



Gloucester City Council

Planning Committee

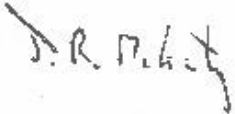
Meeting: Tuesday, 5th June 2018 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Fearn, Finnegan, Hanman, Hansdot, Lugg, Morgan, Toleman and Walford
Contact:	Democratic and Electoral Services 01452 396126 democratic.services@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 - 38) To approve as a correct record the minutes of the meeting held on 1 st May 2018.
4.	LATE MATERIAL Please note that any late material relating to the applications detailed below will published on the Council's website as a supplement in the late afternoon of the day of the meeting.
5.	UNIVERSITY OF GLOUCESTERSHIRE, OXSTALLS LANE - 18/00320/FUL (Pages 39 - 50) Application for determination:- Variation of Condition 46 of permission ref. 16/01242/FUL to amend the implementation timescale for the junction works at Cheltenham Road/ Oxstalls Lane/ Site Access.
6.	LAND AT BARNWOOD LINK ROAD - 18/00299/FUL (Pages 51 - 72) Application for determination:- Variation of Conditions 1,3,4,6,9,10,11,13,14,16,17,18,19,22,27 and 33 of planning permission reference 14/01035/OUT for mixed use development (Use Classes B1, B2, and B8) and car showroom. Outline application, means of access not reserved.

	Variation of conditions sought to allow for the phased development of the site on land at Barnwood Link Road.
7.	DELEGATED DECISIONS (Pages 73 - 96) To consider a schedule of applications determined under delegated powers during the months of April and May 2018.
8.	DATE OF NEXT MEETING Tuesday, 3 rd July 2018 at 6.00 pm.



Jon McGinty
Managing Director

Date of Publication: Monday, 28 May 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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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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HUMAN RIGHTS

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

EQUALITY ACT 2010

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

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PLANNING COMMITTEE

MEETING : Tuesday, 1st May 2018

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

Officers in Attendance

APOLOGIES : Cllr Finnegan

58. DECLARATIONS OF INTEREST

Councillors Taylor and Toleman advised that they had attended a presentation by the applicants for Agenda item 5, HM Prison, Gloucester. Neither Member had discussed their views or any likely decision on the application.

Councillor Taylor stated that Committee Members had received representation from the applicants regarding the application for the Gloucester Prison site and he had provided Officers with a copy to be placed on file.

59. MINUTES

The minutes of the meeting held on 6th February 2018 were confirmed and signed by the Chair as a correct record.

60. LATE MATERIAL

Late material in respect of Agenda items 5, 7 and 8 had been circulated and published on the Council's website as a supplement.

61. FORMER HM PRISON, BARRACK SQUARE - 17/00659/FUL - 17/00662/LBC

The Principal Planning Officer presented the report which detailed an application for redevelopment of the former HM Prison Gloucester site comprising the partial demolition and conversion of Grade II* and Grade II listed buildings to provide 38 residential dwellings (Use Class C3) and 481 sqm (GIA) of flexible commercial/community floorspace (Use Classes A2, A3, A4, A5, B1, D1, D2) at ground floor and first floor of Block C (Chapel wing); demolition of non-listed

PLANNING COMMITTEE
01.05.18

structures and the construction of seven new buildings up to six storeys to accommodate 164 residential dwellings (Use Class C3); and associated car parking, cycle parking, private and communal amenity space, landscaping, access and related infrastructure works together with the application for the associated Listed Building Consent.

He referred members to the late material which contained an update on the Habitats Regulation Assessment; confirmation that the Listed Building Consent application would not require to be referred to the Secretary of State; amended conditions, a further representation from Councillor Melvin and a revised officer recommendation.

Mr Richard Winsborough, Head of Planning, City and Country, addressed the Committee in support of the application.

The Chair moved the Officer's recommendations and the Vice-Chair seconded the motion.

17/00659/FUL

RESOLVED that the City Growth and Development Manager be authorised to grant planning permission subject to the Habitats Regulations Assessment screening identifying that the proposals are not likely to have a significant effect on the Special Area of Conservation and the following conditions:-

Condition 1

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

Reason

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

Condition 2

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

Location Plan 1803/P/001 P3 received by the Local Planning Authority 19th June 2017

Site wide

Site wide proposed demolition & intervention 1803/P/048 P2 received by the Local Planning Authority 28th March 2018

Condition

Proposed Block Plan 1803/004 P1 received by the Local Planning Authority 19th June 2017

Proposed Basement floor plan 1803/P/099 P1 received by the Local Planning Authority 19th June 2017

PLANNING COMMITTEE
01.05.18

Proposed Ground floor plan 1803/P/100 P4 received by the Local Planning Authority 28th March 2018
Proposed First floor plan 1803/P/101 P4 received by the Local Planning Authority 12th April 2018
Proposed Second floor plan 1803/P/102 P4 received by the Local Planning Authority 12th April 2018
Proposed Third floor plan 1803/P/103 P2 received by the Local Planning Authority 19th June 2017
Proposed Fourth floor plan 1803/P/104 P2 received by the Local Planning Authority 19th June 2017
Proposed Fifth floor plan 1803/P/105 P2 received by the Local Planning Authority 19th June 2017
Proposed Roof plan 1803/P/106 P2 received by the Local Planning Authority 19th June 2017

Blocks ABC

Basement Floor intervention plan 1803/P/050 P1 received by the Local Planning Authority 19th June 2017
Blocks A/B/C basement plan 1803/P/110 P1 received by the Local Planning Authority 19th June 2017
Ground Floor intervention plan 1803/P/051 P3 received by the Local Planning Authority 23rd January 2018
Blocks A/B/C Ground floor plan 1803/P/111 P4 received by the Local Planning Authority 23rd January 2018
First floor intervention plan 1803/P/052 P4 received by the Local Planning Authority 13th April 2018
Blocks A/B/C First floor plan 1803/P/112 P5 received by the Local Planning Authority 12th April 2018
Second floor intervention plan 1803/P/053 P4 received by the Local Planning Authority 13th April 2018
Blocks A/B/C Second floor plan 1803/P/113 P5 received by the Local Planning Authority 12th April 2018
Roof intervention plan 1803/P/054 P2 received by the Local Planning Authority 19th June 2017
Blocks A/B/C Roof plan 1803/P/114 P1 received by the Local Planning Authority 19th June 2017
Intervention and repair North and South Prison elevations 1803/P/070 P2 received by the Local Planning Authority 19th June 2017
Proposed Prison elevations Blocks A, B, C North & South facing 1803/P/310 P1 received by the Local Planning Authority 19th June 2017
Intervention and repair East and West Prison elevations 1803/P/071 P2 received by the Local Planning Authority 19th June 2017
Proposed Prison elevations Blocks A, B, C North & South facing 1803/P/311 P2 received by the Local Planning Authority 19th June 2017
Intervention and repair Section C-C & E-E 1803/P/060 P1 received by the Local Planning Authority 19th June 2017
Block A, B, C Proposed Prison sections C-C & E-E 1803/P/210 P1 received by the Local Planning Authority 19th June 2017
Intervention and repair Sections B-B & D-D 1803/P/061 P4 received by the Local Planning Authority 13th April 2018

PLANNING COMMITTEE
01.05.18

Blocks A, B, C Proposed Prison sections B-B & D-D & cross section through chapel 1803/P/211 P3 received by the Local Planning Authority 12th April 2018
Blocks A, B, C Proposed Prison sections A-A 1803/P/212 P1 received by the Local Planning Authority 19th June 2017

Block D / Gate House

Block D Gatehouse intervention plans all floors 1803/P/055 P1 received by the Local Planning Authority 19th June 2017
Block D – Gatehouse Proposed floor plans 1803/P/120 P2 received by the Local Planning Authority 19th June 2017
Intervention and repair Gatehouse elevations 1803/P/072 P1 received by the Local Planning Authority 19th June 2017
Proposed Gatehouse elevations Blocks D 1803/P/320 P1 received by the Local Planning Authority 19th June 2017
Block D existing Gatehouse intervention and repair Section LL & KK 1803/P/062 P1 received by the Local Planning Authority 19th June 2017
Block D Proposed Gatehouse Sections LL & KK 1803/P/220 P1 received by the Local Planning Authority 19th June 2017

Block E / Debtors Prison

Intervention and repair plans all floors 1803/P/056 P1 received by the Local Planning Authority 19th June 2017
Block E Debtors Prison Proposed floor plans 1803/P/125 P3 received by the Local Planning Authority 19th June 2017
Intervention and repair elevations 1803/P/073 P2 received by the Local Planning Authority 19th June 2017
Block E Proposed elevations 1803/P/330 P1 received by the Local Planning Authority 19th June 2017
Intervention and repair Sections A & B 1803/P/063 P1 received by the Local Planning Authority 19th June 2017
Block E Proposed Debtor's Prison Sections AA & BB 1803/P/230 P1 received by the Local Planning Authority 19th June 2017

Block F / Governor's House

Governor's House intervention all floors 1803/P/057 P1 received by the Local Planning Authority 19th June 2017
Block F Governor's House Proposed floor plans 1803/P/130 P3 received by the Local Planning Authority 19th June 2017
Intervention and repair Governor's House elevations 1803/P/074 P1 received by the Local Planning Authority 19th June 2017
Block F Proposed elevations 1803/P/340 P1 received by the Local Planning Authority 19th June 2017
Intervention and repair Sections MM and NN 1803/P/064 P1 received by the Local Planning Authority 19th June 2017
Block F Proposed Governor's House Sections MM & NN 1803/P/240 P1 received by the Local Planning Authority 19th June 2017

Block G

Block G Proposed Ground and First Floor plans 1803/P/135 P1 received by the Local Planning Authority 19th June 2017

PLANNING COMMITTEE
01.05.18

Block G Proposed Second and Third floor plans 1803/P/136 P1 received by the Local Planning Authority 19th June 2017
New build Block G North & South elevations 1803/P/350 P1 received by the Local Planning Authority 19th June 2017
New build Block G East and West elevations 1803/P/351 P1 received by the Local Planning Authority 19th June 2017

Block H

Block H Proposed Ground and First floor plans 1803/P/140 P1 received by the Local Planning Authority 19th June 2017
Block H Proposed Second & Third floor plans 1803/P/141 P1 received by the Local Planning Authority 19th June 2017
Block H Proposed Fourth & Fifth floor plans 1803/P/142 P1 received by the Local Planning Authority 19th June 2017
New build Block H West & East elevations 1803/P/361 P2 received by the Local Planning Authority 8th September 2017
New build Block H North & South elevations 1803/P/360 P2 received by the Local Planning Authority 8th September 2017

Block J

Block J Proposed Ground & First floor plans 1803/P/145 P1 received by the Local Planning Authority 19th June 2017
Block J Proposed Second & Third floor plans 1803/P/146 P1 received by the Local Planning Authority 19th June 2017
Block J Proposed Fourth & Fifth floor plans 1803/P/147 P1 received by the Local Planning Authority 19th June 2017
New build Block J West & East elevations 1803/P/371 P2 received by the Local Planning Authority 8th September 2017
New build Block J North & South elevations 1803/P/370 P2 received by the Local Planning Authority 8th September 2017

Block K

Block K Proposed Ground & First floor plans 1803/P/150 P1 received by the Local Planning Authority 19th June 2017
Block K Proposed Second & Third floor plans 1803/P/151 P1 received by the Local Planning Authority 19th June 2017
New build Block K North & South elevations 1803/P/380 P2 received by the Local Planning Authority 8th September 2017
New build Block K East & West elevations 1803/P/381 P1 received by the Local Planning Authority 19th June 2017

Block L

Block L Proposed floor plans 1803/P/155 P1 received by the Local Planning Authority 19th June 2017
New build Block L North, South, East & West elevations 1803/P/385 P2 received by the Local Planning Authority 8th September 2017

Block M

Block M Proposed floor plans 1803/P/160 P1 received by the Local Planning Authority 19th June 2017

PLANNING COMMITTEE
01.05.18

New build Block M North, South, East & West elevations 1803/P/390 P1 received by the Local Planning Authority 19th June 2017

Block N

Block N Proposed floor plans 1803/P/165 P1 received by the Local Planning Authority 19th June 2017

New build Block N North, South, East & West elevations 1803/P/395 P1 received by the Local Planning Authority 19th June 2017

Perimeter wall

Wall intervention plan 1803/P/058 P2 received by the Local Planning Authority 28th March 2018

Intervention and repair wall elevations 1803/P/075 P2 received by the Local Planning Authority 28th March 2018

Intervention and repair wall elevations 1803/P/076 P1 received by the Local Planning Authority 19th June 2017

New build Boundary wall North & West 1803/P/400 P2 received by the Local Planning Authority 19th June 2017

Landscaping

Illustrative Masterplan GLO444-GRA-X-XX-DR-L-1001-P Rev. 02 received by the Local Planning Authority 28th March 2018

Hardworks strategy GLO444-GRA-X-XX-DR-L-3001-P Rev. 02 received by the Local Planning Authority 28th March 2018

Softworks strategy GLO444-GRA-X-XX-DR-L-5001-P Rev. 01 received by the Local Planning Authority 28th March 2018

Proposed Ecological Enhancements 1803/P/500 P1 received by the Local Planning Authority 8th September 2017

Proposed Northern Access Arrangements 2440-05 I received by the Local Planning Authority 28th March 2018

One-way system 2440-12 received by the Local Planning Authority 14th November 2017

Proposed southern emergency access 2440-06 E received by the Local Planning Authority 14th November 2017

except where otherwise required by conditions of this permission.

Reason

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

Condition 3

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the floorspace hereby approved for Class A3 or A4 use shall not be used for a use within Class A1 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

PLANNING COMMITTEE
01.05.18

Reason

The Local Planning Authority wishes to control the specific use of the premises, because they are outside the primary shopping area and a retail use would have to satisfy the relevant policy tests, in accordance with Policy SD2 of the Joint Core Strategy 2017 and the NPPF.

Condition 4

No demolition shall take place until a contract for the carrying out of the works of redevelopment has been let and proof of such has been provided to, and written confirmation of its acceptability has been given by, the Local Planning Authority.

Reason

Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Paragraph 136 of the NPPF, Policy BE.30a of the 2002 City of Gloucester Second Deposit Local Plan, and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017. This is required pre-commencement given the potential impact of demolition works on the Conservation Area without it being satisfied.

Condition 5

No demolition shall take place until a demolition statement (to include identification of the specific areas to be demolished, the method of demolition together with the necessary protection for the retained structures) has been submitted to and approved in writing by the Local Planning Authority. Demolition shall only take place in accordance with the approved statement.

Reason

To preserve the special interest of the listed buildings and the character and appearance of the Conservation Area in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraph 131 of the National Planning Policy Framework. This is required pre-commencement given the potential impact of demolition works on the Conservation Area and Listed Buildings without it being satisfied.

Condition 6

Development shall proceed in accordance with the Indicative Phase Plan ref. S332.CC.CP.001 received by the Local Planning Authority on 8th March 2018 or an alternative phasing plan that has been submitted to and approved in writing by the Local Planning Authority. Any alternative phasing plan shall similarly prioritise the early delivery of the listed building conversions.

Reason

To secure the early delivery of listed building conversions, in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, Paragraphs 17, 131, 132 and 134 of the NPPF.

PLANNING COMMITTEE
01.05.18

ARCHAEOLOGY

Condition 7

No development, demolition or groundworks shall commence within the proposed development site until the applicant, or their agents or successors in title, has 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 recording of significant elements of the historic built environment that are likely to face an impact from the proposed development dissemination of the findings.

Reason

The proposed development site includes significant elements of the historic built environment. The Council requires that these elements will be recorded in advance of any development or demolition and their record be made publicly available, in accordance with paragraphs 131 and 141 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017. This is required pre-commencement given the potential impact of early-phase works.

Condition 8

No development, demolition or groundworks shall commence within the site until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development or demolition shall take place other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives, and;

- A. An updated archaeological impact and mitigation statement;
- B. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- C. A programme of community and public engagement and outreach;
- D. A programme for the recording of all existing and new piles and pile caps within the site; and
- E. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.'

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraphs 131, 132 and 141 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017. This is required pre-commencement given the potential impact of early-phase works.

PLANNING COMMITTEE
01.05.18

Condition 9*

No development or demolition within the footprint of the proposed Block H (as referenced on plan 1803/004 P1) shall commence until a methodology for the undertaking of a feasibility study for the reuse of existing piled foundations in the area of Block H has been submitted to and approved by the local planning authority in writing. This shall include provision for pre- and post-demolition analysis. Subsequently no construction of Block H shall commence until the feasibility study has been submitted to and approved in writing by the Local Planning Authority.

Reason

To minimise impact to heritage assets of high significance by establishing the prospect for re-use of existing piled foundation or alternatively locating piles in areas of existing disturbance, in accordance with paragraphs 131, 132 and 139 of the NPPF and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017. This is required pre-commencement given the potential impact of early-phase works.

