



# Gloucester City Council

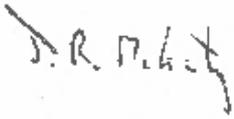
## Planning Committee

**Meeting: Tuesday, 2nd July 2019 at 6.00 pm in Civic Suite - North Warehouse, The Docks, Gloucester, GL1 2EP**

<b>Membership:</b>	Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Derbyshire, Finnegan, Hanman, Hansdot, Hawthorne, Lugg, Toleman and Walford
<b>Contact:</b>	Democratic and Electoral Services 01452 396126 <a href="mailto:democratic.services@gloucester.gov.uk">democratic.services@gloucester.gov.uk</a>

## AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 7 - 14)  To approve as a correct record the minutes of the meeting held on 4 <sup>th</sup> June 2019.
<b>4.</b>	<b>LATE MATERIAL</b>  Please note that any late material in respect of the applications detailed below will be published as a supplement on the Council's website during the late afternoon of the day of the meeting.
<b>5.</b>	<b>100 EASTERN AVENUE - 19/00455/FUL</b> (Pages 15 - 20)  <b>Application for determination:</b>  Erection of a two-storey side extension and single storey rear extension at 100 Eastern Avenue.
<b>6.</b>	<b>DELEGATED DECISIONS</b> (Pages 21 - 36)  To consider a schedule of applications determined under delegated powers during the month of May 2019.
<b>7.</b>	<b>DATE OF NEXT MEETING</b>  Tuesday, 6 <sup>th</sup> of August 2019 at 6.00 pm.

A handwritten signature in black ink, appearing to read "J. R. McGinty".

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

**Date of Publication: Monday, 24 June 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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- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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### **HUMAN RIGHTS**

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

### **EQUALITY ACT 2010**

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

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## PLANNING COMMITTEE

**MEETING** : Tuesday, 4th June 2019

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

### **Officers in Attendance**

Paul Skelton, Technical Planning Manager

Nick Jonathan, Solicitor, One Legal

Adam Smith, Principal Planning Officer

Joann Meneaud, Planning Officer

Mark Fisher, Planning Assistant

Tony Wisdom, Democratic Services and Elections Officer

**APOLOGIES** : Cllrs. Finnegan, Hansdot and Hawthorne

### **1. APPOINTMENT OF CHAIR AND VICE-CHAIR**

The appointments of Councillor Taylor as Chair and Councillor Lewis as Vice-Chair of the Committee made at Annual Council were confirmed.

### **2. DECLARATIONS OF INTEREST**

Councillor Taylor declared a personal interest in agenda item 6 (19/00245/FUL) as he was related to the applicant.

During the course of the debate on agenda item 7 (18/01187/FUL) Councillor Lewis became aware that he had a personal interest related to his employment and, upon taking advice from the Solicitor, took no further part in the debate and abstained from the vote on this application.

Councillor David Brown declared a personal interest as a Member of Gloucestershire County Council Planning Committee who would be determining the application at agenda item 8 (19/00500/DCC).

### **3. MINUTES**

**PLANNING COMMITTEE**  
**04.06.19**

The minutes of the meeting held on 7<sup>th</sup> May 2019 were confirmed and signed by the Chair as a correct record.

**4. LATE MATERIAL**

Late material in respect of agenda items 7 and 9 had been circulated.

**5. 42 BEEHCROFT ROAD - 19/00245/FUL**

The Chair had declared a personal interest in this application and left the Chamber during the consideration of this application. The Vice-Chair took the Chair for this item.

The Planning Assistant presented the report which detailed an application for single storey front, side and rear extensions, front dormer extension and addition of rear dormer window. Demolition of existing garage and conservatory at 42, Beehcroft Road.

The Vice-Chair moved and Councillor Lugg seconded that the application be determined in accordance with the officer's recommendation.

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

**6. PARCEL 1, KINGSWAY BUSINESS PARK, NEWHAVEN ROAD, QUEDGELEY - 18/01187/FUL**

The Technical Planning Manager presented the report which detailed an application for mixed use development comprising health and fitness floorspace (Use Class D2) and non-food retail floorspace (Use Class A1), car parking, access arrangements, landscaping and associated works at Parcel 1, Framework Plan 5 FP5, Kingsway Business Park.

