



Gloucester City Council

Planning Committee

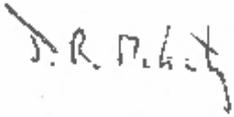
Meeting: Tuesday, 5th March 2019 at 6.00 pm in Civic Suite - North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Derbyshire, 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 - 12) To approve as a correct record the minutes of the meeting held on 5 th February 2019.
4.	LATE MATERIAL Please note that any late material relating to the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day of the meeting.
5.	2, BIRDWOOD CLOSE - 18/01344/FUL (Pages 13 - 18) Application for determination:- Small ground floor extension and first floor extension over part of garage and new area to ground floor at 2, Birdwood Close.
6.	LAND SOUTH OF GRANGE ROAD - 18/00511/REM Application for determination:- Submission of the following reserved matters – layout, scale, appearance and landscaping details for application reference 16/00165/OUT for the erection of 250 dwellings (Use Class C3) with associated infrastructure and open space on land south of Grange Road. PLEASE NOTE THIS APPLICATION HAS BEEN WITHDRAWN FROM THE AGENDA

7.	DELEGATED DECISIONS (Pages 19 - 32) To consider a schedule of applications determined under delegated powers during the month of January 2019.
8.	DATE OF NEXT MEETING Tuesday, 2 nd April 2019 at 6.00pm.



Jon McGinty
Managing Director

Date of Publication: Monday, 25 February 2019

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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HUMAN RIGHTS

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

EQUALITY ACT 2010

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

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PLANNING COMMITTEE

MEETING : Tuesday, 5th February 2019

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

Officers in Attendance

Paul Skelton, Technical Planning Manager

Nick Jonathan, Solicitor, One Legal

Ron Moss, Principal Planning Officer

Rhiannon Murphy, Senior Planning Officer

Tony Wisdom, Democratic Services and Elections Officer

APOLOGIES : Cllr. Finnegan

77. DECLARATIONS OF INTEREST

Councillor Toleman declared a personal interest in Agenda item 6; 37-39 Worcester Street. He retired to the gallery and took no part in the consideration of this application.

78. MINUTES

The minutes of the meeting held on 8th January 2019 were confirmed and signed by the Chair as a correct record.

79. LATE MATERIAL

Late material in respect of Agenda items 5 and 6 had been circulated.

80. 20 GRAFTON ROAD - 18/01411/FUL

The Senior Planning Officer presented the report which detailed an application for proposed detached garages with workshop and garden store (Revised application including amended design, lowered structure and alterations to fence) at 20, Grafton Road.

PLANNING COMMITTEE
05.02.19

She drew Members' attention to the late material which contained a letter of support from Councillor James.

She advised that the garage could be built under permitted development with a maximum height of 4 metres. The previous application had exceeded this by 1.3 metres and the current application exceeded that by 0.9 metres.

Councillor Hyman, Ward Member, addressed the Committee in support of the application.

He stated that the applicant intended to match the roof tiles to those on the main dwelling and the additional height of the garage was required to achieve the necessary pitch. He noted that the application was supported by neighbours.

Mr Julian Priest, the applicant, addressed the Committee in support of the application.

He confirmed that the height of the garage was required in order to achieve the pitch necessary to match the roof tiles of the dwelling. He advised that the building would only be used as a garage with storage. He noted that the proposed fence was lower than some in the surrounding area and was required for security against damage and theft and for the safety of his children who, in the past, had been approached by strangers. He advised that he had submitted a petition of 215 signatures in support of the application.

The Vice-Chair believed that it was not necessary for the roof tiles to match the dwelling from a design perspective but he understood the concerns of Officers regarding the height of the proposed fence.

The Chair stated that he had sympathy with the application as the proposed garage would blend in with the dwelling and surroundings.

A Member noted that the proposed fence was of such a height that any wrong doers in the garden could not be seen from the highway. Another Member concurred but noted that the Police had advised such a fence as a security measure following incidents.

The Chair was advised that should the Committee be minded to grant consent, Officers would recommend conditions to ensure approval of materials before commencement, levels and standard conditions.