Condition 10

No works below existing ground level other than archaeological works or remediation shall commence within a phase (as shown on the Indicative Phase Plan ref. S332.CC.CP.001 received by the Local Planning Authority on 8th March 2018 or an alternative phasing plan that has been submitted to and approved in writing by the Local Planning Authority) until a detailed scheme showing the complete scope and arrangement of the foundation design and ground works of the proposed development (including pile type and methodology, drains and services, and for Block H shall take into consideration the results of the Feasibility Study approved under Condition 9) has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved scheme.

Reason

The site may contain significant heritage assets. The Council requires that disturbance or damage by foundations and related works is minimised, and that archaeological remains are, where appropriate, preserved in situ in accordance with paragraphs 131 and 132 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 11

The viewing platform and chamber for the remains of the castle keep shall not be installed prior to the submission to and approval by the Local Planning Authority of details comprising;

- A. Scaled cross sections of the full chamber and platform to show the floor level of the chamber, drainage, ground level/glazing, and ventilation proposals;
- B. Details of proposed lighting, drainage and other services;

PLANNING COMMITTEE
01.05.18

- C. Details of above-ground protection from vehicles and pedestrians as may be needed;
- D. A Management Plan for the platform and chamber;

The viewing platform and chamber shall be implemented in accordance with the approved details and shall be maintained in accordance with the approved Management Plan for the life of the development.

Reason

To make provision for the public appreciation of the heritage of the area while preserving it, in accordance with paragraphs 131, 132 and 141 of the NPPF and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 12

The viewing platform and chamber for the remains of the castle keep remains shall be implemented in accordance with the details approved under Condition 11 concurrently with the hard landscaping and completed prior to the occupation of the 190th dwelling unit (or to such other timetable as may be approved in writing by the Local Planning Authority).

Reason

To make provision for the public appreciation of the heritage of the area, in accordance with paragraph 141 of the NPPF and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 13

Notwithstanding the approved plans the development shall be carried out in accordance with a form of historic interpretation of the site.

In respect of external interpretation this shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of hard or soft landscaping works.

In respect of internal interpretation this shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the part of the development in which the interpretation is proposed.

The submitted details shall include:

- A. Scaled drawings of any physical structures or facilities within the public realm;
- B. Details of the content of any display material;
- C. A timetable for implementation.

Reason

PLANNING COMMITTEE
01.05.18

To make provision for the public appreciation of the heritage of the area, in accordance with paragraph 141 of the NPPF and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

DESIGN & HERITAGE

Condition 14

Notwithstanding the approved plans and details, no above ground construction of a building shall be commenced until details of all building external facing materials and finishes for that building (including wall and roof materials, doors, windows, and rainwater goods) have been submitted to and approved in writing by the Local Planning Authority with a sample panel for the brick and external cladding material to be constructed on site for inspection. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials and exterior building components are appropriate to their context and in the interests of protecting the character and appearance of the Conservation Areas and the special character of listed buildings and their setting, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 58 and 131 of the National Planning Policy Framework.

Condition 15

Notwithstanding the approved plans and details, no development shall take place within a phase (as shown on the Indicative Phase Plan ref. S332.CC.CP.001 received by the Local Planning Authority on 8th March 2018 or an alternative phasing plan that has been submitted to and approved in writing by the Local Planning Authority) other than site remediation, demolition or exploratory ground works until details of the surface material finishes for the highways, footpaths, cycle ways, parking areas, common areas, and all other hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Details shall include a scaled layout plan denoting the finishes, features, and samples of the principal materials. Development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason

To ensure that the design and materials are appropriate to their context, in the interests of protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 58 and 131 of the National Planning Policy Framework.

Condition 16

Notwithstanding the approved plans and details, no development shall take place within a phase (as shown on the Indicative Phase Plan ref. S332.CC.CP.001

PLANNING COMMITTEE
01.05.18

received by the Local Planning Authority on 8th March 2018 or an alternative phasing plan that has been submitted to and approved in writing by the Local Planning Authority) other than site remediation, demolition or exploratory ground works until details of street and open space furniture, external lighting, screen walls, fences/railings and other new means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Such details shall include scaled elevation drawings, site plans identifying their location, and materials. Development shall be carried out only in accordance with the approved details.

Reason

In the interests of privacy and security, and protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 58 and 131 of the NPPF.

Condition 17

Notwithstanding the approved plans and details, no development shall commence within a phase (as shown on the Indicative Phase Plan ref. S332.CC.CP.001 received by the Local Planning Authority on 8th March 2018 or an alternative phasing plan that has been submitted to and approved in writing by the Local Planning Authority) other than site remediation, demolition or exploratory ground works until a soft landscape 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, and also include the omission of the tree proposed immediately to the west of Block A/B/C and the raised planters indicated on the submitted Softworks Strategy, and tree pit specifications for each proposed new tree that shall have regard to the need to protect buried heritage assets and also provide sufficient soil volume/ capacity to allow each tree to grow to maturity.

Reason

To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment and heritage assets in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 58 and 131 of the NPPF.

Condition 18

The landscaping scheme approved under condition 17 shall be carried out concurrently with the development and shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously damaged 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.

PLANNING COMMITTEE
01.05.18

Reason

To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment in accordance with Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraph 58 of the NPPF.

Condition 19

No above ground construction shall commence until scaled elevation drawings of the external waste/recycling storage provision have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be implemented only in accordance with the approved details.

Reason

To ensure adequate provision for storage of waste and to preserve the character and appearance of the Conservation Area and the setting of listed buildings in accordance with Policies SD4 and SD8 of the Joint Core Strategy Adopted 2017 and Paragraphs 58 and 131 of the NPPF.

Condition 20

No building shall be occupied prior to the provision on site of the waste/recycling storage for that building.

Reason

To ensure sufficient supporting infrastructure in place for residents and to preserve the appearance of the area in accordance with Policies SD4 and SD8 of the Joint Core Strategy Adopted 2017 and Paragraphs 17, 58 and 131 of the NPPF.

Condition 21

No development shall take place other than site remediation, demolition or exploratory ground works until a strategy for incorporating energy efficiency measures into the development has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved strategy.

Reason

To provide for energy efficiency balanced with the heritage constraints of the site, in accordance with Policies SD3 and SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 17, 93, 95, and 131 of the NPPF.

PLANNING COMMITTEE
01.05.18

Condition 22

The demolition/construction phase and the operational phase of development shall take place in accordance with the Waste Minimisation Statement dated May 2017 (received by the Local Planning Authority on 19th June 2017) for their full duration.

Reason

To reduce waste in accordance with Policy SD3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, Waste Minimisation in development projects SPD 2006 and Paragraph 7 of the NPPF. This is required pre-commencement as a strategy is necessary to deal with demolition works.

ENVIRONMENTAL HEALTH

Condition 23

No above ground construction shall commence within a phase (as shown on the Indicative Phase Plan ref. S332.CC.CP.001 received by the Local Planning Authority on 8th March 2018 or an alternative phasing plan that has been submitted to and approved in writing by the Local Planning Authority) until details of noise mitigation measures for each residential unit within that phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include the precise specification of the mitigation (façade specification, glazing specification, etc.) and a clear representation of the units and façades to which it applies. No unit for which measures are identified as being required shall be occupied until the approved measures have been implemented in full.

Reason

To deliver noise mitigation measures as shown to be necessary in the submitted application documents to create an acceptable living environment, in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

Condition 24

Where any part of the development is occupied for a Class A3, A4 or A5 use, no individual unit shall be opened to the public until extraction equipment has been installed to full working order for that unit in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The details shall include the routing of any flue and shall have regard to the details submitted to the Local Planning Authority on 7th March 2018.

Reason

PLANNING COMMITTEE
01.05.18

To secure an appropriate means of extract for cooking processes to protect the amenities of the area and secure minimal impact on the listed building in accordance with Policies SD8 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 17, 120 and 131 of the NPPF. An appropriate indicative routing for a flue has already been ascertained and should be given consideration in designing the system.

Condition 25

Prior to the installation of any fixed plant associated with the development, details shall be submitted to and approved in writing by the Local Planning Authority setting out how the maximum noise levels specified in Table 7.6 of the RSK Noise Impact Assessment 296762-00(03) March 2018 (received by the Local Planning Authority 19th February 2018) are to be achieved. Any mitigation measures shall be installed in full prior to the operation of any plant and the plant shall only be operated in accordance with the approved details.

Reason

To create an acceptable living environment, in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

Condition 26

Prior to the commencement of the development a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- (a) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- (b) Measures to minimise and control noise, vibration, dust and fumes during site preparation works, demolition and construction, including vehicle reversing alarms.
- (c) Details of the parking for all vehicles of site operatives and visitors.
- (d) The unloading and loading arrangements for heavy plant, materials and machinery and any proposed construction compound.
- (e) Measures to avoid traffic congestion on the road network

Reason

To safeguard the amenities of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and

PLANNING COMMITTEE
01.05.18

Paragraphs 17, 109, 120 and 123 of the NPPF. This is required pre-commencement given the potential impacts of early-phase works.

Condition 27

Where any part of the development is occupied for a Class A2, A3, A4, A5, B1, D1 or D2 use, the loading and unloading of service and delivery vehicles to that use together with their arrival and departure from the site shall not take place outside the period between 0700hours and 1800hours on any day.

Reason

To safeguard the amenities of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

Condition 28

Where any part of the development is occupied for a Class A3, A4, A5, D1 or D2 use, that use shall not be open outside the period between 0800hours and 2300hours on any day.

Reason

In the interests of the amenities of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 17, 120 and 123 of the NPPF.

Condition 29

No Class A2, A3, A4, A5, B1, D1 or D2 use shall commence until a Deliveries Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how the site is to be managed in such a way that vehicular and pedestrian movement is maintained during deliveries, include provisions to deal with pedestrian safety during the manoeuvring of delivery vehicles, provisions if the delivery vehicle is temporarily blocked from entering the site, and measures to minimise disturbance to local residents. Deliveries shall only be made to the site in accordance with the approved Deliveries Management Plan.

Reason

The Class A2, A3, A4, A5, B1, D1 and D2 are likely to necessitate delivery arrangements, within a constrained site. The condition is necessary in the interests of safety and amenity of the area, in accordance with Policies SD4, SD14 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 17, 32, 35, 58, 120 and 123 of the NPPF.

Condition 30

Construction work and the delivery of materials shall be limited to the period between 0800hours and 1800hours Monday to Friday, 0800hours to 1300hours on Saturdays and for the avoidance of doubt no construction work or deliveries shall take place on Sundays or Bank Holidays.

PLANNING COMMITTEE
01.05.18

Reason

To safeguard the amenities of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

Condition 31

No above-ground construction of or to a building shall commence until details of measures to discourage seagulls from nesting and roosting on that building have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the Local Planning Authority's publication "Gulls: How to stop them nesting on your roof 2016. The measures shall be implemented in full for each building prior to its first occupation.

Reason

In the interests of the appearance of the development and to avoid nuisance caused by nesting and roosting seagulls, in accordance with Policy SD5 of the Joint Core Strategy Adopted 2017 and Paragraphs 17 and 58 of the NPPF.

Condition 32

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 3 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 4 has been complied with in relation to that contamination.

1. Site Characterisation

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

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,

PLANNING COMMITTEE
01.05.18

- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

2. 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 in addition to the scheme provided with the planning application addressing the outstanding matters, 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 EPA 1990 in relation to the intended use of the land after remediation.

3. 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 (elsewhere referred to 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.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.

5. Long Term Monitoring and Maintenance

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

PLANNING COMMITTEE
01.05.18

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version Adopted 2017, Paragraphs 17, 120, 121 and 123 of the NPPF.

DRAINAGE/FLOOD RISK

Condition 33

Other than the approved demolition work, the development hereby permitted shall not commence until full details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and shall be implemented prior to the first occupation of the development and maintained thereafter for the life of the development.

Reason

To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policies SD14 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and Paragraphs 100 and 103 of the NPPF. This is required pre-commencement given the facilities involve below ground works, on a large spatial extent and will intersect with archaeological remains so their arrangement needs to be agreed at the start to avoid any abortive works or other conflicts as a result of starting development.

Condition 34

The development shall not be occupied until a SuDS management and maintenance plan for the lifetime of the development (which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime) has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out the access required to reach components for their maintenance, a plan for safe and sustainable removal and disposal of waste periodically arising, materials and standard of work required. The approved plan shall be implemented upon first occupation of the development and maintained for the lifetime of the development.

PLANNING COMMITTEE
01.05.18

Reason

To ensure continued operation and maintenance of drainage features serving the site and to avoid flooding and pollution in accordance with Policies SD14 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 100 and 103 of the NPPF.

Condition 35

Other than the approved demolition work, the development shall not commence until full details for the disposal of foul water flows have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed to full working order prior to the first occupation of the development and maintained thereafter for the life of the development.

Reason

To ensure that the development is provided with a satisfactory means of drainage, and to minimise the risk of pollution in accordance with Policies SD14 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 100 and 103 of the NPPF. This is required pre-commencement given the facilities involve below ground works, on a large spatial extent and will intersect with archaeological remains so their arrangement needs to be agreed at the start to avoid any abortive works or other conflicts as a result of starting development.

Condition 36

Other than the approved demolition work, no development shall take place until an exceedance flow routing plan for surface water runoff flows above the 1 in 100 year plus 40% climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of open space (not private gardens or other spaces). A risk assessment may be required to determine adequate risk mitigation measures. When assessing the risks associated with conveyance routes or storage area for exceedance flows, flow depth, velocities, duration and impact of flooding to people and property on and off site should be taken into account. The approved plan shall subsequently be completed in accordance with the approved details before the development is first occupied and maintained for the lifetime of the development.

Reason

To ensure that the development is provided with a satisfactory means of drainage, and to ensure the development is safe for its lifetime, in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, Paragraphs 100, 102 and 103 of the NPPF. This is required pre-commencement given the facilities involve ground works and will intersect with archaeological remains so their arrangement needs to be agreed at the start to avoid any abortive works or other conflicts as a result of starting development.

Condition 37

PLANNING COMMITTEE
01.05.18

The finished floor levels of buildings shall be set at least at the following levels respectively (by reference to the building codes set out on the Proposed Ground floor plan 1803/P/100 P4);

Block A (Main cell block) : 11.96m AOD

Block B (Main cell block) : 11.96m AOD

Block C (Chapel wing): 11.32m AOD

Block D (Gate house) : 11.32m AOD

Block E (Debtors prison) : 11.72m AOD

Block F (Governors House) : 12.45 – 12.75m AOD

Blocks G, H, J, K, L, M and N (new build) : 11.43m AOD

Reason

To demonstrate that the development will be safe for its lifetime, taking into account the vulnerability of users and to ensure that the development passes the Exception Test in line with the NPPF and Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 38

No part of the development within a phase (as shown on the Indicative Phase Plan ref. S332.CC.CP.001 received by the Local Planning Authority on 8th March 2018 or an alternative phasing plan that has been submitted to and approved in writing by the Local Planning Authority) shall be occupied until the compensatory flood storage works for that phase have been completed in accordance with the Floodplain Compensation Plan ref. 04-01 P4 (received by the Local Planning Authority 19th June 2017).

Reason

To ensure that the approved flood mitigation scheme is completed, in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 102 and 103 of the NPPF.

Condition 39

The development shall not be occupied until a Flood Warning and Evacuation Plan has been put into place in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The Plan shall include (but is not limited to) proposals for flood warnings, signage (including proposed sign wording and sign locations) and emergency access/egress. The approved Plan shall be operated for the lifetime of the development.

Reason

To ensure that the development remains safe for its users over the lifetime of the development in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraphs 102 and 103 of the NPPF.

ECOLOGY

PLANNING COMMITTEE
01.05.18

Condition 40

Bat and bird boxes/bricks shall be implemented in accordance with the details shown on plan ref. 1803/P/500 Rev. P1 'Proposed ecological enhancements' (received by the Local Planning Authority on 8th September 2017) and a specification of the exact provision to be submitted to and approved in writing by the Local Planning Authority and they shall be completed for each of Blocks H, J and K prior to first occupation of each respective block.

Reason

In accordance with the submitted details, to deliver ecological enhancement in accord with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 JCS and Paragraphs 109 and 118 of the NPPF.

HIGHWAYS

Condition 41

No development shall take place including any works of demolition, 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. provide for the parking of vehicles of site operatives and visitors;
- ii. provide for the loading and unloading of plant and materials;
- iii. provide for the storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities;
- v. measures to control the emission of dust and dirt during construction
- vi. details of a suitable vehicle access

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017. This is required pre-commencement given the potential impact of early-phase works.

Condition 42

No building shall be occupied until the carriageways (including surface water drainage/disposal, vehicular turning heads and street lighting) providing access from the nearest public highway to that building have been completed to at least binder course level and the footways to surface course level.

Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

PLANNING COMMITTEE
01.05.18

Condition 43

No block (by reference to plan 1803/P/100 P4 Proposed ground floor plan received by the Local Planning Authority on 28th March 2018) shall be occupied until the cycle storage facilities allocated to it have been made available for use in accordance with plan 1803/P/100 P4 Proposed ground floor plan and those facilities shall be maintained for the duration of the development.

