester GL1 5LG
Retrospective application for the erection of timber activity building
GP 08/12/2017

Podsmead

17/01216/ADV SHANE.
Wickes Trade And DIY Store Woodrow Way Trade Park Woodrow Way
Sign 1 - Folded Aluminium tray sign with galvanised mesh detail to face, letters and border to illuminate only.
Sign 2a&b - Flat cut letters finished in grey (x2).
Sign 3 - Folded aluminium pan sign finished in grey.
Sign 4 - Internally illuminated Flex Face sign, Letters and border to illuminate only.
Sign 5 - Externally illuminated Retro Frame.
Sign 6 - 1 Vinyl Overlay to existing totem sign
Sign 7 - 2 x Vinyl overlays to existing double sided totem sign
Sign 8 1 x PVC Banner housed an a metal Frame, 2 x Aluminium Frames with a clear perspex frame
GFY 19/12/2017

17/01266/PDE RHIAM
3 Podsmead Road Gloucester GL1 5PB
Rear conservatory measuring 4 metres in depth, 2.4 metres to the eaves and 3.5 metres to the highest point.
ENOBJ 01/12/2017

Quedgeley Fieldcourt

17/01121/FUL FEH
Land To East Stephenson Drive Quedgeley Gloucester
Erection of Paladin and knee high fencing with associated vehicular and pedestrian gates to the perimeter of the site (varied heights).
G3Y 08/12/2017

17/01149/CONDIT SHANE.
Land ADj 21 St James Close Quedgeley Gloucester GL2 4PL
Conversion of existing two storey building into a 2 bedroom dwelling and construction of 9no. 2 bedroom bungalows, 2no. 1 bedroom bungalows and 1no. 3 bedroom dwelling with associated car parking, hard and soft landscaping.
ALDIS 15/12/2017

17/01211/FUL RHIAM
43 Church Drive Quedgeley Gloucester GL2 4UW
Front extension to enlarge kitchen
G3Y 19/12/2017

Quedgeley Severnvale

17/01128/FUL RHIAM
Elm Villa Elmore Lane West Quedgeley Gloucester GL2 4PS
Proposed double garage to the rear of the property.
G3Y 15/12/2017

Tuffley

17/01078/FUL SHANE.
6 Campden Road Gloucester GL4 0HX
Demolition of single storey garage and new single storey extension to
provide day room and en-suite
G3Y 01/12/2017

Westgate

17/00266/FUL RONM
Severnside Farm Walham Lane Gloucester GL2 9NF
Proposed single-storey and two-storey extensions to existing house in
multiple occupation (HMO) and creation of nine additional parking spaces
GSC 08/12/2017

17/00673/COU ANAPE
29 Brunswick Road Gloucester GL1 1JE
Change of use of basement, ground and first floors from B1 (office) to A3
GSC 07/12/2017

17/01041/ADV FEH
Beefeater Merchants Road Gloucester
Erection of 2 fascia signs and menu display and freestanding pole mounted sign.
SPLIT 14/12/2017

17/01150/FUL	RHIAM
74 Hempsted Lane Gloucester GL2 5JN	
2-storey rear and side extension and revised access and front boundary wall.	
G3Y	01/12/2017
17/01162/LBC	FEH
55 Southgate Street Gloucester GL1 1TX	
Proposed vehicular access (revised scheme following approval ref: 17/00025/LBC)	
GLB	07/12/2017
17/01176/FUL	FEH
55 Southgate Street Gloucester GL1 1TX	
Proposed vehicular access (revised scheme following approval ref: 17/00025/LBC)	
G3Y	07/12/2017
17/01228/TPO	JJH
131 Hempsted Lane Gloucester GL2 5LA	
Horse chestnut tree - Major surgery to ' Monolith' the tree.	
TPDECS	07/12/2017
17/01230/CONDIT	CJR
Westgate Service Station 209 Westgate Street Gloucester GL1 2RN	
Discharge of condition 3 (archaeology) on planning permission ref: 15/00324/FUL	
PADIS	19/12/2017
17/01232/ADV	RHIAM
Unit 121B Gloucester Quays Designer Outlet St Ann Way Gloucester	
1 no. 'V' shaped projecting panel sign and 1 no. fascia sign with halo-style illumination	
GFY	19/12/2017
17/01255/TRECON	JJH
Bishops Court Pitt Street Gloucester GL1 2BQ	
Various works identified in tree safety survey.	
TCNOB	07/12/2017

17/01271/NMA ADAMS
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By
Non-material minor amendment to development granted under permission
ref. 15/01144/FUL to alter ramp, terrace and external area of Provender Mill;
add balconies to Provender Mill; alter side walls and gables to the Engine
House; and alter the rear elevation and layout to the rear of the Dock Cottages.
NOS96 11/12/2017

17/01317/CONDIT FEH
183 Westgate Street Gloucester GL1 2RN
Discharge condition 6 (biodiversity enhancement scheme) of permission
17/01095/FUL
ALDIS 08/12/2017

17/01360/CONDIT FEH
1 St Marys Square Gloucester GL1 2QT
Discharge of condition 5 (works to be undertaken) , condition 6 (method of
fixings), condition 9 (flat roof detail) of permissions 17/00944/LBC and
17/00937/FUL and condition 10 of 17/00944/LBC and condition 11 of
17/00937/FUL (written scheme of archaeological investigation)
PADIS 14/12/2017

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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