



Gloucester City Council

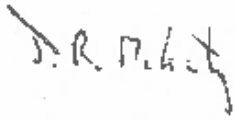
Planning Committee

Meeting: Tuesday, 3rd July 2018 at 6.30 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 - 10) To approve as a correct record the minutes of the meeting held on 5 th June 2018.
4.	LATE MATERIAL Please note that any late material relating to the applications detailed below will be published on the Council's website as a supplement in the late afternoon of the day of the meeting.
5.	112 THE WHEATRIDGE EAST - 18/00470/FUL (Pages 11 - 20) Application for determination:- Erection of detached three bed bungalow including parking for new and existing dwelling.
6.	DELEGATED DECISIONS (Pages 21 - 32) To consider a schedule of applications determined under delegated powers during the month of May 2018.
7.	DATE OF NEXT MEETING Tuesday, 7 th August 2018 at 6:00 pm.

A handwritten signature in dark ink, appearing to read 'J. R. McGinty', is positioned in the upper left corner of the page.

Jon McGinty
Managing Director

Date of Publication: Monday, 25 June 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 <ul style="list-style-type: none"> (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) – <ul style="list-style-type: none"> (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 – <ul style="list-style-type: none"> (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – <ul style="list-style-type: none"> 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.

Access to Information

Agendas and reports can be viewed on the Gloucester City Council website: www.gloucester.gov.uk and are available to view five working days prior to the meeting date.

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

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

Recording of meetings

Please be aware that meetings may be recorded. There is no requirement for those wishing to record proceedings to notify the Council in advance; however, as a courtesy, anyone wishing to do so is advised to make the Chair aware before the meeting starts.

Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the Public and Press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.

FIRE / EMERGENCY EVACUATION PROCEDURE

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:

- 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.

Copyright Notice for viewing documents via Public Access

Planning application information submitted to the Council is protected by the Copyright Acts (Section 47, 1988 Act). You may only use material which is downloaded and/or printed for consultation purposes, to compare current applications with previous schemes and to check whether developments have been completed in accordance with approved plans. Further copies must not be made without the prior permission of the copyright owner. If you link to Public Access you have acknowledged that you have read, understood and agree to the copyright and other limitations.

Gloucester City Council reserve the right to remove or not display certain planning application information for the confidentiality or other reasons.

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.

This page is intentionally left blank



PLANNING COMMITTEE

MEETING : Tuesday, 5th June 2018

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

Officers in Attendance

APOLOGIES : Cllrs. Lewis and Hansdot

1. DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2. APPOINTMENT OF CHAIR AND VICE-CHAIR

RESOLVED that the appointments of Councillor Taylor as Chair and Councillor Lewis as Vice-Chair for the 2018/19 Civic Year be confirmed.

3. MINUTES

The minutes of the meeting held on 1st May 2018 were confirmed and signed by the Chair as a correct record.

4. LATE MATERIAL

There was no late material in respect of the following applications.

5. UNIVERSITY OF GLOUCESTERSHIRE, OXSTALLS LANE - 18/00320/FUL

Councillor Lugg was not present during the consideration of this application.

The Principal Planning Officer presented the report which detailed an application for the variation of Condition 46 of permission ref. 16/01242/FUL to amend the implementation timescale for the junction works at the Cheltenham Road/ OxstallsLane/Site Access.

PLANNING COMMITTEE
05.06.18

Stephen Marston, Vice-Chancellor of the University of Gloucestershire addressed the Committee in favour of the application.

The Chair moved that the application be determined in accordance with the officer's recommendation and was seconded in several places.

RESOLVED that a new Outline Planning Permission be 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 approved plan 8150436/6006 Rev.C **prior to any development of the business school in excess of 5,350 m² (Phase 1).***

and subject to completion of a deed of variation to secure the terms of the Section 106 Agreement associated with 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 any such additional provisions in the proposed planning obligation that may be deemed necessary by the Planning Technical Manager.

6. LAND AT BARNWOOD LINK ROAD - 18/00299/FUL

The Principal Planning Officer presented the report which detailed an application for the 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.

The Chair moved that the application be determined in accordance with the officer's recommendation and was seconded in several places.

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

7. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the months of April and May 2018.

RESOLVED that the schedule be noted.

8. DATE OF NEXT MEETING

Tuesday, 3rd July 2018 at 6.30 pm

PLEASE NOTE the change of start time to accommodate a Member Training session to start at 5.30 pm that evening.