Reason

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 44

No block (by reference to plan 1803/P/100 P4 Proposed ground floor plan received by the Local Planning Authority on 28th March 2018) shall be occupied until the vehicular parking and turning facilities serving that part of the development have been provided in accordance with the submitted plan 1803/P/100 P4 Proposed ground floor plan (received by the Local Planning Authority on 28th March 2018), and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 45

Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan 2440-05 I Proposed Northern Access Arrangements (received by the Local Planning Authority on 28th March 2018), and shall be maintained thereafter.

Reason

To reduce potential highway impact by ensuring that a safe and secure access is laid out and constructed that minimises the conflict between traffic and cyclists and pedestrians in accordance with Paragraph 35 of the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 46

Unless an alternative timescale is submitted to and approved in writing by the Local Planning Authority, the development shall not be occupied until a pedestrian crossing point (dropped kerb) from the Gate House (Block D by reference to the building codes set out on the Proposed Ground floor plan 1803/P/100 P4) access to the north side of Barrack Square has been completed in accordance with details that have been submitted to and approved in writing by the Local Planning

PLANNING COMMITTEE
01.05.18

Authority. The approved details shall be maintained as such for the duration of the development.

Reason

To ensure that the opportunities for sustainable transport modes have been taken up and to provide safe and suitable access for all people in accordance with Paragraph 32 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 47

The Residential Travel Plan (by Phil Jones Associates referenced 1499B dated June 2017 and received by the Local Planning Authority on 19th June 2017) shall be implemented in accordance with the details and timetables therein, and shall be continued thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the opportunities for sustainable transport modes are taken up in accordance with paragraphs 32 and 36 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 48

Prior to the commencement of above-ground construction works, details of Electric Vehicle Charging Point infrastructure to be provided, its locations and its assignment shall be submitted to and approved in writing by the Local Planning Authority. The respective works shall be implemented in full for each Block to which it is assigned in accordance with the approved details prior to first occupation of that Block and thereafter retained in accordance with the approved details.

Reason

To minimise carbon dioxide emissions, in accordance with Policies SD3 and SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy

17/00662/LBC

RESOLVED that Listed Building Consent be granted subject to the following conditions:-

Condition 1

The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

Reason

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

PLANNING COMMITTEE
01.05.18

Condition 2

The works shall be implemented in accordance with the plans referenced:

Location Plan 1803/P/001 P3 received by the Local Planning Authority 19th June 2017

Site wide

Site wide proposed demolition & intervention 1803/P/048 P2 received by the Local Planning Authority 28th March 2018

Blocks ABC

Basement Floor intervention plan 1803/P/050 P1 received by the Local Planning Authority 19th June 2017

Blocks A/B/C basement plan 1803/P/110 P1 received by the Local Planning Authority 19th June 2017

Ground Floor intervention plan 1803/P/051 P3 received by the Local Planning Authority 23rd January 2018

Blocks A/B/C Ground floor plan 1803/P/111 P4 received by the Local Planning Authority 23rd January 2018

First floor intervention plan 1803/P/052 P4 received by the Local Planning Authority 13th April 2018

Blocks A/B/C First floor plan 1803/P/112 P5 received by the Local Planning Authority 12th April 2018

Second floor intervention plan 1803/P/053 P4 received by the Local Planning Authority 13th April 2018

Blocks A/B/C Second floor plan 1803/P/113 P5 received by the Local Planning Authority 12th April 2018

Roof intervention plan 1803/P/054 P2 received by the Local Planning Authority 19th June 2017

Blocks A/B/C Roof plan 1803/P/114 P1 received by the Local Planning Authority 19th June 2017

Intervention and repair North and South Prison elevations 1803/P/070 P2 received by the Local Planning Authority 19th June 2017

Proposed Prison elevations Blocks A, B, C North & South facing 1803/P/310 P1 received by the Local Planning Authority 19th June 2017

Intervention and repair East and West Prison elevations 1803/P/071 P2 received by the Local Planning Authority 19th June 2017

Proposed Prison elevations Blocks A, B, C North & South facing 1803/P/311 P2 received by the Local Planning Authority 19th June 2017

Intervention and repair Section C-C & E-E 1803/P/060 P1 received by the Local Planning Authority 19th June 2017

Block A, B, C Proposed Prison sections C-C & E-E 1803/P/210 P1 received by the Local Planning Authority 19th June 2017

Intervention and repair Sections B-B & D-D 1803/P/061 P4 received by the Local Planning Authority 13th April 2018

Blocks A, B, C Proposed Prison sections B-B & D-D & cross section through chapel 1803/P/211 P3 received by the Local Planning Authority 12th April 2018

Blocks A, B, C Proposed Prison sections A-A 1803/P/212 P1 received by the Local Planning Authority 19th June 2017

Block D / Gate House

PLANNING COMMITTEE
01.05.18

Block D Gatehouse intervention plans all floors 1803/P/055 P1 received by the Local Planning Authority 19th June 2017
Block D – Gatehouse Proposed floor plans 1803/P/120 P2 received by the Local Planning Authority 19th June 2017
Intervention and repair Gatehouse elevations 1803/P/072 P1 received by the Local Planning Authority 19th June 2017
Proposed Gatehouse elevations Blocks D 1803/P/320 P1 received by the Local Planning Authority 19th June 2017
Block D existing Gatehouse intervention and repair Section LL & KK 1803/P/062 P1 received by the Local Planning Authority 19th June 2017
Block D Proposed Gatehouse Sections LL & KK 1803/P/220 P1 received by the Local Planning Authority 19th June 2017

Block E / Debtors Prison

Intervention and repair plans all floors 1803/P/056 P1 received by the Local Planning Authority 19th June 2017
Block E Debtors Prison Proposed floor plans 1803/P/125 P3 received by the Local Planning Authority 19th June 2017
Intervention and repair elevations 1803/P/073 P2 received by the Local Planning Authority 19th June 2017
Block E Proposed elevations 1803/P/330 P1 received by the Local Planning Authority 19th June 2017
Intervention and repair Sections A & B 1803/P/063 P1 received by the Local Planning Authority 19th June 2017
Block E Proposed Debtor's Prison Sections AA & BB 1803/P/230 P1 received by the Local Planning Authority 19th June 2017

Block F / Governor's House

Governor's House intervention all floors 1803/P/057 P1 received by the Local Planning Authority 19th June 2017
Block F Governor's House Proposed floor plans 1803/P/130 P3 received by the Local Planning Authority 19th June 2017
Intervention and repair Governor's House elevations 1803/P/074 P1 received by the Local Planning Authority 19th June 2017
Block F Proposed elevations 1803/P/340 P1 received by the Local Planning Authority 19th June 2017
Intervention and repair Sections MM and NN 1803/P/064 P1 received by the Local Planning Authority 19th June 2017
Block F Proposed Governor's House Sections MM & NN 1803/P/240 P1 received by the Local Planning Authority 19th June 2017

Perimeter wall

Wall intervention plan 1803/P/058 P2 received by the Local Planning Authority 28th March 2018
Intervention and repair wall elevations 1803/P/075 P2 received by the Local Planning Authority 28th March 2018
Intervention and repair wall elevations 1803/P/076 P1 received by the Local Planning Authority 19th June 2017
New build Boundary wall North & West 1803/P/400 P2 received by the Local Planning Authority 19th June 2017

PLANNING COMMITTEE
01.05.18

except where otherwise required by conditions of this consent.

Reason

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

Condition 3

No works shall commence on any existing building until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work for that building in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological recording of significant elements of the historic built environment that are likely to face an impact from the proposed internal and external works, with the provision for appropriate archiving and public dissemination of the findings. A full recording schedule will be required itemising these features together with a photographic record and location reference by plan.

Reason

The site includes significant elements of the historic built environment. The Council requires that these elements will be recorded in advance of works and their record be made publicly available. This accords with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014 and Paragraph 131 of the NPPF.

Condition 4

No works shall commence on a building until a schedule of architectural features within that building (including cell doors, floor mosaic at entrance, and entrance gates within A and B wings, and glazing in the Debtors' Prison) and proposals for display or reuse with the objective of retention of architectural features in situ, together with any storage details for items, have been submitted to and approved in writing by the Local Planning Authority. Works shall proceed only in accordance with the approved details.

Reason

To preserve the special interest of the listed buildings in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraph 131 of the National Planning Policy Framework.

Condition 5

No demolition shall take place until a demolition statement (to include identification of the specific areas to be demolished internally and externally, the method of demolition together with the necessary protection for the retained structures) has been submitted to and approved in writing by the Local Planning Authority. Demolition shall take place only in accordance with the approved statement.

Reason

PLANNING COMMITTEE
01.05.18

To preserve the special interest of the listed buildings in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraph 131 of the NPPF.

Condition 6

Notwithstanding the approved drawings no works shall commence to a building or structure other than demolition until the following details for that building or structure have been submitted to and approved in writing by the Local Planning Authority:

- A. Schedule of materials;
- B. Specifications and locations of guttering and downpipes;
- C. Detailed methodology and scaled drawings for all new interventions within the designated asset including blocking/opening of doorways, partitions, ceilings, flooring, staircases and windows;
- D. Scaled drawings of rooflights, windows and doors including sections and glazing bars at a scale of 1.5;
- E. Scaled drawings of window reveals for new windows;
- F. Details for the refurbishment of timber windows;
- G. For A and B wings scaled drawings and details for balustrading, with a sample panel on site to be approved;
- H. Repair and restoration methodology statements, including the making good of facades where demolition has taken place; this should include brick cleaning, stone and brick repair methodologies and materials. Repairs to external brickwork shall be carried out by hand for individual brick replacement or by rebuilding in replacement bricks. Replacement bricks and mortar shall match the original in size, colour, texture and bond;
- I. Methods and materials for any proposed building regulations upgrading within the designated assets including fire, sound or thermal requirements;
- J. Mechanical and electrical survey reports to determine the appropriate method for the introduction of modern services into the designated assets;
- K. Details of new pipes, cable and ventilation routes including finish of flues, grills, extracts and location of associated meter boxes;
- L. Specification and routing for flue extraction systems.

Works to a building or structure shall proceed only in accordance with the approved details.

Reason

To preserve the special interest of the listed buildings in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraph 131 of the NPPF.

Condition 7

All other works of external repair, restoration and replacement not covered by Condition 6 are to exactly match the original features, unless otherwise approved by the Local Planning Authority in writing.

Reason

PLANNING COMMITTEE
01.05.18

To preserve the special interest of the listed buildings in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and Paragraph 131 of the NPPF.

Note

Any other proposed alterations to the approved plans brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

62. LANNETT PLAY AREA, KING EDWARDS AVENUE - 18/00068/FUL

The Planning Officer presented the report which detailed an application for refurbishment and extension of existing changing room building to form new changing rooms and community facilities for youth activities (as revised) at Lannett Play Area, King Edwards Avenue.

She drew Members' attention to the late material which contained revised comments from Environmental Health and three letters of objection in response to the revised plans.

Councillor Stephens, on behalf of all three Members for Moreland Ward, addressed the Committee in support of the application.

Mr Roy Craddock, who had been associated with Tuffley Rovers for over 50 years, addressed the Committee in support of the application.

The Chair moved that the application be determined in accordance with the Officer's recommendation and the Vice-Chair seconded the motion.

RESOLVED that planning permission be granted subject to the conditions in the report.

63. IMPERIAL COMMERCIALS, LAND OFF TIP ACCESS ROAD, HEMPSTED LANE - 17/01178/FUL

The Planning Officer presented the report which detailed an application for the erection of new industrial building (Use Classes B2/B8) for the servicing of vans and heavy goods vehicles; with ancillary offices, spare parts stores and trade counter. External yard areas for lorry and trailer parking and staff and visitor car park. In addition, the sale of new vans under a 'sui generis' use class at Imperial commercials, land off Tip access Road, Hempsted Lane.

She drew Members' attention to the late material which noted that the applicant had recently submitted a Construction Management Plan; a Dust Management Plan and a Construction Environmental Management Plan; further information relating to drainage and contained a revised Officer's recommendation including amended conditions.

Mr Rob Lucas, Architect of the David Brain Partnership addressed the Committee in support of the application.

PLANNING COMMITTEE
01.05.18

The Chair moved that the application be determined in accordance with the Officer's recommendation and the Vice-Chair seconded the motion.

RESOLVED that the City Growth and Development Manager be authorised to grant planning permission subject to the comments of the Local Lead Flood Authority and Gloucestershire County Council's Highways section and the conditions in the report with the amendments detailed below:-

Condition 3

The Construction Method Statement hereby approved shall be adhered to throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.

Condition 7

- All factory/building doors and windows shall remain closed between 23:00 and 07:00 hours;
- The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place between the hours of 23:00 and 07:00 hours on Pit Road and between the hours of 23:00 and 06:00 hours on Spinnaker Road.
- There shall be no forklift/vehicle movements on the external areas of site between the hours of 23:00hrs and 07:00hrs.

Reason: In the interests of residential amenity.

Condition 9

The Dust Management Plan (DMP) hereby approved shall adhered to throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

Condition 15

The details for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) hereby approved shall be implemented prior to the first use or occupation of the development and maintained thereafter for the life of the development.

Reason: To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government.

64. PUBLIC CONVENIENCE, ST JOHNS LANE - 18/00055/FUL

The Planning Officer presented the report which detailed an application for the change of use from public convenience to single one bed dwelling. External changes include new fenestration, insulation and external treatments and erection of boundary treatment and bin store at St Johns Lane.

She advised Members that the application had been brought before the Committee as the applicant was a City Council employee.

PLANNING COMMITTEE
01.05.18

The Chair moved that the application be determined in accordance with the Officer's recommendation and the Vice- Chair seconded the motion.

RESOLVED that planning permission be granted subject to the conditions in the report.

65. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the months of January, February and March 2018.

RESOLVED that the schedule be noted.

66. DATE OF NEXT MEETING

Tuesday 5th June 2018 at 6.00pm.

Time of commencement: 6.00 pm

Time of conclusion: 7.30 pm

Chair

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Agenda Item 5

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	5 th June 2018
Address/Location:	University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW
Application No:	18/00320/FUL
Ward:	Longlevens
Expiry Date:	13.06.2018
Applicant:	University of Gloucestershire
Proposal:	<p>Variation of Condition 46 of permission ref. 16/01242/FUL to amend the implementation timescale for the junction works at Cheltenham Road/Oxstalls Lane/Site Access</p> <p>Original development is Outline planning application (with all matters reserved except for access) for a 10,000sqm business school, student accommodation (up to 200 beds), additional car parking, new and improved sports facilities at Oxstalls Sports Park, Debenhams Playing Field, Oxstalls Campus & Plock Court Playing Fields, and the Former Bishops College, new and improved vehicular, pedestrian & cycling accesses & associated works.</p>
Report by:	Adam Smith
Appendices:	<p>Business school phasing plan</p> <p>Approved junction improvement works ref. 8150436/6006 Rev. C</p>

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application relates to the University of Gloucestershire campus. The campus and surrounding land benefit from outline planning permission for development in three main components – the sports facilities (at Plock Court), the student halls (at the former Debenhams field off Estcourt Close), and the business school (at the main campus), all of which benefit from reserved matters approval also. In the case of the business school, only the first phase of the building has been granted reserved matters approval. This first phase comprises of 5,350sq m of the overall 10,000sq m granted planning permission. The phasing plan for the business school was submitted as part of a previous application and is appended here for reference. This first phase of the business school is under construction. The second phase of the remaining 4,650sq m would potentially be constructed later.
- 1.2 The current outline planning permission includes at Condition 46 a requirement for specified junction improvement works (also appended for reference) to be constructed before occupation of the business school. The application proposes to amend this condition.
- 1.3 The amendment to the condition is proposed as a result of the constraints on implementing the junction improvement works due to the presence of utility apparatus – notably a major artery, junction and hub of fibre optic cables and underground infrastructure. The applicants have control over the construction works to the University site access and the existing extent of the Cheltenham Road/Oxstalls Lane junction, however they do not have control over the timescale for the statutory authorities for the utility apparatus and the diversion works that are required to

complete the junction improvements. In this situation, the condition could, as currently worded, potentially delay the intended opening of Phase 1 of the business school in September 2018.