The Technical Planning Manager advised that the Committee could issue a split decision to grant consent except for the fence. He noted that the proposed garage building would provide some privacy.

The Chair moved and the Vice-Chair seconded that consent be granted to the application except for the fence and subject to conditions to ensure approval of materials before commencement, levels and standard conditions.

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05.02.19

RESOLVED that planning permission be granted for the application subject to the conditions below with the exception of the proposed 2 metre high fence which is refused as it is considered that it would harm the character and appearance of the area...

RHIANNON: PLEASE LET ME HAVE THE CONDITIONS

81. 37-39 WORCESTER STREET - 18/01395/FUL AND 18/01397/LBC

Councillor Toleman declared a personal interest in this application and he retired to the gallery taking no part in the consideration of this application.

The Principal Planning Officer presented the report which detailed an application for the demolition of a single storey building. Erection of a new four storey building incorporating a Grade 2 listed structure and accommodating nineteen one-bedroom apartments and five two-bedroom apartments at 37-39 Worcester Street.

He amended the application reference number for the Listed Building application to 18/01397/LBC. He drew Members' attention to the late material which contained:-

- Details of revised drawings
- An update from the Lead Local Flood Authority and the Drainage Advisor
- A revised Officer's recommendation.

Mr Dudley Taylor, the operator of Fad and Faded, addressed the Committee in opposition to the application.

He raised the following issues:-

- Obstructing light to first floor windows
- Large lorries would only be able to offload by blocking the rear access to his premises also causing a public safety issue.
- Parking after construction works completed
- Lack of parking will kill the vibrancy of the City.

A Member asked why applications were being granted without any provision of parking and could underground parking be provided. He was advised that the location was considered to be sustainable close to the City centre and bus routes in accordance with guidance. The Officer also noted that archaeological considerations would prevent underground parking. The Member noted that parking could be provided at ground floor level.

The Vice-Chair questioned the light blocking and was advised that there was a gap of 1.8-2.0 metres between the buildings and when the officer had visited the site the first floor windows of the adjoining premises were blocked by goods inside.

The Vice-Chair had some sympathy with the garage operators but noted that was a commercial decision by the landlords. He was pleased that the remains of Tanners Hall would be protected and that a lower height had been achieved for the development.

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The Chair noted that the potential for loss of light had to be balanced against the benefits of protecting Tanners Hall, the provision of more dwellings and the tidying of the area.

The Chair moved, and the Vice-Chair seconded that the application be determined in accordance with the revised Officer's recommendation as set out in the late material.

RESOLVED that

- 1) That Planning Permission be GRANTED for Application Reference 18/01395/FUL subject to the conditions set out in paragraph 7.3 of the Committee report, revised element of condition 2 as below and the additional drainage condition below.**

Section 7.3 and 7.4

In the light of the revised elevations .Plans Condition 2 on both applications 18/01395/FUL and 18/01397/LBC to now read :-

Elevations As Proposed – Dwg.No.21838/13C

Section 7.3

Drainage

Condition 25

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 approved SuDs maintenance plan shall be implemented and retained in full accordance with the agreed terms and conditions.

Reason

To ensure the continued operation and maintenance of drainage features serving the site, to avoid flooding and to accord with policy INF2 of the Joint Core Strategy

- 2) Listed Building Consent be granted subject to the conditions set out in paragraph 7.4 of the report with condition 2 amended as set out above.**

**PLANNING COMMITTEE
05.02.19**

82. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of December 2018.

RESOLVED that the schedule be noted.

83. DATE OF NEXT MEETING

Tuesday, 5th March 2019 at 6.00pm.

Time of commencement: 6.00 pm

Time of conclusion: 7.07 pm

Chair

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	5.02.2019
Address/Location:	2 Birdwood Close Gloucester GL4 5UF
Application No:	18/01344/FUL
Ward:	Abbeymead
Expiry Date:	04.01.2019
Applicant:	Mr & Mrs Allan Byron
Proposal:	Small ground floor extension and first floor extension over part of garage and new area to ground floor
Report by:	Elenya Jackson
Appendices:	Appendix 1: Site Location plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 2 Birdwood Close is a two storey detached dwelling located to the north east side of Birdwood Close. The property is set within a residential cul de sac within the Abbeymead area of Gloucester. The dwelling is set back from the road by garden space and benefits from an attached garage to its side elevation and private garden space to the rear.