PLANNING COMMITTEE
05.06.18

Time of commencement: 6.00 pm
Time of conclusion: 6.20 pm

Chair

This page is intentionally left blank

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	July 3 rd 2018
Address/Location:	112 The Wheatridge East Gloucester GL4 5DP
Application No:	18/00470/FUL
Ward:	Abbeydale
Expiry Date:	06.06.2018
Extension of time:	10.07.2018
Applicant:	West Country Developers Ltd
Proposal:	Erection of detached three bed bungalow including parking for new and existing dwelling (amended description and plan)
Report by:	Fiona Ristic
Appendices:	<ol style="list-style-type: none"> 1. Location plan 2. Proposed site plan and elevations <p>This application has been called to planning committee by Councillor Andrew Gravells to assess the impacts of the revised proposal on the amenity of neighbours.</p>

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located to the south-west of The Wheatridge East. The site is located to the rear of 110 The Wheatridge East and to the side of 112 The Wheatridge East and is currently overgrown land under the ownership of number 112. It is fenced off separately from the rear garden of 112. None of the trees on site are covered by Tree Preservation Orders. The site has permission (granted 2016) for the demolition of the existing outbuildings and the erection of a detached single storey 2 bed roomed dwelling with vehicular access and parking. This application is an amended design for a 3 bedroom dwelling. The footprint is the same as the previously approved dwelling except for the addition of a 3rd bedroom in the location previously proposed to be two parking spaces.
- 1.2 The applicant has accommodated the two displaced parking spaces to the rear of the original dwelling (112). The application would therefore provide two spaces for 112 at the rear of the site and two spaces for the new dwelling within the application site in front of the third bedroom. The applicant proposes to retain an existing boundary hedge with new native hedge planting creating a screen between the side of 110 and the new access drive.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
07/01424/FUL	Erection of 2 no. link detached dwellings with associated parking and alterations to existing vehicular access.	Refused	15.01.2008

08/00870/FUL	Erection of 2 no. detached bungalows with associated parking and formation of vehicular and pedestrian access.	Refused	30.07.2008
16/00851/FUL	Removal of existing outbuildings and erection of 1 x single storey 2 bedroomed dwelling with vehicular access and parking	Granted	30.09.2016

3.0 RELEVANT PLANNING POLICY

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 (Main Modifications) include:

SD3 – Sustainable design and construction

SD4 – Design requirements

SD10 – Residential development

SD11 – Housing mix and standards

SD14 – Health and environmental quality

INF1 – Transport network

INF2 – Flood risk management

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 application can be dealt with by Highways Standing advice
- 4.2 **Severn Trent Water** - As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 7 Neighbouring properties were notified in writing and 2 site notices were erected.

- 5.2 There were 4 letters of objection on the original plans raising the following concerns:

- Access lane – Concerned about the narrow width between 110 and 112 and potential Damage to 110 with vehicles carrying heavy loads of building materials. Access needs to be gained from the field when it is developed.

Response – The applicant has no right of access to the rear. The access is the same as that approved in the previous application.

- Noise – If the development is permitted there could be motor bikes, pedestrians, within inches of our windows creating noise and pollution. The traffic will make the garden of 110 unusable as well as the noise of people living there and cars travelling up and down.

Response – There are many examples of backland dwellings in the city and the impact from comings and goings is unlikely to be significantly different from the approved application.

- Drainage - Our sewage and drainage cross over 112 at the rear joining number 112 Inspection chamber so question how development would affect drainage.

Response – There are no objections from Severn Trent Water in terms of drainage

- Wildlife currently in the area

Response – The area is currently overgrown domestic garden land

- Off street parking for existing bungalow – No off street parking for the existing bungalow. The bungalow should have 2 off street spaces. The increase in the size of the bungalow would result in an increase in pedestrian and vehicular traffic almost to the level of the original 2 bedroom bungalows proposed. There will be more traffic due to the property being bigger.

Response - the application has been revised since it was originally submitted to provide 2 off street parking spaces for each dwelling

- Character of the area – ripping out the front hedge and creating a curved drive then up along the side of the bungalow.

Response – The design of the front is unchanged from the approved application

- Future – The field behind will be developed before long, why not delay it and have a proper road from the rear without ruining the character of the area.

Response – The LPA has to determine the current application and cannot base a decision on unknown situations.

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.>

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

6.5 Principle

The NPPF at Paragraph 47 requires local planning authorities to demonstrate a 5 Year Housing Land Supply against the relevant housing requirement. Paragraph 49 states that policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development) and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review).