- 1.4 A previous application (17/01345/FUL) was submitted but later withdrawn, which also sought to amend Condition 46, but in this case to refer to an alternative junction improvement design as well (this involved a reduced set of works to Oxstalls Lane to avoid the utility infrastructure) and furthermore to delay the completion of the works by 1 year. However it could not be shown that the revised design could deliver adequate mitigation to accommodate the development traffic and committed development within the area of influence. As such, the current application does not now propose to alter the approved junction improvements. Instead it seeks to amend Condition 46 to allow only the first phase (5,350sq m) of the business school to be occupied prior to completion of the junction improvement works. The applicants' proposed new wording is as follows:
- 1.5 *The junction improvement works at Cheltenham Road/Oxstalls Lane/Site Access shall be constructed in accordance with the approved plan 8150436/6006 Rev. C **prior to any subsequent commencement of development in excess of 5,350m2 (Phase 1 of the Business School).*** (proposed amended text emphasised).
- 1.6 This would allow the first Phase of the business school to come forward with the junction in its existing arrangement. A Transport Assessment has been submitted alongside the application, which has been subject to detailed discussion with the Highway Authority prior to submission.
- 1.7 The approved junction improvement scheme is already underway, however as noted given the extent of work required to be carried out by statutory utility operators there is a concern that the improvement works may not be complete prior to the intended September 2018 opening of the business school. The applicants have noted that it is still their intention to complete the highway improvement works in accordance with the approved scheme as soon as practically possible – it is not their intention to await Phase 2 coming forward to complete the works.
- 1.8 The application is referred to the planning committee given the high level of interest expressed about the highways impact of original outline application and the associated proposed junction improvement works

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
15/01190/OUT	Outline planning application (with all matters reserved except for access) for the erection of a new 10,000sqm business school, the provision of new student accommodation (up to 200 beds) & the creation of additional car parking at the University of Gloucestershire Oxstalls Campus, Oxstalls Lane & the Debenhams Playing Field, Estcourt Road. Provision of new and improved sports facilities at Oxstalls Sports Park, Debenhams Playing Field, Oxstalls Campus & Plock Court Playing Fields, including on land currently occupied by the Former Bishops College, to include - the provision of new multi use sports hall, 2 x 3G all weather sports pitches with associated 500 seat spectator stand,	Granted outline permission	28.07.2016

	floodlighting, replacement cricket pavilion & additional parking; improved vehicular access at Oxstalls Lane, Plock Court & Estcourt Road, new vehicular access at Estcourt Close, improved pedestrian & cycling connections & associated highways, landscaping & ancillary works.		
16/00945/REM	Reserved matters application for the approval of the appearance, landscaping, layout and scale of the Sports Hall, Plock Court access road and Pavilion development (pursuant to outline permission ref. 15/01190/OUT)	Approved	06.12.2016
16/01012/REM	Application for approval of reserved matters of appearance, landscape, layout and scale for 2 no. sports pitches and associated development including floodlights, storage equipment, noise barrier and boundary fencing (pursuant to outline planning permission ref. 15/01190/OUT)	Approved	06.12.2016
16/01048/FUL	Variation of condition 42 of permission ref. 15/01190/OUT to alter the timescale for the dismantling of the existing University artificial grass pitch and construction of the proposed new artificial grass pitches at Plock Court/former Bishops College	Granted (with deed of variation)	17.02.2017
16/01106/REM	Reserved Matters Planning Application (for approval of appearance, landscaping, layout and scale) relating to the provision of the first 5 metres of access road from Estcourt Close, into Debenhams Field, to serve the proposed student accommodation, with associated temporary fencing and gate, and other associated works, pursuant to outline planning permission ref. 15/01190/OUT	Approved	16.12.2016
16/01241/REM	Application for approval of the reserved matters of appearance, landscaping, layout and scale for the Business School & Growth Hub building, pursuant to outline permission ref 15/01190/OUT, at the University of Gloucestershire, Oxstalls Campus	Approved	09.02.2017
16/01242/FUL	Variation of Conditions 54, 57 and 59 of permission ref. 16/01048/FUL to allow for the phased provision of car parking and the phased / amended provision of cycle parking relating to the phased implementation of the University business school	Granted (with deed of variation)	24.03.2017
17/00910/REM	Revised reserved matters application for the landscaping of the site, including new landscape mound, for the business school phase of the development, pursuant to Outline Planning permission reference : 15/01190/OUT	Approved	20.11.2017
17/01345/FUL	Variation of condition 46 of permission ref.	Withdrawn prior to	08.03.2018

	16/01242/FUL to alter the proposed junction improvement works at Cheltenham Road/Oxstalls Lane/Site Access and the implementation requirement	determination	
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3.0 RELEVANT PLANNING HISTORY

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

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

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

Relevant policies from the JCS include:

- SP1 - The need for new development
- SP2 – Distribution of new development
- SD3 – Sustainable design and construction
- SD4 – Design requirements
- SD6 – Landscape
- SD8 – Historic Environment
- SD9 – Biodiversity and geodiversity
- SD10 – Residential development
- SD14 – Health and environmental quality
- INF1 – Transport network
- INF2 – Flood risk management
- INF3 – Green Infrastructure
- INF4 – Social and community Infrastructure
- INF6 – Infrastructure delivery
- INF7 – Developer contributions

3.4 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.*’ The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.5 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.

3.6 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. 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 Authority.** The Highway Authority raises no objection to the proposed variation of condition. The comments are summarised in the Officer opinion section below.

4.2 **Highways England.** Highways England is the highway authority for the strategic road network, and raises no objection.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 449 neighbouring properties were notified and press and site notices were published.

5.2 No representations have been received from the public.

5.3 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**

6.1 ***Legislative background***

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 The principle of the development is already approved. It is considered that the main issues with regards to this application are traffic and transport and economic considerations.

Traffic and transport

6.5 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.

6.6 The proposed junction improvement works were based on the occupation of the full 10,000sq m of the business school. As noted above, the first phase of 5,350sq m of the business school is

under construction. The proposed variation of condition would allow that first phase to be occupied prior to completion of the junction improvement works. In order to consider whether the existing junction can accommodate the occupation of Phase 1 a Transport Assessment has been produced and assessed by the Highway Authority.

- 6.7 The original traffic surveys undertaken in October 2015 in support of the original application have been increased by appropriate growth factors in order to be up to date. The traffic generated by the proposed development is based on the original surveys and pro-rated to the proposed occupation of 5,350sq m. This equates to the following traffic movements associated with the first phase:

AM peak hour 0800 – 0900 71 two-way trips
PM peak hour 1700 – 1800 53 two-way trips

- 6.8 This is the development traffic that is tested on the existing junction. In comparison the traffic movements associated with the full 10,000sq m is:

AM peak hour 0800 – 0900 133 two-way trips
PM peak hour 1700 - 1800 99 two-way trips

- 6.9 The proposed traffic movements have been assigned to the local road network in the same proportions as the existing base year turning movements which is appropriate.

6.10 *Highway impact/Junction capacity assessment*

In order to assess the impact of Phase 1 of the business school on the existing network, capacity assessments of the existing site access and Cheltenham Road/Oxstalls Lane junction have been carried out for the following scenarios; 2017 base year, 2018 opening year and 2020 forecast year.

6.11 Campus access

For all of the above scenarios the campus access junction operates within capacity. The capacity of a junction is measured by the ratio of flow to capacity also known as RFC. A maximum RFC of 0.85% is normally used to determine the theoretical capacity of a junction to allow for + or – 15% variation for any site and is the normal threshold applied to modelling of priority junctions. A RFC above 1 or 100% demonstrates that the junction is operating over capacity. The maximum RFC for the site access occurs on the campus access to Oxstalls Lane (south) arm with an RFC of 0.31% which is well below the design capacity and is acceptable.

6.12 Cheltenham Road/Oxstalls Lane

The modelled scenarios for the opening year 2018 with Phase 1 show that the RFC exceeds the theoretical threshold of 0.85% in the weekday peak at 0.86% on the Oxstalls Lane to Cheltenham Road (west) arm. All other arms operate within capacity. This is an increase of 8% on this arm of the junction from the base year of 2018 without development and an increase of 2 queueing vehicles. Although this exceeds the threshold by 1% it only occurs on one arm and cannot therefore be considered significant or severe.

- 6.13 The modelling has also assessed a future year of 2020 although it is recognised that it is highly likely that the junction improvements would be in place by this point and therefore conclusion has not been drawn from these results. Not surprisingly the existing junction operates over capacity with Phases 1 and 2 (the full 10,000sq m) being built out, which is why the junction improvement works are necessary overall.

Conclusion

- 6.14 The junction capacity assessment demonstrates that Phase 1 (5,350sq m) of the business school can be accommodated on the existing junction arrangement, including growth and

committed development, without a severe impact occurring.

- 6.15 The Highway Authority is satisfied that varying the condition to allow the applicants to continue with the current highway improvement works and with the proposed business school opening and allowing occupation of up to 5,350sq m of the business school would not have a significant or severe impact on either the campus access or the Cheltenham Road/Oxstalls Lane junction. Highways England are satisfied that the issues in relation to the traffic impact of the development on the strategic road network were addressed at the outline stage, and that the proposed variation of condition will not impact on that prior assessment. It is recognised that the junction will operate marginally worse but this is not considered to be either significant or severe in accordance with Paragraph 32 of the National Planning Policy Framework. Given that the approved junction improvement works are underway and there is no reserved matters approval yet for Phase 2 of the business school (after which there would obviously also be a construction period prior to occupation), it is anticipated that in practice the junction works would be complete long before Phase 2 (and therefore the whole of the approved 10,000sq m) would be occupied, whereby the junction improvement works become necessary to mitigate the impact.
- 6.16 The proposal complies with the above-cited policy and guidance and no objection is raised in terms of traffic and transport.

Economic considerations

- 6.17 It has already been established that the business school would have an economic benefit to the area. Potentially delaying its opening as a result of the current condition 46 wording would delay the economic benefit. The application would therefore enable the earlier delivery of the economic benefits associated with the first phase of the business school. 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 weight to the case for granting permission.

Consideration of the proposed varied condition

- 6.18 Conditions can only be imposed where they are;
- Necessary;
 - Relevant to planning and to the development to be permitted;
 - Enforceable;
 - Precise; and
 - Reasonable in all other respects.

- 6.19 Therefore, given the foregoing analysis of the traffic impacts of Phase 1 of the business school on the existing highway arrangement, preventing *any* occupation of the business school ceases to be a necessary requirement. It is instead appropriate to allow the first phase of the business school to be occupied prior to the completion of the junction works. A reworded condition on this basis would still serve the purpose originally intended for Condition 46; that being to mitigate the significant impacts of the development.
- 6.20 In the interests of precision and clarity I consider that the proposed new wording of the condition should be amended slightly. I therefore recommend that Condition 46 is varied instead in the following way:

*The junction improvement works at Cheltenham Road/Oxstalls Lane/Site Access shall be constructed in accordance with the approved plan 8150436/6006 Rev. C **prior to any development of the business school in excess of 5,350m² (Phase 1)**.* (my proposed amended text emphasised)

Conclusion

- 6.21 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 highway safety

and economic considerations; the proposal is acceptable and accordingly it is recommended that the application be approved, however I recommend a slightly different wording that would have the same effect.

7.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER

7.1 That a new outline planning permission is GRANTED subject to the conditions imposed on permission ref. 16/01242/FUL but with Condition 46 varied as follows:

*The junction improvement works at Cheltenham Road/Oxstalls Lane/Site Access shall be constructed in accordance with the approved plan 8150436/6006 Rev. C **prior to any development of the business school in excess of 5,350m2 (Phase 1).***

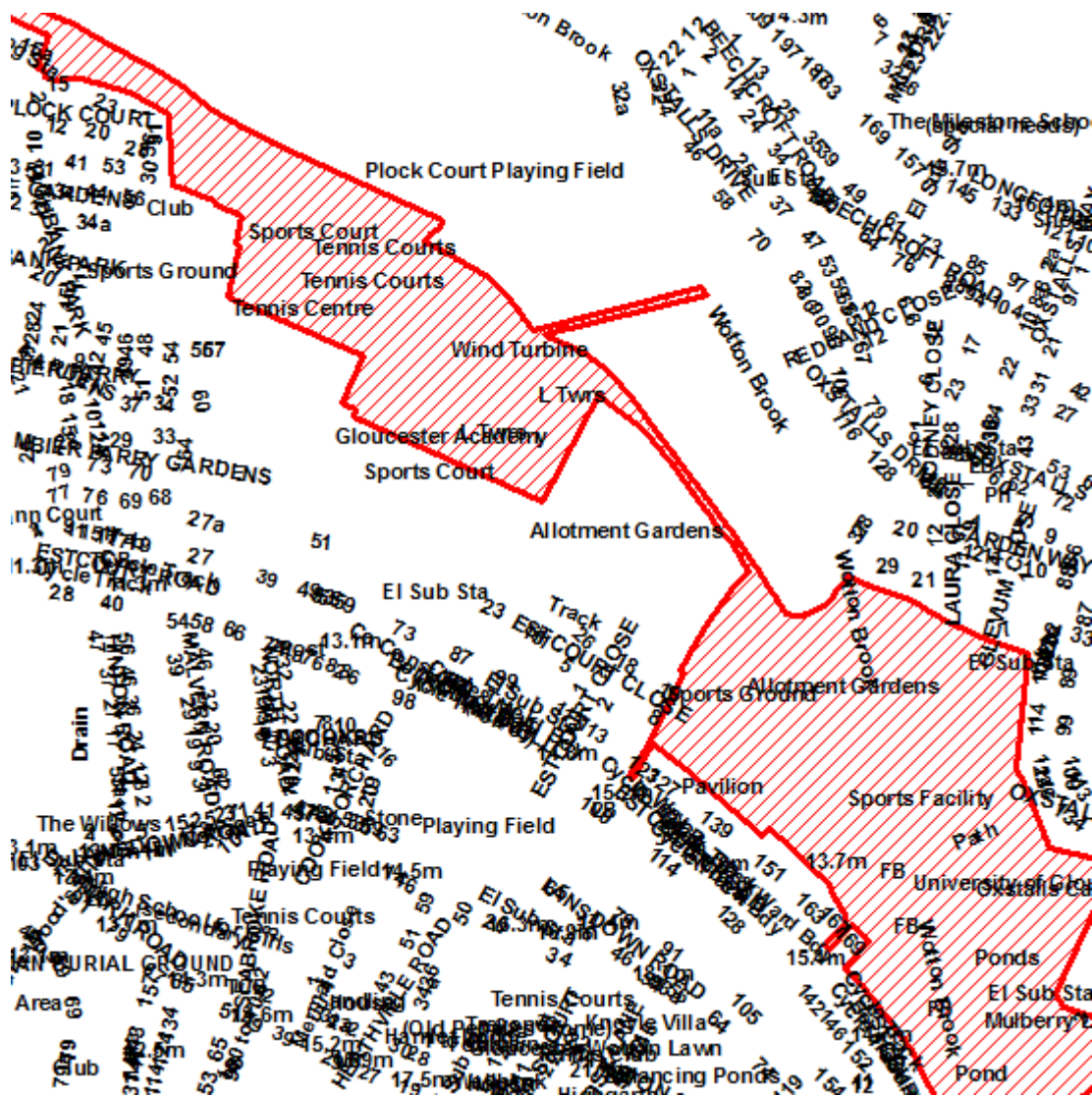
and subject to completion of a deed of variation to secure the terms of the s106 agreement associated with outline permission ref. 15/01190/OUT as varied by 16/01242/FUL to the permission for the current application ref. 18/00320/FUL and the incorporation of such additional provisions in the proposed planning obligation that may be deemed necessary by the solicitor.