Members noted the late material which contained a correction to the car parking provision.

**Councillor Cook, as Ward Member addressed the Committee in support of the application.**

He noted that 87% of residents responding to the public consultation in 2018 were in favour of the development of the unattractive brownfield site.

He stated that the sites in Quedgeley District Centre totalled 2,400 sqm and, with the proposed garden centre, the applicants required a site of over 3,000 sqm.

He noted that the Peel Centre was less than half a mile from the existing B&M store in the City Centre.

He stated that the proposal would create over sixty jobs and none of the consultees had indicated that the proposal would result in any harm. He noted that

**PLANNING COMMITTEE**  
**04.06.19**

should the application be refused the applicants would not pursue another site in Gloucester. He read a letter of support from a resident.

**Julia Atkinson of Quedgeley Community Trust addressed the Committee in opposition to the application.**

Ms Atkinson stated that the Trust operated a gym at Severnvale School for which the school received an income and use of the Trust's facilities during school hours. Proceeds from the operation, which employed one full-time and several part-time staff, were put back into the Community.

**Marcus Pillinger, operator of a Bodyquip gym, addressed the Committee in opposition to the application.**

Mr Pillinger objected to the proposal which he believed would force the closure of his business.

**Mark Buxton, agent for the applicant, addressed the Committee in support of the application.**

Mr Buxton advised the Committee that B&M and Pure Gym were contracted to occupy the development. He stated that the sequential test was the only issue and no harm would result from the development.

He stated that a range of alternative sites had been tested and none of the available sites had been suitable. The sites at the Peel Centre only had half the required floorspace and there was insufficient parking at Quedgeley District Centre. He understood that Energy Fitness had submitted an application for the former Next premises at Quedgeley District Centre.

He noted that case law suggested that the sequential test should be applied in a 'real world' situation.

He stated that the proposal would bring economic, social and environmental benefits while regenerating a brown field site.

The Technical Planning Manager advised that the covenant attached to Home Bargains at the Peel Centre only applied to existing buildings.

The Vice-Chair asked how much flexibility was available. The Technical Planning Manager replied that it was a matter of judgement and the Council's retail consultants had advised that the application should be refused on the basis that it had not been demonstrated that the sequential test had been passed. This is why officers recommended refusal. He reminded the Committee to consider the application on a 'fascia blind' basis and not to focus on the expected occupiers.

The Vice-Chair became aware that he had a personal interest in this application due to his employment and took no further part in the debate and abstained when the vote was taken.

**PLANNING COMMITTEE**  
**04.06.19**

The Chair stated that whilst he understood the reason for the recommendation, in his view the proposals would meet a local need and that the resulting community benefits tipped the balance in favour of granting permission. The Technical Planning Manager advised that should the Committee be minded to grant consent he would request delegated authority to impose a suite of conditions including the following:-

- Restrictions on the categories of goods to be sold and in some cases, the proportion of floorspace dedicated to them;
- Standard conditions on timing and approved plans;
- Restrict the D2 use class to the gym only;
- Drainage;
- Highways;
- Provision of electric vehicle charging points;
- Cycle parking;
- Construction method plan;
- Provision of fire hydrants;
- Travel plan;
- Materials;
- Boundary treatment;
- Ecology;
- Landscaping;
- Environmental matters;
- Construction management;
- Contaminated land.

The Chair moved, and Councillor Hanman seconded, that the Technical Planning Manager be authorised to grant planning permission subject to appropriate conditions.

**RESOLVED that that the Technical Planning Manager be authorised to grant planning permission subject to appropriate condition.**

The Vice-Chair, having declared a personal interest, abstained when the vote was taken

**7. OLD GAS WORKS, BRISTOL ROAD - 19/00500/DCC**

The Principal Planning Officer presented the report which detailed a consultation from Gloucestershire County Council on an application for change of use from National Grid operational site to vehicle breaking and storage place (sui generis use). Construction of building for vehicle breaking and storage. Proposed concrete hardstanding to yard with proprietary steel car rackings at the Old Gas Works, Bristol Road.

A Member asked how many people were employed in the nearby industrial units and she was advised that it was probably in the region of several hundreds.