At this point in time the Council can demonstrate a 5 year land supply. This positive housing land supply position means that the housing policies in the Joint Core Strategy can be given full weight.

Policy SD10 of the JCS allows for infilling within the existing built up areas of the City Gloucester. In terms of the broad principles of development, the site is within the built up area of the City, is in a sustainable location for residential use and would contribute to housing supply.

As the site is located within the built up area of the city, the principle of development is considered acceptable in accordance with JCS Policy SD10, subject to assessment against other planning considerations in the remaining sections of this report. It must also be noted that the principle of a new dwelling on this site was accepted under the recent approval for a new dwelling in 2016.

6.6 ***Design, Layout and Landscaping***

The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment., Policy SD4 sets out requirements for high quality design, while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network.

6.7 The proposed dwelling is in the same location as that previously approved with the proposed addition of a third bedroom .This third bedroom would be at the rear of 112. Given that the majority of the design is the same as the approval, this report will focus on the impact of the additional bedroom. The bedroom would have one ground floor window facing towards the boundary hedge, one window in the front elevation and one facing the rear elevation. The extension would measure 2.4m wide, 2.83m deep. There would still be a distance of 2.2m from the side of the dwelling to the boundary with 114. It is considered that the revised design stills retains the low level design suitable for the backland location and would still leave sufficient separation from the side of the bungalow to the boundaries with the neighbouring properties. This design also includes the provision of two parking spaces at the rear of 112. . The location of these spaces still allows sufficient garden space for 112. It is therefore considered that the proposal complies with policies SD.4 and SD.10 of the JCS (2017)

6.8 ***Traffic and transport***

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

6.9 The amended application includes the provision of two parking spaces for the new bungalow in front of the proposed new bedroom and two parking spaces at the rear of 112. The provision of two parking spaces per dwelling provides sufficient off street parking and therefore the proposal would not lead to severe highway impacts and therefore complies with policy INF1 of the JCS (2017).

6.10 ***Residential amenity***

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

6.11 The change between this application and the last approved application is the additional 3rd bedroom. This additional bedroom would still be well separated from the boundary with the neighbouring property. Given that the new property would be sited at the rear of the gardens of 112 and 114 it is not considered that it would significantly impact on the amenity of occupiers using the rear gardens. It is therefore considered that this revised design complies with policy SD.14 of the JCs (2017).

6.12 ***Drainage and flood risk***

The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems.

6.13 The site is located in flood zone 1. An adjoining neighbour has mentioned the drainage across the site but there are no objections to the proposal from Severn Trent subject to the inclusion of a note on the permission. The proposal therefore complies with policy INF2 of the JCS (2017).

6.14 ***Economic considerations***

The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. Further, paragraph 3.1.9 of the JCS identifies that it is important to ensure that sufficient housing is made available to support the delivery of employment and job growth. 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.

6.15 ***Conclusion***

This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

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

7.1 That planning permission is GRANTED subject to the following conditions;

Condition 1

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

Reason

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

Condition 2

The development hereby permitted shall be carried out in accordance with the submitted forms and design and access statement received by the Local Planning Authority on 10th April 2018, and the amended drawing number 1A received by the Local Planning Authority on 21st June 2018.

2018 as well as 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 3

Prior to the commencement of any construction works above DPC level, details or samples of materials to be used externally on walls, roofs, windows and external doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory appearance to the development hereby approved and in accordance with policies SD.4 and SD.14 of the JCS (2017).

Condition 4

Notwithstanding the submitted drawings, the boundary treatments shall not be erected until details of all boundary treatments and means of enclosure to the development have been submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented before the occupation of any part of the development.

Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy and security in accordance with policies SD.4 and SD.14 of the JCS (2017).

Condition 5

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

Reason

To safeguard the amenity of the area in accordance with policy SD.14 of the JCS (2017).

Condition 6

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages/building/extension/dormer windows shall be erected other than those expressly authorised by this permission.

Reason

This is required given the constrained nature of the site and the relationship with neighbouring properties.

Statement of Positive and Proactive Engagement

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

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucester City

Council Building Control Team on 01452 396771 for further information.