Person to Contact: Adam Smith (396702)

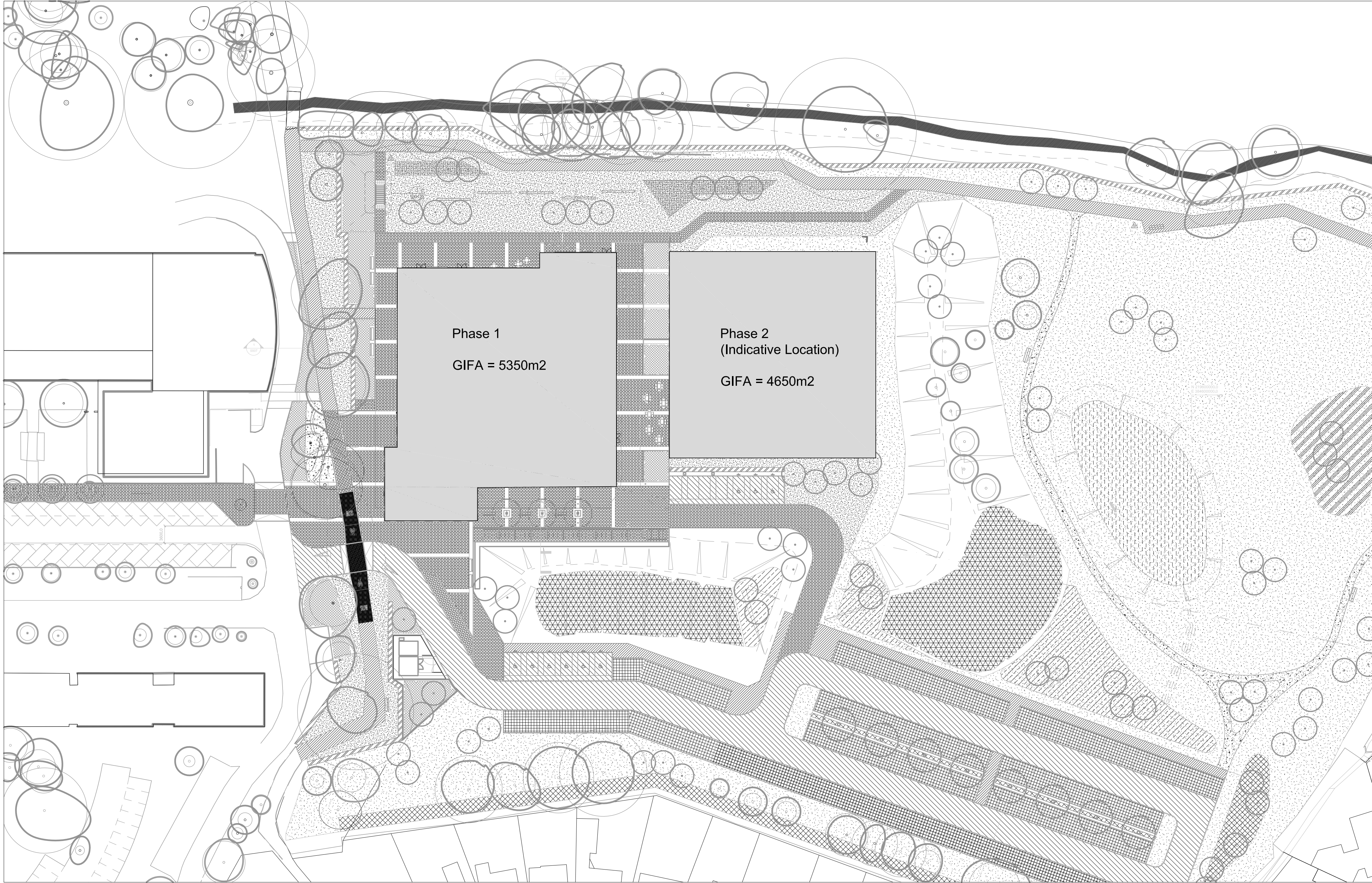
Planning Application: | 18/00320/FUL

Address: | University Of Gloucestershire
Oxstalls Lane Gloucester GL2
9HW

Committee Date: |



Phasing Plan



Page 48

Rev	Description	Drawn/Chkd	Date Issued
1	First Issue	TE	20.12.16

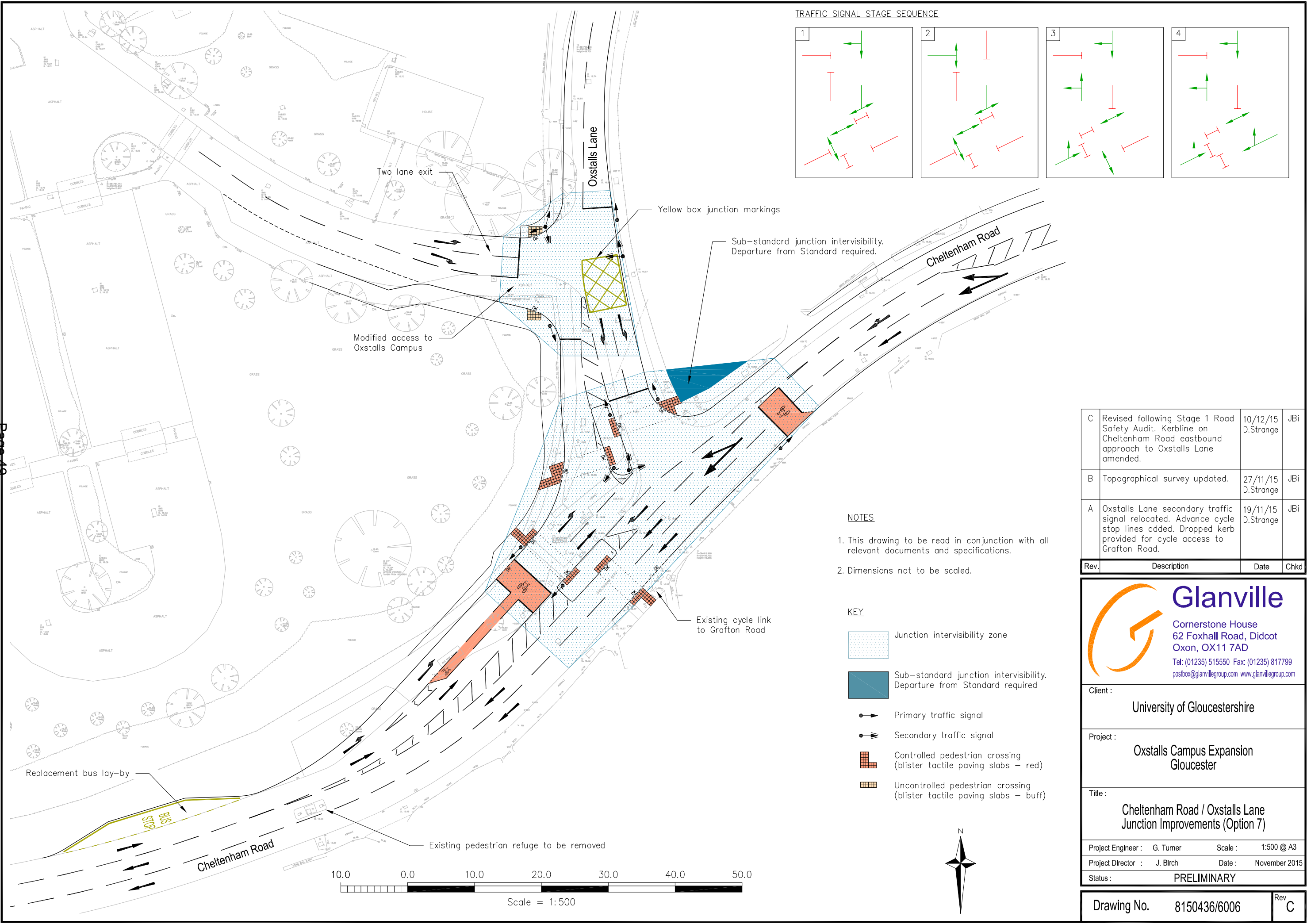
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Drawn	TE	Austin-Smith Lord LLP Architects Designers Planners Landscape Architects
Date	DEC 2016	one Dunleavy Drive Cardiff
Scale @ A1	1 : 500	CF11 0SN t +44 (0)2920 225 208
Status	50	e cardiff@austinsmithlord.com Drawings and models prepared by Austin-Smith Lord LLP using AutoDesk Revit

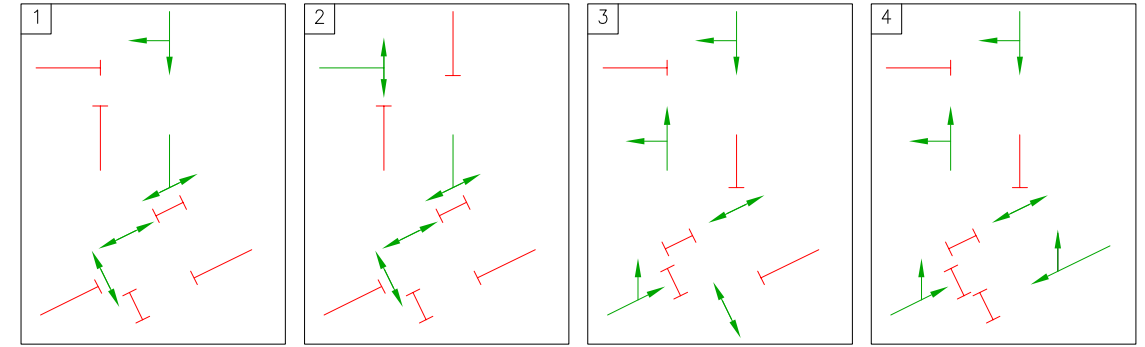
Austin-Smith:Lord
 Project Business School + Growth Hub - University of Gloucestershire, Oxstalls Campus

Description Phasing Plan

Job No.	Drawing No.	Revision
315231	UoG_ASL_00_00_DR_A_SK0050	



TRAFFIC SIGNAL STAGE SEQUENCE

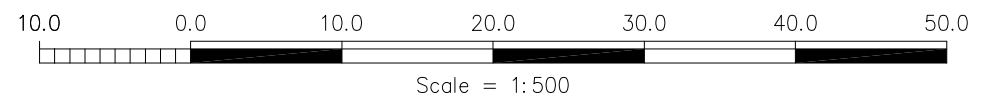


NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.

KEY

- Junction intervisibility zone
- Sub-standard junction intervisibility. Departure from Standard required.
- Primary traffic signal
- Secondary traffic signal
- Controlled pedestrian crossing (blister tactile paving slabs - red)
- Uncontrolled pedestrian crossing (blister tactile paving slabs - buff)



C	Revised following Stage 1 Road Safety Audit. Kerbline on Cheltenham Road eastbound approach to Oxstalls Lane amended.	10/12/15 D.Strange	JBi
B	Topographical survey updated.	27/11/15 D.Strange	JBi
A	Oxstalls Lane secondary traffic signal relocated. Advance cycle stop lines added. Dropped kerb provided for cycle access to Grafton Road.	19/11/15 D.Strange	JBi
Rev.	Description	Date	Chkd

Glanville
 Cornerstone House
 62 Foxhall Road, Didcot
 Oxon, OX11 7AD
 Tel: (01235) 515550 Fax: (01235) 817799
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Client :
 University of Gloucestershire

Project :
 Oxstalls Campus Expansion
 Gloucester

Title :
 Cheltenham Road / Oxstalls Lane
 Junction Improvements (Option 7)

Project Engineer : G. Turner Scale : 1:500 @ A3

Project Director : J. Birch Date : November 2015

Status : PRELIMINARY

Drawing No. 8150436/6006 Rev C

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	5 th June 2018
Address/Location:	Land At Barnwood Link Road Gloucester
Application No:	18/00299/FUL
Ward:	Barnwood
Expiry Date:	11.06.2018
Applicant:	Peveril Securities Limited
Proposal:	Variation of conditions 1, 3, 4, 6, 9, 10, 11, 13, 14, 16, 17, 18, 19, 22, 27, 33 of planning permission reference 14/01035/OUT for mixed use employment development (Use Classes B1, B2, B8) and car showroom. Outline application means of access not reserved. Variation to conditions sought to allow for the phased development of the site.
Report by:	Caroline Townley
Appendices:	Site Location Plan Illustrative masterplan submitted with the original application ref. 14/01035/OUT

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site occupies an area of approximately 5.70 hectares and is located adjacent to existing commercial leisure sites. The site is bounded to the east by the Barnwood Bypass, to the south by Corinium Avenue, to the west by the Unilever site and to the north by the railway line with residential properties beyond.
- 1.2 The site is currently disused scrub land and part of Unilever's factory car park (now disused) and is crossed by a public footpath, water main and sewer. The wider site is currently occupied by a number of leisure uses including ten pin bowling alley, gym, public house and hotel. The leisure uses have a shared car parking area with 317 car parking spaces including 9 spaces for disabled, 16 parent and child spaces and 73 spaces for the hotel (including 4 for disabled persons).
- 1.3 Outline planning permission for development for employment purposes to include a mix of Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) was granted in 2015. The application also includes a car showroom. The indicative masterplan indicates a maximum floorspace of 27,917 square metres. The illustrative masterplan shows this floorspace being accommodated in two units together with a separate building for the car showroom was granted in 2015 (ref. 14/01035/OUT). This permission is subject to 34 conditions.

- 1.4 Access in to the site is proposed from the existing access from the Barnwood Bypass by way of a new traffic all movement light controlled access. The existing arrangement includes a left in and left out priority controlled junction.
- 1.5 The current application as originally submitted seeks to vary the conditions attached to the outline permission to allow for the phased development of the site. The application originally sought to amend the conditions 1, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 27 and 33.
- 1.6 Following the advice received from consultees the application was amended to exclude amendments to conditions 7, 12 and 15 which relate to biodiversity, drainage and tree protection measures. The proposed amendments to the wording of the conditions are shown in italics in the list of recommended conditions in section 7.0 of the report.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The following history relates to the current application site and the adjacent land now occupied by the hotel, public house, health and fitness club and ten pin bowling facility.
- 2.2 An application for the erection of restaurant, motel, filling station, picnic area and lorry park was granted outline planning permission 5th February 1991 (ref. 51149/01/OUT) and subsequently renewed on 26th October 1993 (51149/02/OUT).
- 2.3 An application for the erection of a public house, night club, health club, restaurant and car park was refuse outline planning permission on 9th June 1994. The applicants appealed against the decision and submitted an alternative outline application (ref. 94/05164/OUT) for the erection of a bowling club, health club, restaurant and drive through restaurant and car parking. This application was granted outline planning permission on 21st March 1995 and the appeal against the previous refusal was withdrawn. The subsequent application for approval of reserved matters was granted on 16th December 1997.
- 2.4 On 30th October 1996 two applications were received for the following:

96/00668/OUT – Outline application for the erection of a multiplex cinema and associated car park (siting and means of access not reserved).

96/00669/OUT – Outline application for leisure development including bowling/entertainment centre, health club and restaurant (siting of buildings, car parking and means of access not reserved).

The applicants appealed on the grounds of non-determination on both applications. The appeals were withdrawn in January 1998 following the approval of reserved matters for the bowling centre/health club and restaurants.

- 2.5 A duplicate application for the erection of a multiples cinema and associated car park (97/00192/OUT) was submitted on 11th March 1997 and withdrawn on 15th March 1999.
- 2.6 An application for the erection of a hotel and public house/restaurant was subsequently allowed on appeal and the development has been completed.
- 2.7 Outline planning permission was granted on 22nd September 2015 for a mixed use employment development (Use Classes B1, B2 and B8) and car showroom (ref. 14/01035/OUT). All matters were reserved with the exception of the means of access and scale.
- 2.8 Planning permission for the erection of a three storey extension to the existing hotel (use class C1) to provide 21 additional bedrooms; reconfiguration of the car park to provide a net increase of six parking bays and extension to existing pub garden was granted on 17th June 2016 (ref 16/00262/FUL).

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:

SD1 - Employment
 SD3 – Sustainable design and construction
 SD4 – Design requirements
 SD6 – Landscape
 SD9 – Biodiversity and geodiversity
 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. None of the saved policies are relevant to the consideration of this application.

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. 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:

E.4 – Protecting Employment Land

- 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 **Highways England** – No objection is raised.
- 4.2 **Environment Agency** – No objection.
- 4.2 **Highway Authority** – Of the previously recommended highway conditions only those relating to the provision of fire hydrants, vehicle access and the submission of a construction method statement are proposed to be amended to allow for the phasing of the development. This is considered acceptable and no highway objection is raised.
- 4.3 **Drainage Advisor** – Raised concerns in relation to the original proposal to amend condition 12 relating to drainage. The applicant has since withdrawn the request to amend condition 12.
- 4.4 **City Archaeologist** – No objection to the implementation of the archaeological condition on a phased basis.

- 4.5 **Contaminated Land Advisor** – No adverse comments in relation contaminated land.
- 4.6 **Tree Officer** – No justification has been given to vary the existing condition relating to the requirement for tree protection measures. The applicant has since withdrawn the request to amend condition 15.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 Neighbouring properties were notified and press and site notices were published. No letters of objection have been received.
- 5.2 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 An application under Section 73 of the 1990 Act allows for the variation or removal of conditions associated with an existing planning permission. This application seeks to vary conditions to allow for a minor material amendment.
- 6.2 The National Planning Practice Guidance (PPG) advises that there is no statutory definition of ‘minor material amendment’ but that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 6.3 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.
- 6.4 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.
- 6.5 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.
- 6.6 The application proposes to amend a number of conditions attached to the outline planning permission permitted under application 14/01035/OUT to allow for the development to be undertaken on a phased basis. The

amendments will allow for the submission of the information required by condition to be submitted relating to individual phases of development as opposed to the site as a whole. The details approved will then subsequently be implemented for each individual phase. The conditions that the application seeks to amend are:

Conditions 1, 3 and 4 (matters relating to the submission of the reserved matters), 6 (noise management plan), 9 (archaeology), 10 (materials), 11 (contaminated land), 13 (landscaping scheme), 14 (implementation of approved landscaping), 16 (flood management plan), 17 (construction method statement), 18 (hours of construction), 19 (restriction on use of power tools during construction), 22 (lighting scheme), 27 (vehicular access) and 33 fire hydrants).

All other conditions will remain unchanged.

- 6.7 The proposed changes are considered to be insignificant and reasonable in the context of the original planning permission to allow the development of the land to proceed on a phased basis and therefore are acceptable.

Conclusion

- 6.8 The principle of development for the development of this site was established by the granting of outline planning permission in 2015. The current application seeks only to amend 16 of the conditions attached to the original outline planning permission. The proposed changes will allow the development to proceed on a phased basis and do not change the overall requirements or wording of the conditions. All other matters in relation to the previous application remain unchanged.