**PLANNING COMMITTEE**  
**04.06.19**

The Vice-Chair stated that the steel racking on similar sites was usually four or five cars high. He expressed concerns regarding the soundproofing that the existing noise mitigation fence would provide and he stated that it was not clear whether the cars would be crushed and expressed concerns on spillage of contaminants.

The Principal Planning Officer understood that processing would take place inside the building but noted that the layout plan showed car racking across the external area that would need to be manoeuvred and he considered that more clarity was required regarding the processes involved.

The Chair moved, and the Vice-Chair seconded that the County Council be informed of the Committee's views in accordance with Officer's recommendation and that the Technical Planning Manager be authorised to respond to any further reconsultation from the County Council.

**RESOLVED that the County Council be informed of the Committee's views in accordance with Officer's recommendation and that the Technical Planning Manager be authorised to respond to any further reconsultation from the County Council.**

**8. LAND SOUTH OF WINNEYCROFT FARM, WINNYCROFT LANE/CORNCROFT LANE - 18/01141/REM**

The Principal Planning Officer presented the report which detailed an application for reserved matters for 420 dwellings, public open space including two pitches, allotments, community building, associated landscaping and noise bund, pursuant to planning permission 14/01063/OUT on land south of Winneycroft Farm, Winneycroft Lane/Corncroft Lane.

She drew Members' attention to the late material which contained a consultation response from the Ecology Adviser; an additional representation; amended conditions 7 and 8, together with additional conditions 9, 10 & 11.

Chris Dolling, Senior Planning and Design Manager for Barratt Homes addressed the committee in support of the proposals and stated that they had worked with Officers to deal with all the outstanding issues which were now considered to be resolved.

A Member asked if the facilities were considered to be adequate for the two pitches proposed. He was advised that it was expected that only one pitch would be in use at any one time and the facilities were also in accordance with the requirements of the Unilateral Undertaking.

Another Member was advised that there was provision for cyclists. Following questions, the Principal Planning Officer also explained the changes to the drainage system now being proposed and how these resulted in betterment downstream.

The Chair moved and the Vice-Chair seconded that the application be approved subject to the replacement and additional conditions in the late material.

**PLANNING COMMITTEE**  
**04.06.19**

**RESOLVED** that the approved matters application be approved subject to the conditions in the report with conditions 7 and 8 replaced and additional conditions 9, 10 & 11 as follows:-

**New Condition 7**

The spine road shall not be constructed beyond the junction adjacent to plot 12, until details of the design of the culvert over the Sudbrook, and details of the in channel restriction, have been submitted to and approved in writing by the Local Planning Authority and the works undertaken in accordance with the approved details.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with sustainable objectives of policy INF 2 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

**New Condition 8**

The proposed lighting shall be installed and operational within the community building car park prior to the community building being first brought into use.

Reason

In the interests of amenity and community safety in accordance with Policy SD4 and INF4, of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

**New Condition 9**

The development shall be undertaken in accordance with the submitted plans and documents comprising:

*Plan details to be added*

And as may be required by conditions.

Reason

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

**New Condition 10**

The proposed fencing to be installed to the boundaries of the open spaces and the railings proposed to the trees within the open spaces as detailed on the approved plans shall be installed prior to the particular open space being first available for public use.

Reason

To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment and protected trees in accordance with Policies SD4 and SD 9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF.

**New Condition 11**

**PLANNING COMMITTEE**  
**04.06.19**

The proposed tree protection fencing shall be installed prior to the commencement of the development and thereafter retained and maintained throughout the construction phase. The fencing can be removed on a phased basis once a particular phase has been completed.

Reason

To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment and protected trees in accordance with Policies SD4 and SD 9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF.

**9. DELEGATED DECISIONS**

Consideration was given to a schedule of applications determined under delegated powers during the month of April 2019.

**RESOLVED that the schedule be noted.**

**10. DATE OF NEXT MEETING**

Tuesday, 2<sup>nd</sup> July 2019 at 6.00 pm.