- 1.2 This application is identical to the application determined under 18/00590/FUL. However, this application also includes a design and access statement in support of the proposal.

- 1.3 The proposal seeks to construct a first floor extension above the existing garage as well as extend at a two storey level behind the garage up to the rear elevation of the dwelling. The proposal would create additional living space at the property in the form of an extended kitchen area on the ground floor and a bathroom and additional bedroom on the first floor. The proposal would follow the roofline of the existing dwelling and would be constructed from matching materials in the form of interlocking concrete tiles, facing brick and render walls and white UPVC windows and doors.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
18/00590/FUL	First floor side extension.	REF	13.07.2018

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) (2019) 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:

SD4 – Design requirements

SD14 – Health and environmental quality

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 213 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 48 of the NPPF.

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

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 **Supplementary Planning Guidance/Documents**

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**

No Consultations required

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified .

5.2 No letters of objection were received.

5.3 No letters supporting the application were submitted to the Local Planning Authority during the consultation period. However, the applicant submitted a letter of support from no.1 Birdwood Close. After the consultation period the applicant has approached: No.3 Birdwood Close, No.5 Birdwood, No.7 Birdwood Close, No.8 Birdwood Close, No.9 Birdwood Close, No.10 Birdwood Close, and No.11 Birdwood Close. These letters were submitted on the 20.01.2019. An additional letter was received from the applicant on the 22.02.2019 from 6 Beckford Road.

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

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

6.0 OFFICER OPINION

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:

Visual Impacts

6.5 The National Planning Policy Framework (2018) requires high quality design and for account to be taken of the character of different areas. This is reflected in Policy SD4 of the Joint Core Strategy which sets out requirements for high quality design and the Council's Home Extensions SPD which identifies that extensions should be of a style, form and design that is appropriate and respectful to the character of the locality and the appearance of the existing house.

6.6 The proposal would be visible from the street scene. The scale and design of the proposal is considered to be acceptable and the use of appropriate matching materials will help the extension to assimilate with the existing dwelling. It is therefore considered that the proposal would not result in significant harm to the character and appearance of the existing dwelling or the surrounding street scene.

Residential amenity

6.7 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.

6.8 The main dwelling likely to be affected by the proposal is 1 Birdwood Close. There is approximately 80cm between the two dwellings which provides a side entrance to the garden of no.1.

6.9 The proposed first floor and two storey side extension would result in a two storey structure extending along the side boundary of the two properties some 7.24 metres beyond the rear elevation of 1 Birdwood Close.

6.10 Currently there is a single storey structure in this location. The proposal would increase structure height along this boundary from 4.2m to 7.9m. It is judged that the introduction of a first floor and two storey extension of this nature and in this location would result in an overbearing and dominant structure at the boundary of 1 Birdwood Close. This would lead to harmful overshadowing and loss of light for the neighbouring resident's rear windows as well as loss of light to their rear garden and amenity space.