Note 2

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Person to Contact: Fiona Ristic (396716)

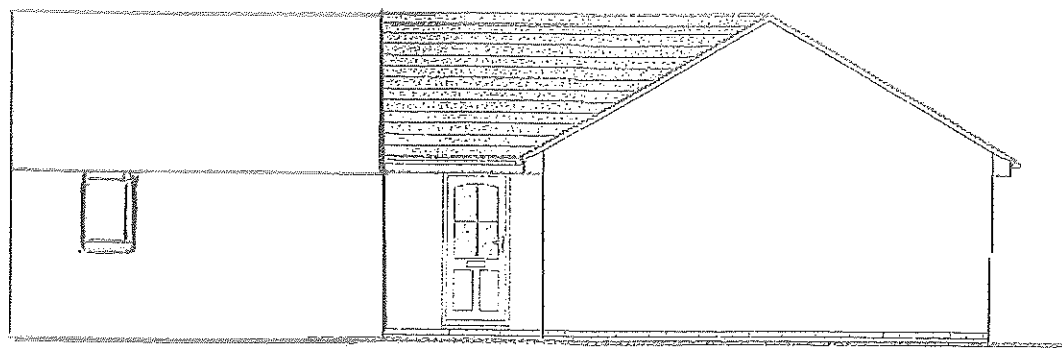


18/00470/FUL

**112 The Wheatridge East
Gloucester
GL4 5DP**

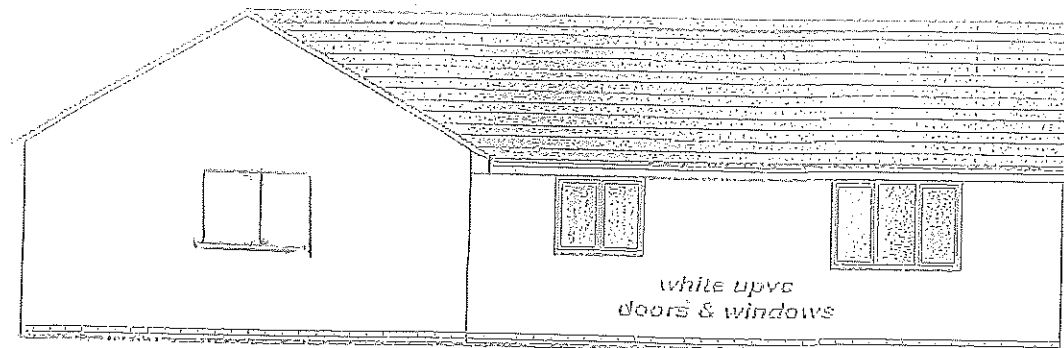
Planning Committee 03.07.2018





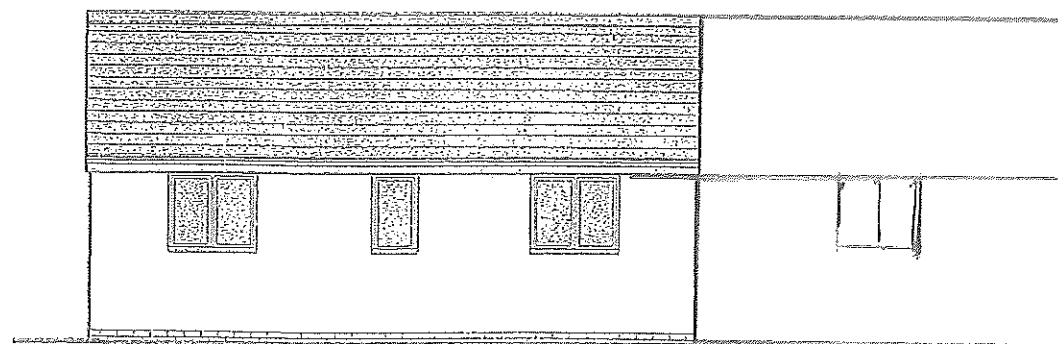
red clay
brickwork
below dpc

PROPOSED FRONT ELEVATION 1:100



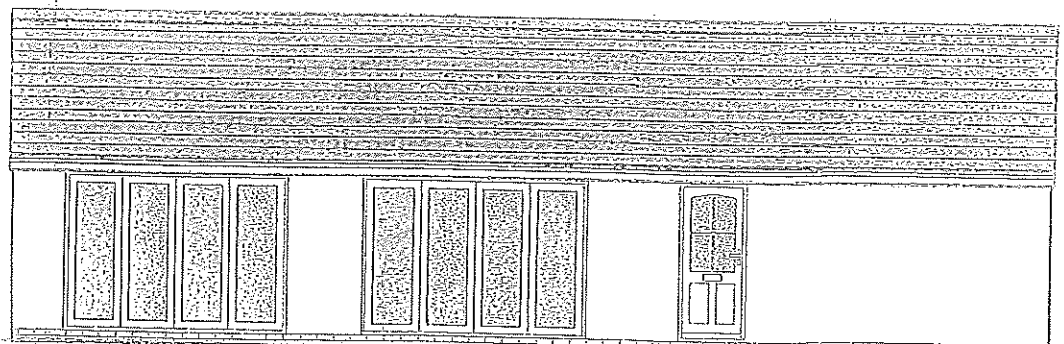
white upvc
doors & windows

PROPOSED SIDE ELEVATION 1:100