**Time of commencement: 6.00 pm**  
**Time of conclusion: 7.45 pm**

**Chair**

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## GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	02/07/2019
Address/Location:	100 Eastern Avenue Gloucester GL4 4LW
Application No:	19/00455/FUL
Ward:	Coney Hill
Expiry Date:	26.06.2019
Applicant:	Mr Gordon Taylor
Proposal:	Erection of a two storey side extension and single storey rear extensions.
Report by:	Elenya Jackson
Appendices:	Site Location Plan

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

- 1.1 100 Eastern Avenue is a two storey detached dwelling which currently benefits from a front garden, attached garage, driveway and private rear garden.
- 1.2 This application is for a two storey side extension and single storey rear extension which would be constructed with external facing materials matching the existing dwelling.
- 1.3 The proposal would extend approximately 4.3m beyond the side elevation of the existing dwelling; however, this would extend a similar amount to the existing garage on site. The depth of the extension would be 16m at ground floor level and 11.8m at first floor level, not extending beyond the first floor rear elevation of the dwelling.
- 1.4 The finished proposal would be set down and back from the existing dwelling by 30cm. The maximum height of the two storey extension would be 7.7m and have an eaves height of 5.7m. The single storey extension would feature a flat roof with a maximum height of 3m and extend approximately 3.2m beyond the rear elevation of the dwelling.
- 1.5 **The application requires committee determination as the applicant is a serving member of Gloucester City Council.**

### 2.0 **RELEVANT PLANNING HISTORY**

*No Relevant Planning History.*

### 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:

SD4 – Design requirements

**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 sets out 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 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 Consultees*

**5.0 PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified

5.2 No letters of objection received

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

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

**6.0 OFFICER OPINION**

**6.1 *Legislative background***

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

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

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

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined

earlier, the 1983 Local Plan is considered to be out-of-date.

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

- Design, layout and landscaping
- Residential amenity

### ***Design, Layout and Landscaping***

6.5 The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network.

6.6 The proposal has been assessed against policy SD4 of the JCS. It is considered that the proposal would not swamp the existing dwelling and its window spacing would be sympathetic to the existing dwelling, thus helping the proposals integration. This would be aided by the use of matching materials. The proposal would be set down and set back from the existing dwelling, appearing subservient. Therefore, the proposal would accord with policy SD4 of the JCS.

### **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 proposal would relate to the side of no.100 Eastern Avenue and not extend beyond the rear elevation of the existing dwelling. Therefore, the proposal would be screened from no.98 Eastern Avenue and not impact the residential amenity of the occupiers. Due to the dwelling occupying a corner plot, no other dwellings would be impacted by the proposal.

### **6.9 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 and the 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;

### **7.2 Condition 1**

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

### **Reason**

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

### **Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers: 100EA/01/E&P\_B REV-0, 100EA/01/PR01 REV-0; except where these

may be modified by any other conditions attached to this permission.

**Reason**

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

**Condition 3**

The external facing materials to the development hereby permitted shall match in colour, form and texture to those of the existing building.

**Reason**

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

**Condition 4**

The windows in the North elevation of the extension hereby permitted, shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing.

**Reason**

To ensure the satisfactory appearance of the development in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

**Person to Contact:** Elenya Jackson (01452 396269)

Planning Application: | 19/00455/FUL

Address: | 100 Eastern Avenue  
| Gloucester GL4 4LW

Committee Date: | 02/07/2019

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# **CITY OF GLOUCESTER**

**PLANNING COMMITTEE**

**ON**

**2<sup>nd</sup> July 2019**

**DELEGATED DECISIONS**

**1st – 31st May 2019**

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

## Abbeydale

19/00048/FUL	ELENJ
2 High Meadow Gloucester GL4 4DG	
Single storey rear extension	
G3Y	02/05/2019
19/00076/FUL	ELENJ
98 Swift Road Gloucester GL4 4XJ	
Single Storey Extension to Rear of Property	
GSC	03/05/2019
19/00232/FUL	FISHM
5 Claridge Close Gloucester GL4 4AT	
Proposed 2-storey rear extension.	
G3Y	22/05/2019
19/00299/FUL	ELENJ
39 Hawthorne Avenue Gloucester GL4 4QB	
Single storey orangery extension to east (rear elevation) and removal of PVCU conservatory on same elevation	
GSC	21/05/2019
19/00387/CONDIT	FEH
112 The Wheatridge East Gloucester GL4 5DP	
Discharge of Conditions 3 (materials) and 4 (boundary treatments) of permission 18/00470/FUL	
ALDIS	08/05/2019