- 6.11 The agent for the application has submitted eight supporting letters from no.3, no.5, no.7, no.8, no.9, no.10 and no.11 Birdwood Close. These letters are in support of the application as the neighbours do not want the occupiers of no.2 to move from the area.
- 6.12 With regards to the applicants design and access statement, evidence in support of the proposal not being significantly overbearing has been submitted. The document contains images of no.9 Stewart Mill Lane, no.3 Stewart Mill Lane, no.4 Damson Close, no.4 Plum Tree Close and a few other dwellings. A key difference is the relationship between the dwellings; these houses sit directly adjacent to each other or have the same orientation within the street scene, no.2 Birdwood close is set back by 3.6m.
- 6.13 The applicants have paid particular attention to the relationship between no.12 Birdwood Close, No.4 Beckford Road and no.11 Birdwood Close. They have highlighted the relationship between no.12 and no.4 as being similar to the relationship between no.1 and no.2 Birdwood Close, and that no. 12 is overshadowed by no.11 Birdwood Close. These dwellings were given approval in 1987, since this the supplementary planning document: Gloucester City Council Home Extension Guide- 2008 has been adopted to ensure high quality design around Gloucester
- 6.14 No.12 Birdwood Close is a north-west facing, first floor flat over a garage, with no ground floor rear facing windows. The orientation of this dwelling within the street scene is dissimilar to that of the application property and it does not benefit from a rear amenity space.
- 6.15 It is therefore considered that due to the harmful impacts on the neighbouring property, no 1 Birdwood Close, the proposal would conflict with the NPPF, Policy SD14 of the Joint Core Strategy and the Council's Home Extensions SPD and therefore the proposal cannot be considered acceptable.
- 6.16 The proposal would not include any windows on its side elevation facing towards 1 Birdwood Close and therefore overlooking towards this property is not considered to be an issue. Given the location of the proposal in relation to other neighbouring residents it is judged that other residents to neighbouring dwellings would not be significantly affected by the proposal
- 6.17 **Conclusion**
This application has been considered in the context of the policies and guidance referred to above. Whilst the supporting evidence following the previous refusal is noted, it is not considered that this outweighs the reasons for refusing planning permission.

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

- 7.1 That planning permission is **REFUSED** for the following reasons.
- 7.2 The proposal would result in harmful effects on the living conditions of the neighbouring residents at 1 Birdwood Close in terms of overshadowing and overbearing. Currently, there is a single storey structure in this location. It is judged that the introduction of a first floor and two storey extension of this nature and in this location would result in an overbearing and dominant structure at the boundary of 1 Birdwood Close which would result in harmful overshadowing for the neighbouring residents rear windows and rear garden. As such, the proposal is contrary to Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, the interim Adoption Supplementary Planning Document 'Home Extension Guide' (August 2008), and guidance in the National Planning Policy Framework (2019).

Planning Application: | 18/01344/FUL

Address: | 2 Birdwood Close Gloucester
GL4 5UF

Committee Date: |

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Abbeydale

18/01073/FUL

G3Y

SHANE.

28/01/2019

Demolition of garage and erection of detached guest accommodation

33 The Wheatridge Gloucester GL4 4DQ

18/01346/FUL

G3Y

FISHM

30/01/2019

Two storey front extension and part single storey, part two storey rear extension

7 Ashton Close Gloucester GL4 5BP

18/01265/NMA

ENOBJ

ELENJ

21/01/2019

Alteration to windows and doors and Removal of Rear Extension

19 Swift Road Gloucester GL4 4XQ

18/01230/FUL

G3Y

FISHM

11/01/2019

Two storey side extension

22 Stonechat Avenue Gloucester GL4 4XD

Abbeymead

18/01383/FUL

GSC

FISHM

18/01/2019

Retrospective change of land use from footpath verge to residential garden, including erection of new boundary fence to enclose new area.

33 James Grieve Road Gloucester GL4 5GZ

18/01347/FUL

G3Y

ELENJ

14/01/2019

Rear single storey lean to extension

10 Red Admiral Drive Gloucester GL4 5EA

Barnwood

17/00829/FUL

G3Y

SHANE.

04/01/2019

Retrospective planning application for a summerhouse in the rear garden.