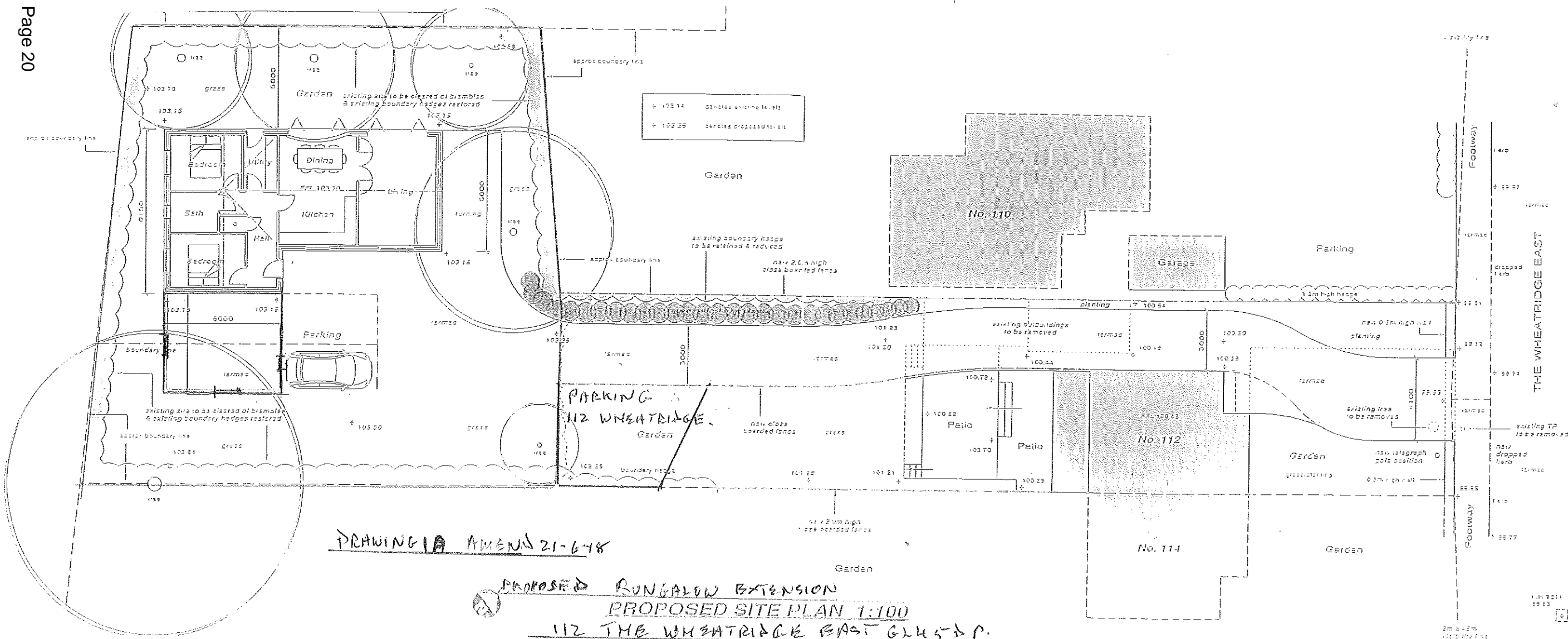
white upvc
doors & windows

PROPOSED REAR ELEVATION 1:100



white upvc
doors & windows

PROPOSED SIDE ELEVATION 1:100



Abbeydale

18/00284/FUL

G3Y

SHANE.

02/05/2018

Single Storey Side and Rear Extension to Replace Existing Conservatory

2 Oxmoor Gloucester GL4 5XW

Abbeymead

18/00380/PDE

ENOBJ

SHANE.

15/05/2018

Single storey extension to rear (5.3m depth. 4.m height, 2.2m eaves height)

4 Angelica Way Gloucester GL4 5WJ

18/00402/FUL

G3Y

SHANE.