## Abbeymead

19/00217/FUL ELENJ  
27 Palmer Avenue Gloucester GL4 5BH

First floor extension above garage

GSC 14/05/2019

19/00257/LAW GIBBJ  
8 Rendcomb Close Gloucester GL4 5UH

Proposed ancillary outbuilding measuring 9.44 x 5.50 metres and 2.5 metres in height

LAW 14/05/2019

19/00304/FUL ELENJ  
5 Damson Close Gloucester GL4 5BW

Proposed extension to the rear of the property

G3Y 21/05/2019

## Barnwood

19/00008/DEM SHANE.  
Territorial Army Centre Carne Place Gloucester GL4 3BD

Prior notification for proposed demolition of 5no. single storey domestic style garages and adjoining galvanised metal cage.

PRIOR 28/05/2019

19/00070/FUL FISHM  
13 North Upton Lane Gloucester GL4 3TB

Single storey rear extension, with first floor side extension and roof terrace

G3Y 10/05/2019

19/00092/FUL GOULN  
Garages & Land Lichfield Road Gloucester

Erection of 4 affordable dwellings, 3 no. houses and 1 no. bungalow with associated parking and landscaping.

PER 10/05/2019

19/00123/NMA FISHM  
Former Royal Mail Sorting Office Eastern Avenue Gloucester GL4 3AA

Change in the proposed size of the AOV's to meet building regulations requirements. Change in the size and position of the fixed louvres in the fire escapes to meet building regulations requirements. Closure of existing door opening and formation of new door opening.

NOB 20/05/2019

19/00172/FUL ELENJ  
28 Broad Leys Road Gloucester GL4 3YW

Remove existing conservatory. Build an orangery extend the fence to the left hand side of the property.

G3Y 14/05/2019

19/00265/FUL ELENJ  
34 York Road Gloucester GL4 3AZ

Construction of a single storey rear extension to form a kitchen and family room. Internal alterations to form a ground floor bathroom

GSC 30/05/2019

## **Barton & Tredworth**

13/00461/FUL ADAMS  
31 Conduit Street Gloucester GL1 4XE

Erection of 4 no. residential properties, new vehicular and pedestrian accesses, parking and associated works (demolition of existing site buildings)

NPW 01/05/2019

17/01243/CONDIT SHANE.  
Asda Supermarket Bruton Way Gloucester GL1 1DS

Discharge of conditions 3,5,6(A-E), 8, 10 and 11 of permission 17/00957/FUL (Change of use of part of store car park to a petrol filling station and associated infrastructure.).

ALDIS 15/05/2019

18/01420/FUL ELENJ  
26 Vauxhall Road Gloucester GL1 4EX  
Front Dormer  
GSC 03/05/2019

19/00250/ADV SHANE.  
Go Outdoors 98 - 108 Barton Street Gloucester GL1 4DZ  
5 No. New folded aluminium, powder coated back panel directory boards with vinyl lettering  
G3Y 16/05/2019

19/00378/COU FEH  
22 - 24 Ryecroft Street Gloucester GL1 4LY  
Extensions and change of use  
RET 14/05/2019

19/00535/CONDIT SHANE.  
Unit 6 Glevum Works Upton Street Gloucester GL1 4LA  
Discharge of conditions 4(parking) and 5(pedestrian walkway) of application 18/01247/COU  
ALDIS 30/05/2019

## **Coney Hill**

19/00189/FUL FISHM  
12 Goldsborough Close Gloucester GL4 4ST  
Part two-storey, part single storey rear extension  
G3Y 22/05/2019

19/00504/TCM HANNT  
SITE GLO 79 ADJ 25 Chase Lane Eastern Avenue Gloucester  
Install electronic communications apparatus on the existing telecommunications mast.  
NOB 10/05/2019

## Elmbridge

18/01135/FUL RHIAM

Sir Thomas Rich's School Oakleaze Gloucester GL2 0LF

Demolition of outbuildings and erection of a single storey teaching block.