5 Barnwood Avenue Gloucester GL4 3DA

18/01094/CONDIT
ALDIS CJR 16/01/2019
Discharge of condition 17 (Construction Method Statement) on planning permission ref. 18/00299/FUL for Phase 1 of the development.
Land At Barnwood Link Road Gloucester

18/00922/FUL
G3Y ELENJ 21/01/2019
Proposed emergency exit gate leading from office car park to Barnett Way's public footpath.
Barnwood 11 Barnett Way Gloucester GL4 3RT

18/01305/FUL
G3Y RHIAM 10/01/2019
Demolition Of Outbuildings And Erection Of New Detached Property
6 Durham Road Gloucester GL4 3AS

18/01381/FUL
GSC ELENJ 16/01/2019
Proposed side extension to create enlarged dining space. Various internal changes.
2 Colin Road Gloucester GL4 3JL

18/01174/FUL
G3Y SHANE. 31/01/2019
Change of use from residential to D1 Children's Day Nursery
2 Church Lane Gloucester GL4 3HZ

18/01290/CONDIT
PADIS RHIAM 24/01/2019
Discharge of conditions 3 (material samples),, 7(Vehicular access), 11(written scheme of investigation) of planning permission 17/00164/FUL which was for the erection of a detached dwelling.
197 Barnwood Road Gloucester GL4 3HW

18/00969/REM
AR CJR 31/01/2019
Consent sought for appearance, landscaping and layout in relation to Phase 1 of the proposed development comprising amendments to the site access, roundabout and new access road.
Land At Barnwood Link Road Gloucester

18/01257/FUL
G3Y FISHM 17/01/2019
3 Bay Garage for vehicles storage
183 Barnwood Road Gloucester GL4 3HH

Barton & Tredworth

18/01032/FUL
G3Y SHANE. 21/01/2019
Alterations to, and a new link to, an existing detached outbuilding
89 Howard Street Gloucester GL1 4UX

18/01377/FUL
REFUSE FISHM 30/01/2019
Replacement of existing shop front.
216 - 218 Barton Street Gloucester GL1 4HH

18/01384/FUL
GSC ELENJ 18/01/2019
Rear single storey extension and first floor dormer
19 Hanman Road Gloucester GL1 4TG

18/01158/FUL
G3Y ELENJ 31/01/2019
Replacement Windows And Door To Property
New Apostolic Church Tredworth Road Gloucester GL1 4QE

18/00349/FUL
REF FEH 14/01/2019
Erection of 2no. 2 Bed 3Person Bungalows and associated hard and soft landscaping.
91 Park End Road Gloucester GL1 5AL

Elmbridge

18/01263/FUL
G3Y ELENJ 31/01/2019
Single storey rear extension
39 Colebridge Avenue Gloucester GL2 0RQ

Grange

18/01197/FUL
G3Y ELENJ 18/01/2019
Side and rear extension with alterations to loft
36 Bodiam Avenue Gloucester GL4 0TJ

18/01013/FUL
G3Y RHIAM 03/01/2019
Proposed construction of 1. no bungalow with associated access to the rear of
241 Tuffley Lane.
241 Tuffley Lane Gloucester GL4 0NX

Hucclecote

18/01370/PDE
EOBJ SAMLA 21/01/2019
Single storey rear extension.
11 Hillview Drive Gloucester GL3 3LJ

18/01495/PDE
ENOBJ SAMLA 31/01/2019
Single storey rear extension.
79 Dinglewell Gloucester GL3 3HT

18/00679/FUL
G3Y RHIAM 21/01/2019
Proposed first floor side extension and construction of a detached double
garage .
15 Barnacre Drive Gloucester GL3 3DQ

Kingsholm & Wotton

18/01348/LBC
G3L SHANE. 18/01/2019
Proposed self contained flat and forecourt boundary enclosure with
landscaping.
110 London Road Gloucester

18/01243/ADV
GFY SHANE. 11/01/2019
Proposed Signage for Lidl foodstore
Watts Truck Centre Mercia Road Gloucester GL1 2SQ

18/01356/FUL
G3Y ELENJ 17/01/2019
Erection of a single storey rear extension
57 Great Western Road Gloucester

18/01245/LBC
GSC ELENJ 18/01/2019
Plasterboard walls erected to create a lobby area and creation of bedroom
Flat 1 44 - 46 Worcester Street Gloucester GL1 3AG

18/00724/FUL
PER GOULN 04/01/2019
Alterations to form dormer windows
7 Worcester Parade Gloucester GL1 3AR