- 6.9 The proposal is therefore considered acceptable in accordance with the principles outlined in the NPPF and relevant policies of adopted JCS. The proposed amendments to the wording of the conditions will not result in any adverse impact 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.

7.0 RECOMMENDATIONS OF THE CITY GROWTH AND DELIVERY MANAGER

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

Condition 1

Approval of details of the appearance, landscaping and layout (hereinafter called "the reserved matters") *for the development*, or phase of development, shall be obtained from the Local Planning Authority.

Application for approval of the reserved matters *for the development, or each phase of the development, on the site* shall be made to the Local Planning Authority before the 22nd September 2020.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 2

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last reserved matters to be approved.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 3

Approval of the reserved matters shall be obtained from the Local Planning Authority in writing before any development, *or phase of development*, takes place *on site*, *or that phase of development on site*.

Reason

To enable the Local Planning Authority to exercise proper control over these aspects of the development and to ensure that the development accords with local and national planning policy guidance.

Condition 4

Plans and particulars of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved *for the development*, *or that phase of development*, *on the site*.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 5

The development hereby approved shall be carried out strictly in accordance with the approved unnumbered site location plan received by the Local Planning Authority on 30th August 2014 and 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 Second Deposit City of Gloucester Local Plan (2002).

Condition 6

Details to be submitted for approval for reserved matters shall include a Noise Management Plan *for the development*, *or that phase of development*, to include any mitigation measures that may be necessary to control noise emanating from the site, *or that phase of the site* and ensure there is no adverse impact on the occupiers of neighbouring properties. The approved

scheme shall be implemented before the occupation of the unit to which it relates and maintained for the lifetime of the development.

Reason

In order to protect the amenity of occupiers of nearby properties in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 7

Details to be submitted for approval for reserved matters shall include a strategy identifying how the biodiversity of the site will be maintained over the long term and include the association with the Horsbere Brook and its importance with regards to green infrastructure. The approved scheme shall be implemented in accordance with a timescale to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the nature conservation interest and biodiversity of the site is protected in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 8

No development shall take place until full details of the proposed method, mitigation and translocation strategy for the Slow Worm population has been submitted to and approved in writing by the Local Planning Authority the approved strategy shall be carried out as approved.

Reason

To ensure that appropriate measures are in place prior to the commencement of any works to safeguard and maintain a protected species in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 9

No development or demolition (including all groundworks) shall take place within the application site, *or that phase of the site* until the applicant, or their agents or successors in tile, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation *for the site, or that phase of the site*, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost in accordance with paragraph 141 of the National Planning policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 10

No development shall take place *on the site, or that phase of the site* until samples of materials to be used externally *for the development, or that phase of the development*, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory appearance of the development in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 11

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

A. Site Characterisation

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

- I. a survey of the extent, scale and nature of contamination;
- II. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- III. An appraisal of remedial options, and proposal of the preferred option(s).

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

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site, *or that phase of 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 *for the site, or that phase of the site*, must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme *for the site, or that phase of the site*, must accord with the provisions of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme *for the site, or that phase of the site*, must be carried out in accordance with its terms prior to the commencement of development *on the site, or that phase of the site*, 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 *on the site, or that phase of the site*.

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

D. Reporting of Unexpected Contamination

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

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

E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme *for the site, or that phase of the site*, to include monitoring the long-term effectiveness of the proposed remediation,

and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

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

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

Reason

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

Condition 12

The development hereby permitted shall not commence until details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the results of further investigations into exactly which brownfield areas drain to the existing balancing pond and proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage (SUDS). The approved scheme shall be implemented prior to the first use of the development and maintained thereafter for the life of the development. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Reason

There is currently a lack of clarity over exactly which pre-development brownfield areas drain to the existing balancing pond. To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), Paragraph 103 of the National Planning Policy Framework and to ensure that the existing brownfield rates are reduced in accordance with Gloucester City Council's SFRA (Strategic Flood Risk Assessment). The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 13

No development shall commence on site, *or that phase of the site*, or machinery or materials brought onto the site, *or that phase of the site*, for the purpose of development until a landscape scheme *for the site, or that phase*

of the site, 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.

Reason

To ensure that appropriate measures are in place prior to the commencement of development 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 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 14

The landscaping scheme approved under condition 13 above *for the site, or that phase of the site*, shall be carried out concurrently with the development hereby permitted *on the site, or that phase of the site*, and shall be completed no later than the first planting season following the completion of the development *on the site, or that phase of the site*. 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 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 15

All trees and hedgerows to be retained shall be protected in the course of construction works by secure fencing of a type and location to be agreed in writing by the Local Planning Authority prior to the commencement of development on any phase. The protective measures, which shall accord with BS5837 - Trees in Relation to Construction, shall be maintained throughout the construction period and no soil or materials shall be placed within the protected areas.

Reason

To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 16

Prior to the commencement of development *on the site, or that phase of the site*, a Flood Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Management plan shall include procedures for the evacuation of the site, *or that phase of the site*, in the event of flooding and the design and location of appropriate signage and flood warning notices to make employees and visitors to the site aware of the potential flood risk at the site, *or that phase of the site*, and evacuation procedures during times of flood. The approved Management Plan *for the site, or that phase of the site*, shall be implemented prior to the first occupation of the development *or that phase of development*, with the approved notices kept legible and clear of obstruction and maintained as such for the life of the development.

Reason

To ensure that appropriate measures are in place prior to the commencement of development to ensure that owners, occupiers and visitors to the site are aware that the site is at risk of flooding and have suitable evacuation procedures in place in accordance with the National Planning Policy Framework and in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 17

No development, *or phase of development*, shall take place, including any works of demolition, until a Construction Method Statement for the site, *or that phase of the site*, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period *on the site, or that phase of the site*. 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. measures to control the emission of dust and dirt during the demolition and construction phases from ground works, haul roads, stockpiles and material handling/removal.
- vii. specify details of the light from security compounds
- viii. specify details for the storage of waste.

Reason

To reduce the potential impact on the public highway and to safeguard residential amenity and prevent pollution in accordance with Policies INF1 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and paragraph 35 of the National Planning Policy Framework.

Condition 18

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site, *or that phase of the site*, outside the following times: Monday-Friday 8.00am-6.00pm, Saturday 8.00am-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 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 19

During the construction phase no power tools or machinery shall be used on the site *or that phase of the site*, other than portable hand tools between 08:00 and 08:30hrs Monday – Friday or between 08:30 and 09:00hrs Saturdays.

Reason

To safeguard the amenity of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition20

No materials or substances shall be burnt within the application site during the construction phase.

Reason

To safeguard residential amenity and prevent pollution in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 21

During the full term of the construction (including preparatory groundworks) no construction traffic connected with any aspect of the development (including delivery vehicles) shall park on Liddington Road.

Reason

To safeguard residential amenity and prevent pollution in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 22

The development, *or phase of the development*, shall not be occupied until details of a lighting scheme to illuminate the external areas of the application site, *or phase of the site*, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the lighting fixtures, their location on the site/on the buildings, and the extent of illumination. The scheme *for the site, or that phase of the site*, is also to include details on how the impact of how floodlights and external lighting will be minimised. The

approved lighting scheme shall be implemented prior to the commencement of the use of the development, *or phase of the development* and maintained for the duration of the use of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason

To reduce unnecessary light pollution and its impact upon crepuscular fauna, to safeguard local amenities and in the interests of crime prevention in accordance with Policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 23

No built development shall take place within Flood Zones 2 and 3 as identified on the Environment Agency Flood Maps.

Reason

To protect the development from flooding in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 24

There must be no buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the bank of the Horsbere Brook unless agreed otherwise in writing by the Local Planning Authority.

Reason

To maintain access to the watercourse for maintenance or improvement and provide overland flood flows in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 25

The total provision of gross floorspace in each Use Class shall not exceed:

- 11,973 square metres of Class B1 (business use).
- 20,583 square metres of Class B2 (general industrial use).
- 20,538 square metres of Class B8 (storage or distribution use).

As defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

The total gross floorspace figure for Classes B1, B2 and B8 uses on the site shall not exceed 26,217 square metres.

Reason

In the interests of highway safety to ensure that there are no additional vehicle movements on the surrounding public highway that have not been assessed as part of the planning submission which would result on additional use of a road considered unsuitable to serve further development contrary to Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 26

The finished floor levels of the proposed units shall be set at least 300mm above surrounding ground levels.

Reason

To protect the development from flooding in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 27

Prior to the occupation of the development *or phase of the development*, hereby permitted, the vehicular access shall be laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The access arrangements shall be broadly in accordance with the submitted drawing no. 33150/PHL/202 Rev A. The approved access shall be shall be maintained in accordance with the approved details thereafter.

Reason

To reduce potential highway impact by ensuring that a safe and secure access is laid out and constructed that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraphs 32 and 35 of the National Planning Policy Framework.

Condition 28

Unless full details of a scheme of alternative floorspace combinations is submitted to and approved in writing by the Local Planning Authority no greater than 1,900 square metres of Class B1 Use or 7,000 square metres of Class B2 Use or 2,900 square metres Car Showroom use, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), shall be brought into beneficial use prior to the Elmbridge Improvement Scheme drawing no SD 25988.P.002 Rev U being implemented.

Reason

To ensure that the Elmbridge Court Roundabout junction has sufficient capacity to accommodate the additional vehicle movements generated by the development in accordance with Paragraph 32 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 29

Prior to works commencing on the new signalised junction with the A417 and site access road the existing lay-by on the southbound carriageway shall be relocated to the north of the railway bridge in accordance with details to be submitted to and approved in writing by the Local Planning Authority and completed in all respects. These details shall be broadly in accordance with drawing no PHL-203 Rev C.

Reason

To reduce potential highway impact by ensuring that a safe and secure access is laid out and constructed that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraphs 32 and 35 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 30

No building on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public Highway to that building have been completed to at least binder course level and the footway(s) to surface course level.

Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework.

Condition 31

Prior to any works commencing on site details of the diversion (including any temporary works required to maintain safe use) of the existing cycleway/footway from Welveland Lane to Liddington Road shall be submitted and approved in writing by the LPA, those details once approved shall be implemented prior to occupation of the proposed development.

Reason

To ensure that appropriate measures are in place prior to the commencement of development to minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework.

Condition 32

The approved Travel Plan shall be implemented in accordance with the details and timetable therein, and shall be continued thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the opportunities for sustainable transport modes are taken up in accordance with paragraphs 32 and 36 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 33

No development shall commence on site, *or phase of the site*, until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants for the benefit of the commercial development in a location agreed with the Local Planning Authority and should meet the

requirements of Building Regulations Approved Document B Volume 2 Sections 15 &16 (Fire Hydrants/Water Supplies and Vehicle Access). The commercial development buildings shall not be occupied until the hydrants have been provided to the satisfaction of the Local Planning Authority.

Reason

To ensure that appropriate measures are in place prior to the commencement of development to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Condition 34

No construction of any building shall commence until details of measures to discourage seagulls from nesting and roosting on the building have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the occupation of any building, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the appearance of the development and to avoid nuisance caused by nesting and roosting seagulls, in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Note 1

Work under this Approval, directly affecting a public right of way, should not be commenced until a Diversion Order is confirmed and operational.

Note 2

For the avoidance of doubt the indicative layout plan has been provided for illustrative purposes only to demonstrate that the scale of development proposed can be satisfactorily accommodated on the site.

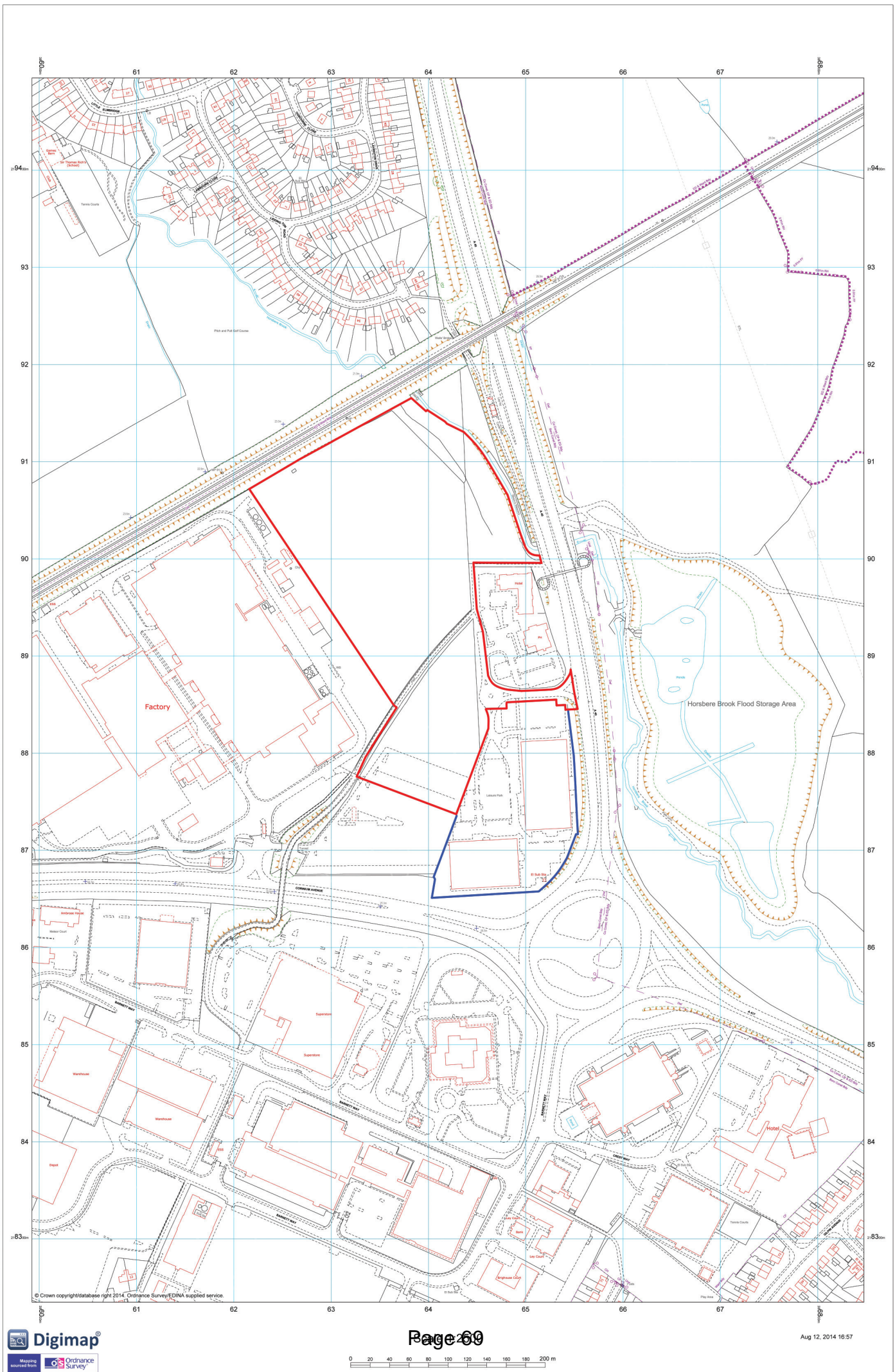
Decision:

Notes:

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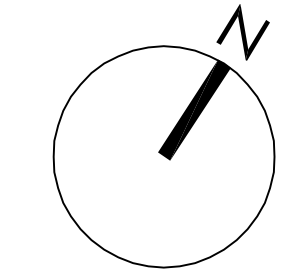
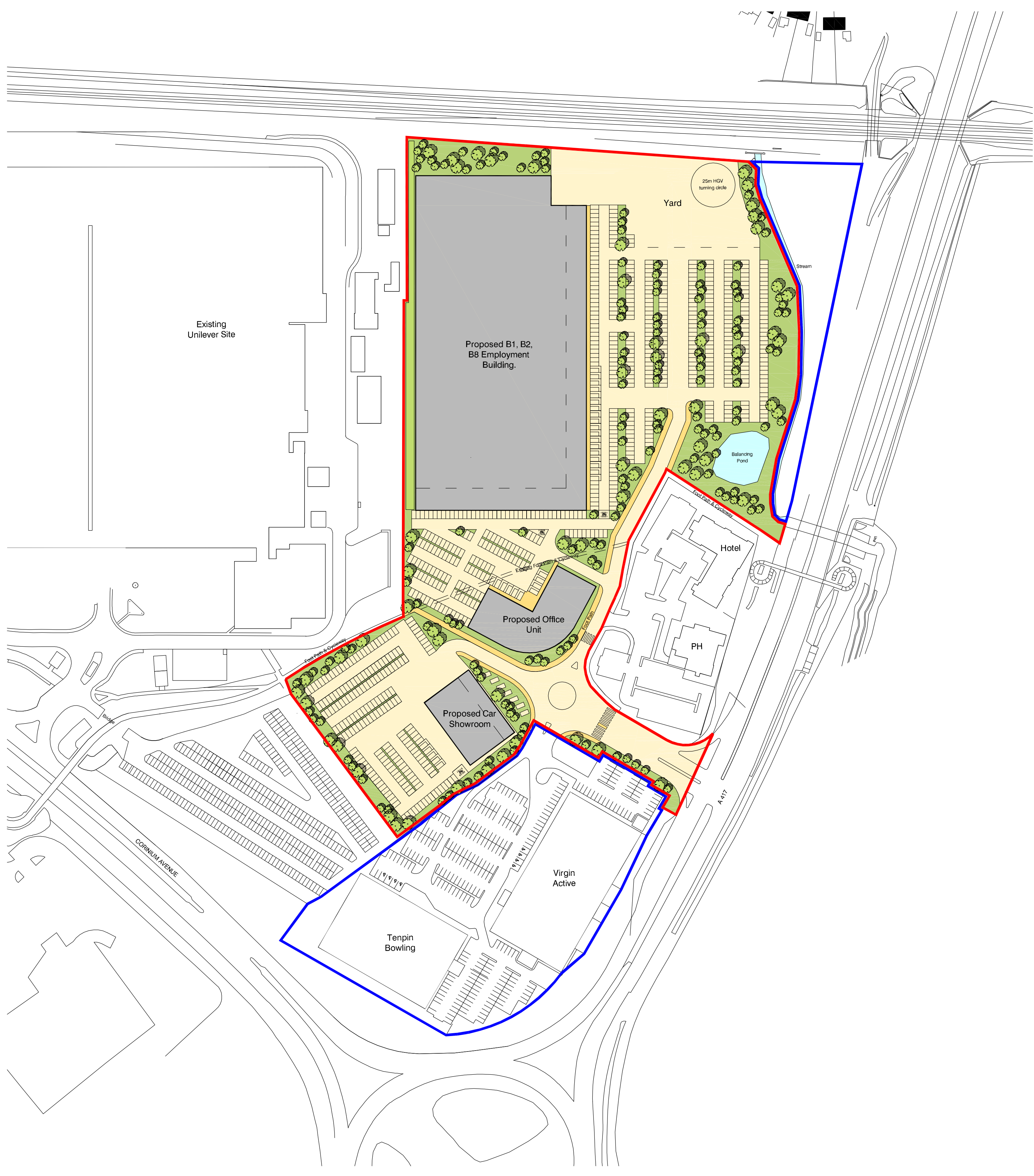
Person to contact: Caroline Townley
(Tel: 396780.)