G3Y 28/05/2019

19/00227/FUL ELENJ

50 Cheltenham Road Gloucester GL2 0LU

Demolition of Garage and Conservatory. Construction of a single storey rear & side extension

GSC 02/05/2019

## Grange

19/00175/FUL FISHM

15 Charlecote Avenue Gloucester GL4 0TH

Two-storey side extension

G3Y 28/05/2019

19/00180/FUL ELENJ

105 Grange Road Gloucester GL4 0PT

Single storey rear and side extension.

G3Y 30/05/2019

19/00201/FUL ELENJ

24 Epney Road Gloucester GL4 0LS

Single storey extension to rear and two storey extension to side of property

GSC 02/05/2019

## Hucclecote

19/00104/FUL ELENJ  
79 Dinglewell Gloucester GL3 3HT  
Loft Conversion  
G3Y 14/05/2019

19/00204/LAW FISHM  
55 Chosen Way Gloucester GL3 3BU  
Mobile log cabin to be sited in the lower right-hand side of the garden on a hard standing concrete base. Dimensions will be 11 metres by 3.95 metres and internal height under 3.05 metres.

LAW 28/05/2019

19/00209/FUL ELENJ  
12 Carisbrooke Road Gloucester GL3 3QP  
Single storey extension at side and removal of greenhouse  
GSC 30/05/2019

19/00243/FUL RHIAM  
42 Lynton Road Gloucester GL3 3HX  
Double storey side extension  
G3Y 23/05/2019

19/00313/NMA RHIAM  
15 Barnacre Drive Gloucester GL3 3DQ  
Non-material amendment  
NPW 30/05/2019

## Kingsholm & Wotton

18/00799/FUL SHANE.  
Sandhurst Cottage Sandhurst Lane Gloucester GL2 9AB  
Two storey extension and single storey extension.  
RET 15/05/2019

18/01484/FUL	FISHM
2gether 44 London Road Gloucester GL1 3NZ	
Proposed external cantilevered sliding gate	
G3Y	28/05/2019
18/01485/LBC	FISHM
2gether 44 London Road Gloucester GL1 3NZ	
Proposed external cantilevered sliding gate	
GLB	28/05/2019
19/00152/FUL	SHANE.
96 Kingsholm Road Gloucester GL1 3BB	
Proposed new dwelling and associated site works to the rear of 96 Kingsholm Road	
G3Y	24/05/2019
19/00310/TRECON	JJH
9 Denmark Road Gloucester GL1 3HZ	
Monterey Golden Cypress - Remove - Specification to include complete removal by sectional dismantling to ground level. Treat stump with Eco Plug Max, a growth inhibitor which is both pet and environmentally friendly.	
TCNOB	10/05/2019
19/00419/CONDIT	CJR
Watts Truck Centre Mercia Road Gloucester GL1 2SQ	
Discharge of condition 24 (materials) of planning permission ref. 17/00784/FUL.	
ALDIS	22/05/2019

## Kingsway

19/00120/ADV	FISHM
Kingsway Pharmacy Rudloe Drive Kingsway Quedgeley Gloucester GL2 2FY	
2no. frosted acrylic signs with vinyl lettering and LED track illumination.	
GFY	16/05/2019

## Longlevens

19/00057/FUL	SHANE.
50 Oxstalls Lane Gloucester GL2 9HU	
First floor rear extension	
REF	13/05/2019
19/00080/FUL	ELENJ
58 Oxstalls Drive Gloucester GL2 9DE	
Two storey rear extension with side garage	
GSC	30/05/2019
19/00084/CONDIT	SHANE.
Milestone School Longford Lane Gloucester GL2 9EU	
Discharge of condition 9 (materials) of planning permission 16/00322/FUL.	
ALDIS	01/05/2019
19/00173/FUL	ELENJ
151 Longford Lane Gloucester GL2 9HD	
Two storey rear extension	
GSC	30/05/2019
19/00236/FUL	FISHM
22 Plock Court Gloucester GL2 9DW	
Proposed internal reconfiguration of ground floor in existing dwelling house and proposed single storey extension to the rear.	
G3Y	22/05/2019
19/00258/FUL	ELENJ
52 Beechcroft Road Gloucester GL2 9HF	
New single story extension to the rear of the house	
GSC	29/05/2019
19/00271/FUL	ELENJ
29 Brooklands Park Gloucester GL2 0DN	
Replacing conservatory with single storey rear extension D: 4.3m W:7.4m H:2.8m	
GSC	14/05/2019

19/00291/FUL ELENJ

67 Innsworth Lane Gloucester GL2 0DH

Single storey extension to rear after removal of existing conservatory and outbuilding play room

GSC 16/05/2019

19/00316/LAW ELENJ

55 Beaumont Road Gloucester GL2 0EJ

Construction of dormer window to rear elevation of property to create a second bedroom.