18/01220/LBC
G3L ELENJ 14/01/2019
Fireproofing internal doors, introduction of a timber partition around ground floor
staircase. Retrospective application for en-suite on the top floor.
8 Wellington Parade Gloucester GL1 3NP

Longlevens

17/00367/CONDIT
PADIS ADAMS 21/01/2019
Discharge of conditions 23 (tree protection), 24 (potential bat roosts), 25 (bat
roost methodology), 26 (lighting specification for construction and operational
phases), 27 (construction phase environmental management plan), 29
(archaeology), 32 (drainage), 43 (contaminated land) and 47 (improvements to
Plock Court access) of planning permission ref. 15/01190/OUT for the sports
hall phase.
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

17/00248/CONDIT
PADIS ADAMS 23/01/2019
Discharge of conditions 15 (car park lighting), 23 (tree protection), 26 (lighting
specification for construction and operational phases including impact on bats),
27 (construction phase environmental management plan), 32 (drainage), 34
(construction phase management plan - light, noise and disturbance), 43
(contaminated land), 44 (sustainable development principles), 45 (waste
minimisation statement) and 63 (construction method statement) of permission
ref. 15/01190/OUT for the Business School phase.
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

17/00892/CONDIT

PADIS

ADAMS

10/01/2019

Discharge of Conditions 1 (approved plans), 2 (confirmation of site) , 3 (means of enclosure), 5 (flood plain compensation) and 6 (SuDS maintenance) of reserved matters approval 16/00945/REM

University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

17/00665/CONDIT

PADIS

ADAMS

15/01/2019

Discharge of Condition Nos. 27 (construction phase environmental management plan - biodiversity) , 43 part 1 (contaminated land) and 63 (construction method statement - highways) on planning permission ref: 15/01190/OUT (for sports pitches phase)

University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

18/00272/FUL

G3Y

SHANE.

10/01/2019

Addition of first floor extension above existing garage extension and single storey extension at rear.

121 Park Avenue Gloucester GL2 0EQ

18/00121/CONDIT

PADIS

ADAMS

10/01/2019

Discharge of conditions 11 (surfacing materials) and 12 (street furniture, lighting, enclosures, etc) of planning permission ref. 15/01190/OUT (as varied) for Phase 1 of the Business School

University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

17/00893/CONDIT

PADIS

ADAMS

10/01/2019

Discharge of Condition Nos 1, 2 (reserved matters), 10 (external facing materials), 11 (hard surfacing), 12 (street furniture, means of enclosure) and 22 (replacement for loss of trees) on Planning Permission Ref: 15/01190/OUT for the sports hall, car park and pavilion phase

University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW

18/01461/TPO

TPDECS

JJH

10/01/2019

English Oak tree (on plan T10) Raise crown to 5m _ remove deadwood. Reduce norther side by 1.3m.

Former Gloucester Academy Estcourt Close Gloucester GL1 3LR

18/01363/FUL

G3Y

ELENJ

18/01/2019

Two storey side extension and single storey front extension and Porch
28 Park Avenue Gloucester GL2 0EA

18/01434/FUL
REF SHANE. 31/01/2019
Detached four bedroom dwelling with garage on land at the rear of 12
Tewkesbury Road, Gloucester.
12A Tewkesbury Road Gloucester GL2 9DS

18/01329/FUL
G3Y FISHM 11/01/2019
Two storey side extension and single storey rear extension to form an annexe.
54 Oxstalls Lane Gloucester GL2 9HU

18/01373/FUL
G3Y ELENJ 18/01/2019
Double and single storey rear extensions
14 Simon Road Gloucester GL2 0TP

18/01469/PDE
ENOBJ SAMLA 25/01/2019
Erection of rear conservatory
36 Plock Court Gloucester GL2 9DW

18/01427/PDE
ENOBJ SAMLA 31/01/2019
Large single storey rear extension to the existing semi-detached dwelling.
155 Estcourt Road Gloucester GL1 3LW

Matson & Robinswood

18/01366/FUL
G3Y ELENJ 18/01/2019
Proposed first floor extension to rear of property.
14 Ashcroft Close Gloucester GL4 6JX