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NO GUARANTEE TO BE SCALE FROM THIS DRAWING
 This drawing is issued for the site and does not constitute a contract. It is intended for use as a guide only. The client is responsible for ensuring that the information contained in this drawing is accurate and that it is used for the purposes intended. The client is responsible for ensuring that the information contained in this drawing is accurate and that it is used for the purposes intended.

CDM - RESIDUAL RISKS
 The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design. Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.



Floor Area Schedule

Proposed Industrial Unit

14,244 m2 net floor area Work shop
 6,294 m2 net floor area 2 storey Office
 20,538 m2 gross floor area
 397 Parking Spaces
 18 Disabled Parking spaces
 69 Cycle & M/Cycle Spaces

Proposed Office Units

5679 m2 gross floor area 3 storey Office
 166 Parking Spaces
 10 Disabled Parking spaces
 38 Cycle & M/Cycle Spaces

Proposed Car Showroom

1,370 m2 ground floor area
 330m2 First floor area
 1,700m2 gross floor area
 215 Parking Spaces
 5 Disabled Parking spaces
 6 Cycle & M/Cycle Spaces

Notes

- Existing Footpath to be diverted to new route.
- Wildlife buffer maintained along eastern boundary and brook as advised by ecologist.
- Area/capacity of balancing pond to be confirmed by separate drainage study.

Page 70

Proposed Site Plan

C	Clients Amendments	16.03.15	MTS	MTS
B	Clients Amendments	18.03.15	MTS	MTS
A	First Issue	05.03.15	MTS	MTS
REVISIONS		Date	Drawn	Checked

TDP Developments Ltd
 Architects
 Consulting Engineers
 Project Managers
 Surveyors

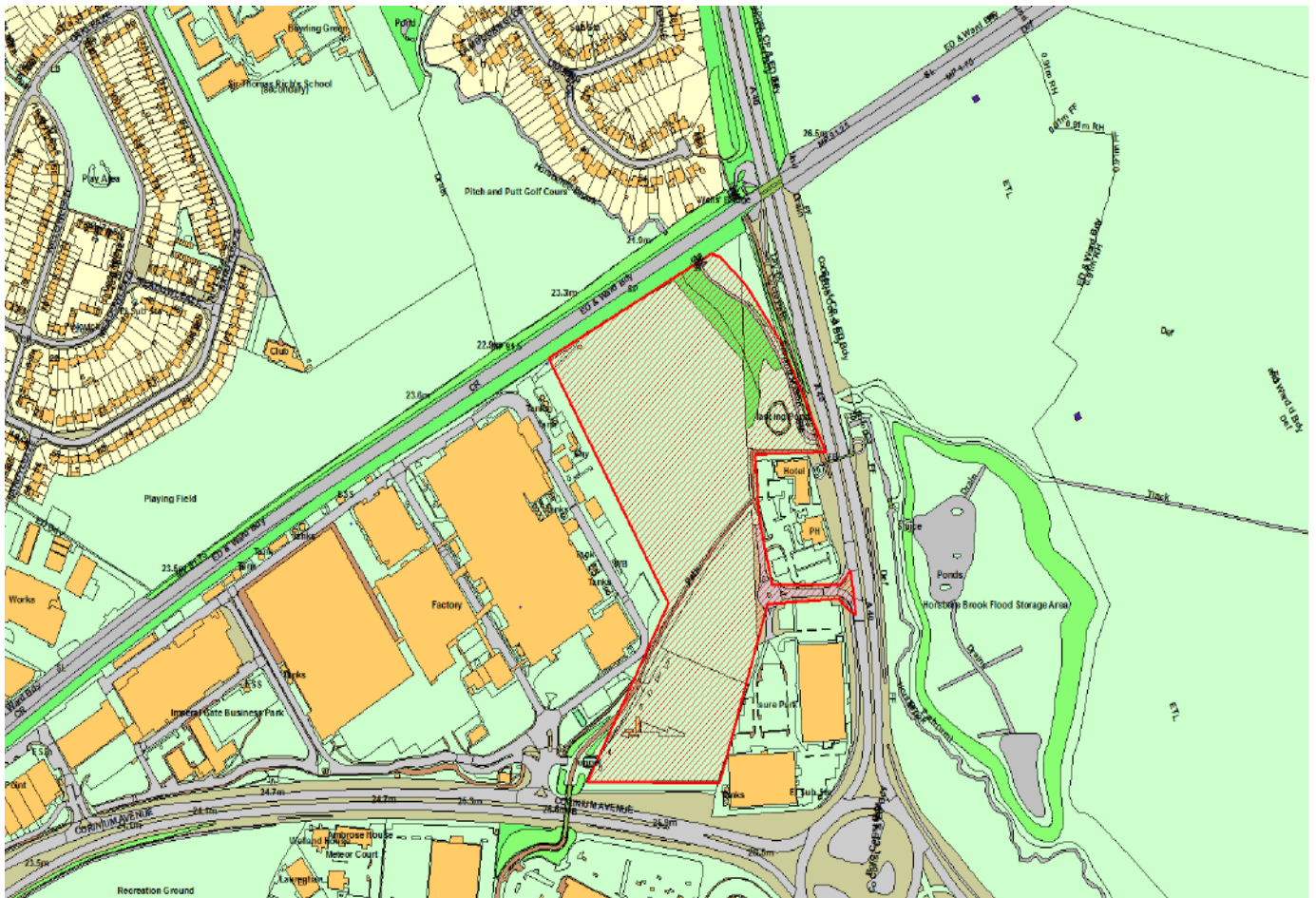
PICK EVERARD
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Drawing title	Status
Masterplan 2015	PRELIMINARY
Scale - unless otherwise stated	1:1250 at A1
Drawing Number	130661/110
Rev	C

18/00299/FUL

Land At
Barnwood Link Road
Gloucester

Planning Committee 05.06.2018



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Abbeydale

18/00158/FUL RHIAM
25 The Wheatridge Gloucester GL4 4DQ
Two storey side extension
G3Y 10/04/2018

18/00284/FUL SHANE
2 Oxmoor Gloucester GL4 5XW
Single Storey Side and Rear Extension to Replace Existing Conservatory
G3Y 02/05/2018

Abbeymead

18/00380/PDE SHANE
4 Angelica Way Gloucester GL4 5WJ
Single storey extension to rear (5.3m depth. 4.m height, 2.2m eaves height)
ENOBJ 15/05/2018

Barnwood

17/01446/FUL SHANE
23 Barnwood Avenue Gloucester GL4 3AB
Single storey extension to front, side and rear, with parapet wall. Works to facilitate loft conversion (1no. dormer at front, 1no. dormer at rear and change from a hipped roof to a pitch roof with gable end)
G3Y 13/04/2018

18/00083/ADV ANAPE
Sainsbury's Supermarket Barnett Way Gloucester GL4 3RT
Installation of 12 no. non-illuminated signs in relation to the proposed hand car wash.
GFY 19/04/2018

18/00160/LAW RHIAM

14 Whitewell Close Gloucester GL4 3TT

Single storey rear extension to create a family room

LAW 06/04/2018

18/00168/FUL SHANE

21 Pinery Road Gloucester GL4 3FL

Single storey extension to rear of property and conversion of garage.

G3Y 06/04/2018

18/00171/FUL RHIAM

5 Chester Road Gloucester GL4 3AX

Demolition of existing outbuildings and construction of an attached garage to the side/ rear of the property.

G3Y 17/04/2018

18/00225/FUL FEH

Unit 1 - 7 Chancel Close Gloucester GL4 3SN

Repair work and elevation Improvement -

1. The over clad of existing brickwork piers / facade
2. The removal and replacement of the glazed facade system, old canopy and timber panels to front elevation office areas with a new curtain walling system, coloured infill panels and updated glazed canopy.
3. Replacement of existing bi-fold shutter doors with new rolling shutter loading door.

G3Y 27/04/2018

18/00287/TPO JJH

Wellingtonia Gardens Gloucester

Remove minor dead wood (100mm) within the crown. Crown lift lower branches to give 2m clearance from ground level.

TPDECS 05/04/2018

18/00336/JPA FEH

Former Royal Mail Sorting Office Eastern Avenue Gloucester GL4 3AA

Prior approval for the change of use from B1(a) office to residential use class C3 forming 14 two bed flats and 34 one bed flats. Net reduction in vehicle movements. Contamination, No Known risks - No planned excavation on site.

GPA 15/05/2018

Barton & Tredworth

17/00586/COU

FEH

64 - 68 High Street Gloucester GL1 4SR

Change of use from A1 retail to 3 new apartments within the existing building envelope. Demolition of vehicle workshop and construction of 3 x 2 bedroom dwellings (amended description and plans)

G3Y 03/05/2018

17/01135/FUL

RHIAM

11 Falkner Street Gloucester GL1 4SG

Two storey rear and side extension

G3Y 02/05/2018

17/01403/FUL

CJR

Al Ashraf Primary School Stratton Road Gloucester GL1 4HD

Proposed security fencing to playground perimeter.

G3Y 02/05/2018

18/00165/FUL

ANAPE

Former 32-34 Massey Road Gloucester GL1 4LQ

Demolition of existing building and erection of 4no. flats with associated pedestrian access and hard and soft landscaping.

G3Y 27/04/2018

18/00314/FUL

RHIAM

205-211 Barton Street Gloucester GL1 4HY

Demolition of existing rear extension. Construction of new single storey extension and entrance to rear of shop. Modification of car parking layout.

G3Y 09/05/2018

18/00346/CONDIT

216 - 218 Barton Street Gloucester GL1 4HH

Discharge of condition 4 (archaeology) of permission 15/01567/FUL

PADIS 09/04/2018

18/00434/CONDIT CJR
101 High Street Gloucester GL1 4SY
Discharge of condition 6 (Construction Method Statement) on planning
permission 17/00567/FUL.
ALDIS 08/05/2018

Coney Hill

18/00172/LAW RHIAM
18 Savernake Road Gloucester GL4 6BQ
Single storey domestic rear extension
LAW 10/04/2018

Elmbridge

17/01441/FUL RHIAM
74 Merevale Road Gloucester GL2 0QZ
Two storey side extension and single storey rear extension.
G3Y 22/05/2018

18/00149/FUL SHANE
58 Cheltenham Road Gloucester GL2 0LX
Side dormer and Velux to facilitate loft conversion. New garden Store
G3Y 13/04/2018

18/00185/FUL SHANE
10 Ogbourne Close Gloucester GL2 0HU
Part two storey, part single storey, side and rear extension.
G3Y 10/04/2018

18/00331/FUL RHIAM
124 Elmbridge Road Gloucester GL2 0PH
Proposed pitched roof dormer on side elevation.
G3Y 02/05/2018

18/00361/FUL RHIAM
30 Sisson Road Gloucester GL2 0RA
Single storey and two storey rear extension along with the insertion of two windows on side elevation of existing dwelling.
G3Y 18/05/2018

Grange

17/01374/FUL RHIAM
219 Tuffley Lane Gloucester GL4 0NY
Dropped Kerb
G3Y 05/04/2018

18/00069/FUL RHIAM
4 Charlecote Avenue Gloucester GL4 0TH
Dormer window extension on front and rear elevation of the property.
G3Y 17/04/2018

18/00103/ADV SHANE
Pike and Musket 39 Windsor Drive Gloucester GL4 0QL.
New signage to replace the existing
GFY 04/04/2018

18/00176/FUL RHIAM
31 Althorp Close Gloucester GL4 0XP
Erection of a conservatory on the rear elevation, altered positioning of fence to include dwarf retaining wall with new screen fence.

REF 21/05/2018

18/00227/PDE RHIAM
29 Osborne Avenue Gloucester GL4 0QN
Single storey rear flat roof extension measuring 4 metres in depth and 2.6 metres in height.
ENOBJ 04/04/2018

Hucclecote

17/01258/FUL	SHANE
39B Churchdown Lane Gloucester GL3 3QH	
2 storey extension and loft conversion.	
G3Y	27/04/2018
17/01321/FUL	SHANE
25A Green Lane Gloucester GL3 3QU	
Two storey extension at the front of dwelling and amendments to single storey structures at the side and rear of the dwelling.	
G3Y	27/04/2018
18/00042/CONDIT	CJR
Hucclecote Centre Churchdown Lane Gloucester GL3 3QN	
Discharge of conditions 17, 18 and 19 on planning permission ref. 11/00742/OUT	
ALDIS	25/04/2018
18/00050/FUL	SHANE
44 Lynton Road Gloucester GL3 3HX	
Two storey side extension	
G3Y	03/04/2018
18/00166/CONDIT	CJR
Allcooper Security 7 Hucclecote Road Gloucester GL3 3TQ	
Discharge of conditions 4 (construction method statement) and 5 (environmental management system) of planning permission 16/00753/FUL.	
ALDIS	18/04/2018
18/00169/FUL	SHANE
17 Billbrook Road Gloucester GL3 3QS	
Conservatory at the rear	
G3Y	06/04/2018

18/00202/FUL	RHIAM
16 Cousley Close Gloucester GL3 3RN	
First floor side extension and porch to front of property.	
G3Y	13/04/2018
18/00247/CONDIT	CJR
Hucclecote Centre Churchdown Lane Gloucester GL3 3QN	
Discharge of conditions 17 (heritage/archaeology), 18 (heritage/archaeology) and 19 (heritage/archaeology) on planning permission ref. 11/00742/OUT.	
ALDIS	24/04/2018
18/00260/ADV	CJR
Aldi Stores Ltd 7 Hucclecote Road Gloucester GL3 3TQ	
1x internally illuminated wall mounted sign (Sign A), 1x building entrance sign (Sign B), 1x internally illuminated external double poster frame (Sign C), 1x Freestanding internally illuminated double pole sign (Sign D).	
GFY	27/04/2018
18/00285/FUL	SHANE
35 Mayfield Drive Gloucester GL3 3DS	
Single storey rear extension and double storey side extension	
REFUSE	11/05/2018
18/00298/FUL	RHIAM
21 Churchdown Lane Gloucester GL3 3QH	
Loft Conversion and gable end extension.	
G3Y	03/05/2018
18/00399/NMA	RHIAM
24 Barnacre Drive Gloucester GL3 3DQ	
Non material amendment to planning permission 17/01280/FUL to extend hallway, bringing ground floor extension in line with first floor extension.	
NOB	02/05/2018

Kingsholm & Wotton

17/00979/FUL	RHIAM
100 Oxford Road Gloucester GL1 3EE	
Retrospective permission for a dormer window (2no. rooflights to be removed)	
REF	25/04/2018
17/01363/FUL	SHANE
Sandhurst Cottage Sandhurst Lane Gloucester GL2 9AB	
2 Storey exstention to provide additional living room and two additional bedrooms and bathroom	
WDN	16/04/2018
17/01393/FUL	SHANE
Hillfield House 5 Denmark Road Gloucester GL1 3LD	
New wall and automatic entrance gate	
G3Y	01/05/2018
17/01394/LBC	SHANE
Hillfield House 5 Denmark Road Gloucester GL1 3LD	
New wall and automatic entrance gate	
G3L	01/05/2018
18/00245/FUL	SHANE
50 Heathville Road Gloucester GL1 3JB	
Conversion of integral garage to habitable room (within already approved extensions) and 1st storey side extension (Resubmission of previous scheme under application reference: 17/01014/FUL)	
REFUSE	26/04/2018
18/00266/LAW	RHIAM
24 Estcourt Road Gloucester GL1 3LG	
Loft conversion, new dormer, single storey side extension and removal of partial hip to main roof.	
G3Y	15/05/2018

18/00271/TPO

JJH

St Margarets London Road Gloucester

Yew group (2) - located at side gate entrance - Lift lower crowns to 3M over foot path. Black Pine - located at front road side - Remove storm damaged limbs within upper crown - remove major deadwood. Beech - located at side lawn over garden - Lift lower crown over garden to 4M Small Sycamore - located along fence under Walnut Tree – Remove Magnolia - located at front - Remove branches rubbing on building Crab Apple -located at front - Tree is Dead - Fell to ground level

TPDECS 06/04/2018

18/00376/LAW

SHANE

23 Hinton Road Gloucester GL1 3JS

Single Storey Extension to rear of property

LAW 22/05/2018

18/00416/TPO

JJH

6 Greville Close Gloucester GL2 9RG

Re-pollarding.