LAW 24/05/2019

## **Matson & Robinswood**

19/00276/ADV FEH

110 Painswick Road Gloucester GL4 6PT

Replacement of existing 48-sheet advertising display with a 48-sheet digital advertising display.

REF 24/05/2019

## **Moreland**

19/00224/TPO JJH

San Remo Stroud Road Gloucester

Removal of (Wellingtonia) tree (due to alleged property damage) - full arboricultural report provided

TPDECS 10/05/2019

19/00239/PREAPP ELENJ

21 Calton Road Gloucester GL1 5DZ

Raising height of existing flat roof by approx 500mm to give a more respectable ceiling height to bathroom. Existing bathroom ceiling height 1.9m, proposed ceiling height 2.3m.

03/05/2019

19/00323/FUL FISHM

55 The Oval Gloucester GL1 5EE

Two Storey Extension and Porch

G3Y 22/05/2019

19/00324/LAW

FISHM

113 Rosebery Avenue Gloucester GL1 5EH

Construction of garden room and hobby studio in rear garden of dwelling house.

LAW

22/05/2019

## **Podsmead**

19/00166/FUL

FISHM

Bristol Street Ford Bristol Road Gloucester GL2 5YB

Proposed single storey valet building and single storey extension to existing bay

G3Y

16/05/2019

19/00332/FUL

FISHM

25 Tennyson Avenue Gloucester GL2 5AX

Replacement of existing cladding with red facing brick and replacement of all windows and doors with anthracite double glazed ones.

G3Y

23/05/2019

## **Quedgeley Fieldcourt**

19/00144/LAW

FISHM

8 Parklands Quedgeley Gloucester GL2 4PP

Lowering of a curb. Lowering the curb outside of my property to gain access to my driveway.

WDN

09/05/2019

19/00181/FUL

ELENJ

36 Southrop Road Kingsway Quedgeley Gloucester GL2 2HN

Proposed two storey extension

G3Y

09/05/2019

19/00199/FUL

FEH

St James Dental Practice St James Quedgeley Gloucester GL2 4WD

Construction of a two-storey linked extension to an existing dental practice.

G3Y

03/05/2019

19/00322/FUL SHANE.  
51 The Holly Grove Quedgeley Gloucester GL2 4UX  
Proposed porch with w/c and conversion of garden room to form study  
G3Y 22/05/2019

19/00329/FUL SHANE.  
31 School Lane Quedgeley Gloucester GL2 4PW  
Convert existing part integral garage to provide utility and study and extend  
master bedroom to provide en-suite at first floor  
G3Y 24/05/2019

## Quedgeley Severnvale

19/00178/FUL ELENJ  
10 Hillcot Close Quedgeley Gloucester GL2 4FU  
Two storey rear extension. Extension of covered portion of front porch.  
G3Y 02/05/2019

19/00287/CONDIT SHANE.  
Greenways 77 Bristol Road Quedgeley Gloucester GL2 4NE  
Discharge of condition No.3 (Archaeological Watching Brief) of application  
18/01031/FUL  
PADIS 15/05/2019

19/00335/FUL ELENJ  
3 Sims Lane Quedgeley Gloucester GL2 3NJ  
Single storey rear kitchen and single storey front garage extension  
GSC 30/05/2019

19/00359/FUL ELENJ  
8 Ibis Walk Quedgeley Gloucester GL2 4LA  
Single storey extension to rear, porch to front and dormer to side  
GSC 30/05/2019

## Tuffley

19/00090/FUL GOULN

Land opp No 6 Headlam Close Gloucester

Erection of 3no. affordable houses with associated parking and landscaping.

G3Y 15/05/2019

19/00117/FUL ELENJ

65 Falfield Road Gloucester GL4 0ND

Single storey extension to rear.