18/01252/FUL
G3Y ELENJ 11/01/2019
Single storey extension to side of property
44 Robinswood Gardens Gloucester GL4 6TB

Moreland

18/01237/LAW
LAW FISHM 11/01/2019
Proposed conversion of existing swimming pool and leisure/ancillary areas to
provide annexed accommodation for elderly relations.
264 Linden Road Gloucester GL1 5DU

18/01374/FUL GSC rear single storey orangery extension 215 Stroud Road Gloucester GL1 5JU	ELENJ	21/01/2019
18/01302/FUL G3Y Drop kerb. 168 Tredworth Road Gloucester GL1 4RA	FISHM	11/01/2019
18/01239/FUL GP Variation of condition 25 on planning permission 13/00710/FUL for the Demolition of existing building and erection of Class A1 foodstore (1,680 sq.m. gross; 1,125 sq.m. net) with associated access, parking and landscaping. The variation is to extend the permitted hours for deliveries to allow the store to receive deliveries between 0600 hours and 2300 hours Monday to Friday between 0700 and 2300 hours on Saturdays and between 0800 to 2200 hours on Sundays and Bank Holidays. Aldi Stores Ltd Unit 1 Clifton Road Gloucester GL1 5BJ	CJR	10/01/2019
18/01386/LBC G3L Replacement of the existing windows at the front elevation on the first and second floors of the property. Papa John's Pizza 5 - 7 Stroud Road Gloucester GL1 5AA	ELENJ	18/01/2019
18/01394/FUL GP Variation of condition 3 of permission 17/00768/COU (operating hours) 71 - 75 Frampton Road Gloucester GL1 5QB	FISHM	18/01/2019

Quedgeley Fieldcourt

18/01345/LAW LAW Single storey rear extension. 5 Chapel Gardens Quedgeley Gloucester GL2 4XJ	SAMLA	10/01/2019
18/01231/FUL G3Y Revised planning application for the construction of 1no. dwelling at 193 Fieldcourt Gardens. 193 Fieldcourt Gardens Quedgeley Gloucester GL2 4TY	RHIAM	04/01/2019

18/01223/FUL

GP

CJR

02/01/2019

Variation of conditions 2 of planning permission 12/00947/FUL to extend the permitted hours for deliveries to allow the store to receive deliveries between 0600 hours and 2300 hours Monday to Saturday and between 0700 to 2200 hours on Sundays and Bank Holidays.

Aldi Supermarket 171 Bristol Road Quedgeley Gloucester GL2 4QL

18/01242/FUL

GSC

ELENJ

16/01/2019

Single Storey Rear Kitchen Extension

38B Naas Lane Quedgeley Gloucester GL2 2SA

18/01466/TPO

TPDECS

JJH

09/01/2019

Horse chestnut. Moribund tree with history of limb failure. Central leader is dead. Remove tree.

10 Highliffe Drive Quedgeley Gloucester GL2 4QN

Quedgeley Severn Vale

18/01418/FUL

G3Y

FEH

04/01/2019

Erection of 1 bedroom attached dwelling (amended design from 18/00374/FUL)

14 Turnstone Drive Quedgeley Gloucester GL2 4XA

18/01398/FUL

G3Y

ELENJ

23/01/2019

Single storey extension to north elevation.

6 Sims Lane Quedgeley Gloucester GL2 3NJ

Tuffley

18/01259/FUL

G3Y

RHIAM

31/01/2019

Proposed new 3 bed house.

1 Tuffley Lane Gloucester GL4 0DT

18/01334/FUL

G3Y

FISHM

11/01/2019

Revised Application - Double storey rear and single storey side extensions, new detached garage.

234 Stroud Road Gloucester GL4 0AU

Westgate

15/01444/CONDIT

PADIS ADAMS 24/01/2019

Approval Of Details Reserved By Condition 49 Of Planning Application
15/00362/FUL (temporary residential parking)

Former Gloscat Brunswick Road Gloucester

18/00213/LBC

G3L FEH 30/01/2019

Alterations to listed building in relation to a change of use from basement office
(Use Class B1) to 1 no. 2 bedroom flat (Use Class C3).