TPDECS 27/04/2018

Kingsway

18/00341/LAW

SHANE

41 Mona Avenue Kingsway Quedgeley Gloucester GL2 2ET

Single storey extension to rear of property

LAW 16/05/2018

Longlevens

17/01422/FUL

SHANE

17 Rodney Close Gloucester GL2 9DG

Side and rear single storey extension to bungalow

G3Y 05/04/2018

18/00039/FUL	RHIAM
66 Kendal Road Gloucester GL2 0ND	
Extension of fence to the side of the property to incorporate additional garden space.	
REF	20/04/2018
18/00135/FUL	RHIAM
60 Park Avenue Gloucester GL2 0EQ	
First floor side extension.	
G3Y	04/04/2018
18/00143/FUL	SHANE
171 Longford Lane Gloucester GL2 9HD	
Single Storey Extension	
G3Y	20/04/2018
18/00159/FUL	SHANE
8 Cotswold Gardens Gloucester GL2 0DR	
Part two storey, part single storey, front, side and rear extensions	
G3Y	05/04/2018
18/00182/FUL	SHANE
73 Estcourt Road Gloucester GL1 3LX	
Proposed rear single storey extension to replace conservatory.	
G3Y	20/04/2018
18/00226/LAW	RHIAM
21 Mandeville Close Gloucester GL2 0EY	
Single storey rear extension, and loft conversion to include three rooflights on the front elevation and a dormer window extension to the rear.	
LAW	20/04/2018

18/00228/FUL		FEH
Innsworth Lane Park Innsworth Lane Gloucester		
Siting of steel container for storage of equipment.		
G3Y	14/05/2018	
18/00239/PDE		RHIAM
29 Church Road Gloucester GL2 0AB		
Single storey rear extension measuring 7 metres in depth, 2.3 metres to the eaves and 3.2 metres to the highest point of the extension.		
ENOBJ	04/04/2018	
18/00274/FUL		RHIAM
41 Windermere Road Gloucester GL2 0LZ		
Single storey and two storey side and rear extensions.		
G3Y	03/05/2018	
18/00275/NMA		RHIAM
39 Windermere Road Gloucester GL2 0LZ		
Alter rear single storey flat roof extension into a lean to roof. Alter first floor bedroom window to accommodate the lean to roof.		
ROS96	04/04/2018	
18/00282/FUL		SHANE
46 Wellsprings Road Gloucester GL2 0NJ		
Two storey side and rear extension with single storey flat roof extension at rear		
G3Y	11/05/2018	
18/00289/FUL		SHANE
32A Oxstalls Drive Gloucester GL2 9DB		
Proposed first floor extension of existing detached garage, to create home office/workshop		
G3Y	18/05/2018	

18/00293/FUL RHIAM

18 Innsworth Lane Gloucester GL2 0DA

Two storey side extension and two storey and single storey rear extension.

G3Y 11/05/2018

18/00305/NMA ADAMS

Debenhams Sports Ground Estcourt Road Gloucester

Non material amendment to plans approved under permission ref. 16/01242/FUL (varied outline permission) and 17/00224/REM (reserved matters approval) to relocate lamp post

NOS96 18/05/2018

18/00337/FUL RHIAM

6 Gilbert Road Gloucester GL2 0TR

First floor extension on front elevation above existing garage.

REF 17/05/2018

18/00338/FUL RHIAM

58 Wellsprings Road Gloucester GL2 0NJ

Single storey extension to the side and rear of the property.

G3Y 02/05/2018

18/00379/NMA RHIAM

Milestone School Longford Lane Gloucester GL2 9EU

Non material amendment to planning permission 16/00322/FUL for the insertion of two new doors added to Elevation B, an additional window added to elevation D and window cill to WG06 raised.

NOB 02/05/2018

18/00449/PDE SHANE

114 Innsworth Lane Gloucester GL2 0DF

Single storey rear extension (depth 3.2m, height 3.6m, eaves height 2.3m)

ENOBJ 15/05/2018

Matson & Robinswood

17/01296/CONDIT SHANE
Edward Massey Gardens 68 Garnalls Road Gloucester
Discharge of conditions 7, 8, 9, 10, 12, 13, 14 & 15 of application 16/01583/FUL
ALDIS 17/04/2018

18/00157/FUL SHANE
4 Withy Mews Cotteswold Road Gloucester GL4 6RE
Removal of Condition 3 from application 15/00856/FUL
G3Y 03/04/2018

18/00173/PDE SHANE
29 Finlay Road Gloucester GL4 6TW
Single storey rear extension to replace existing conservatory. (depth 3.8 metres, height 3.3 metre, eaves height 2.3 metres)
ENOBJ 26/04/2018

18/00223/LAW SHANE
49 Marlstone Close Gloucester GL4 6ES
Conversion of existing integral garage to provide a relocated kitchen
LAW 20/04/2018

18/00454/PDE SHANE
73 Matson Lane Gloucester GL4 6EE
Single storey rear extension (depth 4m, height 4m)
ENOBJ 21/05/2018

Moreland

18/00088/COU ANAPE
Co-operative Phamacy 94 Linden Road Gloucester GL1 5HE
Change of use of first and second floors from retail storage to a 3 bedroom dwelling (Use Class C3) plus erection of a two storey side and single storey rear extension.
G3Y 27/04/2018

18/00203/FUL RHIAM

Aldi Stores Ltd Unit 1 Clifton Road Gloucester GL1 5BJ

New external plant and extended plant enclosure required by the internal refurbishment of the ALDI food store

G3Y 11/05/2018

18/00241/LAW RHIAM

224 Linden Road Gloucester GL1 5JE

Single Storey Rear Extension

LAW 24/04/2018

18/00342/FUL SHANE

255 Stroud Road Gloucester GL1 5JZ

Proposed single storey extension at rear

G3Y 16/05/2018

Podsmead

16/00360/ADV SHANE

239 Bristol Road Gloucester GL1 5TL

Signage on frontage of building

GFY 04/04/2018

18/00040/FUL ANAPE

Crypt School Podsmead Road Gloucester GL2 6AE

Removal of temporary changing room building; erection of a new changing room pavilion; provision of an additional hard court; alterations to the car park layout and installation of floodlighting.

G3Y 26/04/2018

18/00123/CONDIT ANAPE

239 Bristol Road Gloucester GL1 5TL

Discharge of conditions 3 (traffic management plan) and 6 (noise management plan) of planning permission 16/00359/FUL.

ALDIS 20/04/2018

18/00177/FUL SHANE
25 Podsmead Road Gloucester GL1 5PB
Two storey side extension, single storey rear extension and amendments to porch
G3Y 20/04/2018

Quedgeley Fieldcourt

18/00045/LAW RHIAM
3 Meerbrook Way Quedgeley Gloucester GL2 4QE
Conversion of existing integral garage to form study/music room
LAW 18/04/2018

18/00248/LAW RHIAM
35 Farriers End Quedgeley Gloucester GL2 4WA
Single storey rear extension.
LAW 27/04/2018

18/00427/PDE SHANE
66 Swannington Drive Kingsway Quedgeley Gloucester GL2 2HD
Single storey rear extension (depth 3.05m, height 3m, eaves height 2.25m)
G3Y 10/05/2018

18/00495/DCC FEH
Waterwells Primary Acadamy Boulmer Avenue Kingsway Quedgeley
Installation of two temporary classroom units with associated works.
NOB 02/05/2018

Quedgeley Severnvale

18/00016/PDE
59 Carters Orchard Quedgeley Gloucester GL2 4WB
Rear extension (alterations) (2.1 metres to the eaves, 3.7 metres to the
highest point of the extension and 4 metres in depth).
ENOBJ 03/04/2018

18/00087/LAW SHANE
9 Hasfield Close Quedgeley Gloucester GL2 4GJ
Conversion of Existing Garage into Office with the insertion of a new window
in Lieu of garage door

G3Y 04/04/2018

18/00255/FUL RHIAM
5 Acer Grove Quedgeley Gloucester GL2 4TH
Single storey side extension

G3Y 24/04/2018

18/00363/LAW SHANE
3 Eldersfield Close Quedgeley Gloucester GL2 4FZ
Single storey extension to provide enlarged kitchen and garden room

RELAWZ 18/05/2018

Tuffley

17/00738/FUL RHIAM
186 Tuffley Lane Gloucester GL4 0PB
Proposed two storey side and rear extension & allied internal alterations.

REF 04/04/2018

18/00096/FUL RHIAM
23 Tuffley Lane Gloucester GL4 0DT
Two storey rear extension

G3Y 03/04/2018

18/00217/FUL SHANE
26 Awdry Way Gloucester GL4 0LN
Single storey extension to rear of property.

G3Y 19/04/2018

18/00295/FUL RHIAM
48 Firwood Drive Gloucester GL4 0AD
Retrospective Application for the installation of roller shutter door to replace previous gates.
REF 04/05/2018

18/00333/LAW SHANE
8 Gurney Avenue Gloucester GL4 0YL
Single storey rear extension to replace existing conservatory
LAW 21/05/2018

Westgate

15/00462/CONDIT CJR
Tesco Supermarket St Oswalds Road Gloucester GL1 2SR
Details required by Condition 15 of permission 11/00873/FUL relating to samples of building materials
NPW 05/04/2018

16/01101/CONDIT ADAMS
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By
Discharge of Condition Nos 5 (structural and condition survey), 16 (repair and restoration method statement - Engine House) and 21 (Engine House fenestration) of Listed Building Consent ref: 15/01152/LBC
PADIS 16/05/2018

17/00559/CONDIT ADAMS
Former Gloscat Brunswick Road Gloucester
Discharge of condition 29 (public art - outstanding information) of permission ref. 15/00362/FUL
ALDIS 16/05/2018

17/01033/CONDIT	ADAMS
Block E Former Gloscat Brunswick Road Gloucester	
Discharge of Condition Nos 3 (code level pre-assessment), 5 (materials), 6 (window reveals), 8 (flues), 12 (levels), 14 (drainage), 16 (noise mitigation), 17 (pollution strategy), 19 (archaeological work), 20 (foundation design) and 22 (construction method statement) on Planning Permission Ref: 16/00930/FUL	
ALDIS	09/05/2018
17/01385/FUL	FEH
61 Southgate Street Gloucester GL1 1TX	
Change of use of first and second floors from part dwelling/retail shop storage to 3no. flats.	
G3Y	27/04/2018
17/01386/LBC	FEH
61 Southgate Street Gloucester GL1 1TX	
Change of use of first and second floors from part dwelling/retail shop storage to 3no. flats and associated works to Listed Building	
GLB	27/04/2018
18/00059/FUL	RHIAM
137 Hempsted Lane Gloucester GL2 5LA	
Alterations and extension to existing dwelling including a single storey rear extension and loft conversion. Construction of a new garage and altered landscaping.	
G3Y	04/04/2018
18/00072/LBC	ANAPE
47 Brunswick Road Gloucester GL1 1JS	
Change of use of ground, first, second and third floors from offices (Use Class B1) to a 6 bedroom House of Multiple Occupation (Use Class C4) to include minor internal remodelling and new timber framed doors and windows on the rear elevation to replace existing UPVC openings (as revised).	
G3L	20/04/2018

18/00133/JPA	FEH
Lister House Station Road Gloucester	
Prior approval to change part of the first floor from offices (B1) to 6 x 1 bedroom flats (C3)	
NRPR	27/04/2018
18/00145/FUL	ADAMS
Llanthony Priory Llanthony Road Gloucester	
Variation of condition 2 of permission ref. 15/01271/FUL to amend the landscape and drainage proposals	
G3Y	24/05/2018
18/00154/LBC	RHIAM
Lloyds 19 Eastgate Street Gloucester GL1 1NU	
Replace 1No existing internal ATM with a new ATM unit.	
GLB	03/04/2018
18/00186/FUL	RHIAM
14 Honeythorn Close Gloucester GL2 5LU	
Alterations and conversion of existing garage for the benefit of a disabled relative.	
G3Y	01/05/2018
18/00194/CONDIT	FEH
25 Park Road Gloucester GL1 1LH	
Discharge of conditions 4 (flood resistance and resilience measures) and condition 5 (flood evacuation and management plan) of permission 17/01011/COU.	
ALDIS	11/04/2018
18/00201/ADV	RHIAM
Westgate Service Station 209 Westgate Street Gloucester GL1 2RN	
Various signage at Westgate service station.	
GFY	13/04/2018

18/00224/FUL ADAMS
Gloucester Quays Designer Outlet St Ann Way Gloucester GL1 5SH
Installation of entrance doors to covered mall and associated minor alterations.

G3Y 09/05/2018

18/00244/FUL RHIAM
84 Hempsted Lane Gloucester GL2 5JS

Two storey side and rear extension.

G3Y 22/05/2018

18/00257/REM ADAMS
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By
Application for reserved matters of appearance and layout for a revised
Phase D (Phase D1) pursuant to outline permission 15/01625/FUL

AR 09/05/2018

18/00269/TRECON JJH
Flat 1 St Bartholomews 57 Park Road Gloucester GL1 1LR

Laburnum located at the bottom of the car park - reduce all round by 1 M
London Plane located in the car park-Lift lower crown to 5M/thin each tree by 25%.

TCNOB 06/04/2018

18/00307/NMA ADAMS
Land At Bakers Quay, Llanthony Wharf, And Monkmeadow Bounded By
Non material amendment to details approved under planning permission
ref. 16/00634/FUL

NOS96 03/05/2018

18/00310/LBC FEH
Gloucester Guildhall 23 Eastgate Street Gloucester GL1 1NS

Dismantling of existing partitions forming a lighting and sound booth, and
revealing existing cornice detailing to the perimeter of the walls, and
installing a low level stage and seating for approximately 38 people.

GLB 11/05/2018

18/00351/FUL FEH
Ground Floor Southgate House Southgate Street Gloucester
Reconfiguration of the car park, to provide an additional 6 no. car parking spaces (revised description and amended plans)

G3Y 23/05/2018

18/00368/FUL SHANE
144 Eastgate Street Gloucester GL1 1QU

New shopfront and signage

G3Y 23/05/2018

18/00372/LAW SHANE
82 Hempsted Lane Gloucester GL2 5JS

Demolition of existing dilapidated Porch and its replacement with a new Porch. Render to bay window.

LAW 22/05/2018

18/00431/DCC FEH
Former Public Convenience Adjacent 20 Berkeley Street Gloucester

Conversion of redundant public conveniences to house electrical sub-station to provide upgraded supply to Shire Hall complex.

NOB 26/04/2018

18/00432/DCC FEH
Gloucestershire County Council Shire Hall Westgate Street Gloucester GL1

Ground floor extension to block 4 to create additional office accommodation.

OBS 30/04/2018

18/00435/CONDIT ADAMS
Land At Bakers Quay, Llanthony Wharf, And Monkmeadow Bounded By
Discharge of Condition 27 (bird and bat boxes) of permission ref. 16/00634/FUL

PADIS 21/05/2018

18/00475/CONDIT

ADAMS

National Waterways Museum The Docks Gloucester GL1 2EH

Discharge of Conditions 5 (relocation of historic post box) and 7
(Archaeological Watching Brief) of permission ref. 17/00999/FUL

ALDIS 18/05/2018

18/00521/EIA

ADAMS

Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By

Environmental Impact Assessment (EIA) screening opinion.

SCR 15/05/2018

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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