30/05/2018

Removal of existing conservatory and erection of new conservatory to rear elevation of property

10 Edgeworth Close Gloucester GL4 4SD

Barnwood

18/00336/JPA

GPA

FEH

15/05/2018

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.

Former Royal Mail Sorting Office Eastern Avenue Gloucester GL4 3AA

17/01132/FUL

G3Y

RHIAM

31/05/2018

Erection of an annexe in the rear garden of 23 Brookfield Road.

23 Brookfield Road Gloucester GL3 3HE

Barton & Tredworth

18/00434/CONDIT

ALDIS

CJR

08/05/2018

Discharge of condition 6 (Construction Method Statement) on planning permission 17/00567/FUL.

101 High Street Gloucester GL1 4SY

17/01403/FUL		
G3Y	CJR	02/05/2018
Proposed security fencing to playground perimeter.		
Al Ashraf Primary School Stratton Road Gloucester GL1 4HD		

18/00314/FUL		
G3Y	RHIAM	09/05/2018
Demolition of existing rear extension. Construction of new single storey extension and entrance to rear of shop. Modification of car parking layout.		
205-211 Barton Street Gloucester GL1 4HY		

17/01135/FUL		
G3Y	RHIAM	02/05/2018
Two storey rear and side extension		
11 Falkner Street Gloucester GL1 4SG		

17/00586/COU		
G3Y	FEH	03/05/2018
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)		
64 - 68 High Street Gloucester GL1 4SR		

Elmbridge

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

18/00359/LAW		
LAW	RHIAM	31/05/2018
Proposed detached garage.		
20 Grafton Road Gloucester GL2 0QW		

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

18/00331/FUL		
G3Y	RHIAM	02/05/2018
Proposed pitched roof dormer on side elevation.		
124 Elmbridge Road Gloucester GL2 0PH		
18/00318/FUL		
G3Y	SHANE.	25/05/2018
Side extension to replace conservatory		
16 Manor Park Gloucester GL2 0HG		
18/00155/FUL		
REFUSE	SHANE.	30/05/2018
Single Storey Rear Extension and Front Porch		
1 Coltman Close Gloucester GL1 3QJ		

Grange

18/00176/FUL		
REF	RHIAM	21/05/2018
Erection of a conservatory on the rear elevation, altered positioning of fence to include dwarf retaining wall with new screen fence.		
31 Althorp Close Gloucester GL4 0XP		

Hucclecote

18/00399/NMA		
NOB	RHIAM	02/05/2018
Non material amendment to planning permission 17/01280/FUL to extend hallway, bringing ground floor extension in line with first floor extension.		
24 Barnacre Drive Gloucester GL3 3DQ		
18/00442/FUL		
G3Y	RHIAM	31/05/2018
Extension of existing attached garage and construction of a dormer window on the front and rear elevation.		
7 Erminster Drive Gloucester GL3 3ER		
18/00298/FUL		
G3Y	RHIAM	03/05/2018
Loft Conversion and gable end extension.		
21 Churchdown Lane Gloucester GL3 3QH		

18/00285/FUL		
REFUSE	SHANE.	11/05/2018
Single storey rear extension and double storey side extension		
35 Mayfield Drive Gloucester GL3 3DS		

Kingsholm & Wotton

18/00376/LAW		
LAW	SHANE.	22/05/2018
Single Storey Extension to Rear of Property		
23 Hinton Road Gloucester GL1 3JS		

18/00110/CONDIT		
ALDIS	ANAPE	24/05/2018
Discharge of conditions 10 and 11 attached to 16/00303/FUL relating to a		
Construction Management Plan and Car Charging Points.		
Former Car Park Wessex House Great Western Road Gloucester GL1 3NG		

18/00266/LAW		
G3Y	RHIAM	15/05/2018
Loft conversion, new dormer, single storey side extension and removal of partial		
hip to main roof.		
24 Estcourt Road Gloucester GL1 3LG		

18/00162/FUL		
G3Y	FEH	30/05/2018
Change of use of the basement to a dwelling (Use Class C3) and the upper		
floors to a sui generis supported housing use, comprising 6 no. studio flats for		
vulnerable adults with communal ancillary accommodation; reinstatement of iron		
railings along the front boundary; rendering of the exposed stonework at		
basement level on the front elevation; reinstatement of a timber-framed sliding		
sash window at ground floor level on the front elevation; improving fanlight and		
all associated internal and external works.		
60 Worcester Street Gloucester GL1 3AG		

17/01394/LBC		
G3L	SHANE.	01/05/2018
New wall and automatic entrance gate		
Hillfield House 5 Denmark Road Gloucester GL1 3LD		

17/01393/FUL		
G3Y	SHANE.	01/05/2018
New wall and automatic entrance gate		
Hillfield House 5 Denmark Road Gloucester GL1 3LD		

17/00388/FUL

G3Y

ANAPE

25/05/2018

Erection of a replacement two-storey dwelling (amended scheme to previous approval).