Basement Flat 30 Brunswick Road Gloucester GL1 1JJ

17/01201/FUL

G3Y RHIAM 08/01/2019

Conversion of the existing listed building into 7 apartments including repairs to
the building

18 Brunswick Square Gloucester GL1 1UG

17/01202/LBC

GLB RHIAM 08/01/2019

Internal and external alterations to Grade 2 listed building to facilitate
Conversion of the existing listed building into 7 apartments including repairs to
the building.

18 Brunswick Square Gloucester GL1 1UG

18/00212/FUL

G3Y FEH 30/01/2019

Change of use of basement office (Use Class B1) to 1 no. 2 bedroom flat (Use
Class C3).

Basement Flat 30 Brunswick Road Gloucester GL1 1JJ

18/00913/ADV

RAD SHANE. 04/01/2019

Display of a free standing double sided digital panel

47 - 51 Eastgate Street Gloucester GL1 1NN

18/00914/ADV

RAD SHANE. 04/01/2019

Display of a free standing double sided advertising digital panel

Advertising Right 2604-5751 Eastgate Street Gloucester

18/01075/LBC
GLB SHANE. 18/01/2019
Installation of new plant and machinery (including external flue) and internal changes to a listed building
24 Westgate Street Gloucester GL1 2PT

18/01474/TRECON
TCNOB JJH 10/01/2019
Limes on Spa Road and Brunswick Road - Re-Pollard.
Brunswick Road Gloucester

18/00598/CONDIT
PADIS ADAMS 24/01/2019
Discharge of conditions 15 (seagull measures) and 21 (contaminated land) of permission ref. 16/00930/FUL
Block E Former Gloscat Brunswick Road Gloucester

18/01368/CONDIT
PADIS ADAMS 10/01/2019
Discharge of condition 2: Facing Materials and 4: Noise Testing for Monk Meadow Phase G 18/00680/REM
Original Application: 14/00709/FUL

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

19/00013/CONDIT
PADIS ADAMS 22/01/2019
Partial discharge of condition 43 of permission ref. 14/00709/FUL (as varied) for Phase G/Monk Meadow (Addendum to previous Remediation Completion Report - additional information for Parcel 7)
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Street Llanthony St Ann Way Gloucester

18/00765/LBC
GP RHIAM 16/01/2019
Retrospective application for signage and re painting of listed building.
Northend Vaults 86 - 88 Northgate Street Gloucester GL1 1SL

18/00766/ADV
 GFY RHIAM 16/01/2019
 Retrospective application for new signage.
 Northend Vaults 86 - 88 Northgate Street Gloucester GL1 1SL

18/01240/COU
 G3Y SHANE. 04/01/2019
 Change of use from A1 (retail) to A3 (coffee shop) with no external
 amendments to elevations or servicing requirements.
 37 - 41 Southgate Street Gloucester GL1 1UA

18/01428/TRECON
 TCNOB JJH 04/01/2019
 Sycamore in staff car park - Reduce by 20%
 2 St Michaels Square Gloucester GL1 1HX

18/01379/LBC
 G3L FISHM 16/01/2019
 This application relates to the proposed repairs to two ground floor windows at
 the Gloucester Life Museum. The works involve the replacement of steel lintels
 at cellar level with new concrete lintels, rebuilding of brick panels above these
 and the replacement of ground floor windows. All fabric to be impacted dates
 from 1933.
 Gloucester Folk Museum 99 - 103 Westgate Street Gloucester GL1 2PG

18/01433/DEM
 GPA ADAMS 31/01/2019
 Demolition of 12-16 Grosvenor House and the former bus station canopy,
 barriers and street furniture.
 12 - 16 Grosvenor House Station Road Gloucester GL1 1SZ

18/01074/FUL
 G3Y SHANE. 18/01/2019
 Installation of new plant and machinery (including external flue) and internal
 changes to a listed building
 24 Westgate Street Gloucester GL1 2PT

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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