G3Y 01/05/2019

19/00275/LAW ELENJ

32 Gurney Avenue Gloucester GL4 0YL

Single storey rear extension

LAW 14/05/2019

## Westgate

17/00023/OUT CJR

Development Land Off Rea Lane Gloucester

Outline application for residential development of up to 30 dwellings

WDN 16/05/2019

18/00816/FUL RHIAM

Land at Netheridge Close Gloucester GL2 5LE

Provision of an Access Road.

GA 09/05/2019

18/01450/FUL FEH

24 Clarence Street Gloucester GL1 1DP

Proposed change of use from chiropodist (ground floor) and residential on upper floors and basement to a no. 7-bed supported living accommodation (sui generis) with communal facilities and an ancillary office. External and internal alterations to include replacement of existing ground floor rear door, replacement of lower ground floor rear door with window, replacement roof tiles and roof lights, alterations to internal stud walling, replacement of internal doors, removal of internal ground floor door and rear plastic porch

G3Y 20/05/2019

18/01451/LBC

FEH

24 Clarence Street Gloucester GL1 1DP

Proposed change of use from chiropodist (ground floor) and residential on upper floors and basement to a no. 7-bed supported living accommodation (sui generis) with communal facilities and an ancillary office. External and internal alterations to include

G3L 20/05/2019

19/00082/FUL

CJR

Gloucester City Football Club Sudmeadow Road Gloucester GL2 5FD

Full Application for the retention and refurbishment of the existing clubhouse (including new raised terrace area), amendment to dimensions of playing surface, construction of 2 no. covered seating stands (with associated hospitality units, storage and toilet blocks), club shop, toilet blocks, turnstiles, dugouts, 1no. covered standing terrace, 1no. uncovered standing terrace, 1.1m high pitch perimeter fencing, 1.8m high stadium fencing and floodlights.

G3Y 02/05/2019

19/00136/LBC

ELENJ

Hedley's 66 Westgate Street Gloucester GL1 2NZ

Change the signs colour-forest green to oxford blue and text-pebble white, 'Brimble's Cafe', 'Tea & Coffee House' and numbers '66' and '66a' to principal elevation.

G3Y 30/05/2019

19/00238/ADV

RHIAM

48 Westgate Street Gloucester GL1 2NF

Advertisement consent for x 3 neon signs, a lightbox and new awning.

GC 30/05/2019

19/00248/CONDIT

ADAMS

Downing Warehouse Merchants Road Gloucester

Discharge of Condition 3 of listed building consent ref. 15/01152/LBC (structural stabilisation work to Downings Malthouse)

PADIS 07/05/2019

19/00256/FUL FISHM  
149 Hempsted Lane Gloucester GL2 5LA  
Proposed demolition of existing garage and replacement with proposed single storey annex accommodation for elderly relative.  
G3Y 31/05/2019

19/00264/LAW SHANE.  
Parmley Graham Secunda Way Gloucester GL2 5GA  
Alterations to commercial unit  
LAW 23/05/2019

19/00309/TRECON JJH  
14A St Michaels Square Gloucester GL1 1HX  
Bird Cherry - Remove - Specification to include complete removal by sectional dismantling to ground level. Treat stump with Eco Plug max, a growth inhibitor which is both pet and environmentally friendly.  
TCNOB 10/05/2019

19/00357/FUL ELENJ  
147 Hempsted Lane Gloucester GL2 5LA  
To add a PVCU conservatory to the rear of the property  
GSC 31/05/2019

19/00368/NMA ADAMS  
Land At Bakers Quay, Llanthony Wharf, And Monkmeadow Bounded By  
Non material amendment comprising alterations to entrance canopy; internal re-arrangement comprising change in bedroom mix from 14x 1 bed & 14x 2 bed to 11x 1 bed and 17x 2 bed, and relocation of W.C.; associated elevation changes; and relocation of scoot  
NOS96 02/05/2019

19/00420/NMA ADAMS  
Gloucester Quays Designer Outlet St Ann Way Gloucester GL1 5SH  
To reduce the height of the entrance doors to the north and south of the mall by 425mm (amendment to details approved under Condition 2 of permission ref. 18/00224/FUL)  
NOS96 14/05/2019

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