Cherry Tree Cottage Tewkesbury Road Gloucester GL2 9BE

Kingsway

18/00341/LAW

LAW

SHANE.

16/05/2018

Single storey extension to rear of property

41 Mona Avenue Kingsway Quedgeley Gloucester GL2 2ET

Longlevens

18/00338/FUL

G3Y

RHIAM

02/05/2018

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

58 Wellsprings Road Gloucester GL2 0NJ

18/00449/PDE

ENOBJ

SHANE.

15/05/2018

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

114 Innsworth Lane Gloucester GL2 0DF

18/00461/FUL

G3Y

RHIAM

31/05/2018

Proposed amendments to 17/01263/FUL for an additional rear garden room extension along with the removal of the loft conversion and associated dormer windows.

37 Cheltenham Road Gloucester GL2 0JF

18/00379/NMA

NOB

RHIAM

02/05/2018

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.

Milestone School Longford Lane Gloucester GL2 9EU

18/00385/FUL		
G3Y	RHIAM	24/05/2018
Alterations and extensions to 57 Estcourt Road to include a single storey and two storey rear extension and construction of two rear dormer windows.		
57 Estcourt Road Gloucester GL1 3LX		
18/00443/FUL		
G3Y	SHANE.	30/05/2018
Amendment to 18/00011/FUL		
11 Wellsprings Road Gloucester GL2 0NL		
18/00305/NMA		
NOS96	ADAMS	14/05/2018
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		
Debenhams Sports Ground Estcourt Road Gloucester		
18/00337/FUL		
REF	RHIAM	17/05/2018
First floor extension on front elevation above existing garage.		
6 Gilbert Road Gloucester GL2 0TR		
18/00293/FUL		
G3Y	RHIAM	11/05/2018
Two storey side extension and two storey and single storey rear extension.		
18 Innsworth Lane Gloucester GL2 0DA		
18/00289/FUL		
G3Y	SHANE.	18/05/2018
Proposed first floor extension of existing detached garage, to create home office/workshop		
32A Oxstalls Drive Gloucester GL2 9DB		
18/00228/FUL		
G3Y	FEH	14/05/2018
Siting of steel container for storage of equipment		
Innsworth Lane Park Innsworth Lane Gloucester		
18/00282/FUL		
G3Y	SHANE.	11/05/2018
Two storey side and rear extension with single storey flat roof extension at rear.		
46 Wellsprings Road Gloucester GL2 0NJ		

18/00274/FUL		
G3Y	RHIAM	03/05/2018
Single storey and two storey side and rear extensions.		
41 Windermere Road Gloucester GL2 0LZ		

18/00085/FUL		
G3Y	SHANE.	30/05/2018
Single Storey Side Extension		
9 South Close Gloucester GL2 9HZ		

Matson & Robinswood

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

18/00179/FUL		
REFUSE	SHANE.	24/05/2018
2 Storey front and side extensions plus porch		
The Villa Winnycroft Lane Gloucester GL4 6EG		

Moreland

18/00342/FUL		
G3Y	SHANE.	16/05/2018
Proposed single storey extension at rear		
255 Stroud Road Gloucester GL1 5JZ		

18/00203/FUL		
G3Y	RHIAM	11/05/2018
New external plant and extended plant enclosure required by the internal refurbishment of the ALDI foodstore		
Aldi Stores Ltd Unit 1 Clifton Road Gloucester GL1 5BJ		

Quedgeley Fieldcourt

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

Quedgeley Severn Vale

18/00363/LAW

RELAWZ

SHANE.

18/05/2018

Single storey extension to provide enlarged kitchen and garden room

3 Eldersfield Close Quedgeley Gloucester GL2 4FZ

Tuffley

18/00333/LAW

LAW

SHANE.

21/05/2018

Single storey rear extension to replace existing conservatory

8 Gurney Avenue Gloucester GL4 0YL

18/00295/FUL

REF

RHIAM

04/05/2018

Retrospective Application for the installation of roller shutter door to replace previous gates.

48 Firwood Drive Gloucester GL4 0AD

Westgate

18/00186/FUL

G3Y

RHIAM

01/05/2018

Alterations and conversion of existing garage for the benefit of a disabled relative.

14 Honeythorn Close Gloucester GL2 5LU

18/00435/CONDIT

PADIS

ADAMS

21/05/2018

Discharge of Condition 27 (bird and bat boxes) of permission ref. 16/00634/FUL Land At Bakers Quay, Llanthony Wharf, And Monkmeadow Bounded By Southgate Street, Llanthony City Of Gloucester

18/00561/CONDIT

ALDIS

RHIAM

30/05/2018

Discharge of conditions 5 (noise attenuation scheme) of planning permission 14/00284/FUL which was for the Change of Use of first, second and third floor from single dwelling to 3 apartments.

32 Clarence Street Gloucester GL1 1DP

18/00475/CONDIT		
ALDIS	ADAMS	18/05/2018
Discharge of Conditions 5 (relocation of historic post box) and 7 (Archaeological Watching Brief) of permission ref. 17/00999/FUL		
National Waterways Museum The Docks Gloucester GL1 2EH		
18/00369/ADV		
GFY	SHANE.	25/05/2018
halo illuminated fascia sign, non-illuminated fret cut letters, top illuminated projecting sign		
144 Eastgate Street Gloucester GL1 1QU		
18/00368/FUL		
G3Y	SHANE.	23/05/2018
New shopfront and signage		
144 Eastgate Street Gloucester GL1 1QU		
18/00521/EIA		
SCR	ADAMS	15/05/2018
Environmental Impact Assessment (EIA) screening opinion.		
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Street Llanthony St Ann Way Gloucester		
18/00372/LAW		
LAW	SHANE.	22/05/2018
Demolition of existing dilapidated Porch and its replacement with a new Porch. Render to bay window		
82 Hempsted Lane Gloucester GL2 5JS		
18/00351/FUL		
G3Y	FEH	23/05/2018
Reconfiguration of the car park, to provide an additional 6 no. car parking spaces (revised description and amended plans)		
Ground Floor Southgate House Southgate Street Gloucester		
18/00439/LBC		
GLB	FEH	25/05/2018
Two fascia signs and one menu display board relating to the operation of a Beefeater Restaurant		
Bakers Quay Beefeater St Ann Way Gloucester GL1 5BQ		

18/00307/NMA

NOS96

ADAMS

03/05/2018

Non material amendment to details approved under planning permission ref.
16/00634/FUL

Land At Bakers Quay, Llanthony Wharf, And Monkmeadow Bounded By
Southgate Street, Llanthony City Of Gloucester

18/00310/LBC

GLB

FEH

11/05/2018

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.

Gloucester Guildhall 23 Eastgate Street Gloucester GL1 1NS

18/00244/FUL

G3Y

RHIAM

22/05/2018

Two storey side and rear extension.

84 Hempsted Lane Gloucester GL2 5JS

18/00224/FUL

G3Y

ADAMS

09/05/2018

Installation of entrance doors to covered mall and associated minor alterations
Gloucester Quays Designer Outlet St Ann Way Gloucester GL1 5SH

18/00145/FUL

G3Y

ADAMS

24/05/2018

Variation of condition 2 of permission ref. 15/01271/FUL to amend the landscape
and drainage proposals

Llanthony Priory Llanthony Road Gloucester

17/01377/LBC

GLB

RHIAM

30/05/2018

External alterations including new windows, new rainwater goods, new soil
pipe and new roof light. Internal alterations at second floor level to include
removal of internal partitions, repositioning door to landing, removal of flat ceiling
to new Technology studio and new linings to follow roof line.

Wardle House College Green Gloucester GL1 2LR

17/01033/CONDIT

ALDIS

ADAMS

09/05/2018

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

Block E Former Gloscat Brunswick Road Gloucester

18/00257/REM

AR

ADAMS

09/05/2018

Application for reserved matters of appearance and layout for a revised Phase D (Phase D1) pursuant to outline permission 15/01625/FUL

Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Street Llanthony St Ann Way Gloucester

17/00559/CONDIT

ALDIS

ADAMS

16/05/2018

Discharge of condition 29 (public art - outstanding information) of permission ref. 15/00362/FUL

Former Gloscat Brunswick Road Gloucester

16/01101/CONDIT

PADIS

ADAMS

16/05/2018

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

Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Street Llanthony St Ann Way Gloucester

This page is intentionally left blank