



Gloucester City Council

Planning Committee

**Meeting: Tuesday, 5th January 2021 at 6.00 pm in Virtual Meeting -
Microsoft Teams**

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Finnegan, Hampson, Hansdot, Hyman, Lugg, Toleman and Walford
Contact:	Democratic and Electoral Services 01452 396126 democratic.services@gloucester.gov.uk

AGENDA

VIEWING ARRANGEMENTS FOR REMOTE MEETINGS

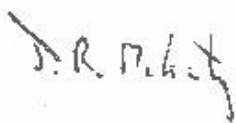
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1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 10) To approve as a correct record the minutes of the meeting held on Tuesday 1 st December, 2020.
4.	LATE MATERIAL Please note that any late material in respect of 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.	<p>LAND EAST OF HEMPSTED LANE, GLOUCESTER - 20/00600/REM (Pages 11 - 36)</p> <p>Application for Determination: -</p> <p>Reserved Matters application (for details of appearance, landscaping, layout and scale) for a 50 unit residential development with open space including orchard, cycleways, footpaths, and associated works (pursuant to outline planning permission ref. 13/01032/OUT). This application was deferred at the previous Planning Committee.</p>
6.	<p>8 MARKET PARADE, GLOUCESTER - 20/00645/FUL (Pages 37 - 74)</p> <p>Application for Determination: -</p> <p>Full planning permission for the demolition of existing buildings and development of 43 no. residential dwellings (C3), ground floor Commercial, Business and Service space (use class E) and associated access, parking, cycle and bin storage, highways works, public realm and landscaping works on land fronting Market Parade and Spread Eagle Road (forming plots 3B and 3C of previous consent 18/01454/FUL)</p>
7.	<p>220 BRISTOL ROAD, GLOUCESTER - 20/00915/FUL (Pages 75 - 84)</p> <p>Application for Determination: -</p> <p>Proposed change of use from mobile repair/ internet cafe (Class E) to sui generis (Fish and Chip Shop) including provision of new extract flue.</p>
8.	<p>DELEGATED DECISIONS (Pages 85 - 98)</p> <p>To consider a schedule of applications determined under delegated powers during the month of November 2020.</p>
9.	<p>DATE OF NEXT MEETING</p> <p>Tuesday 2nd February, 2021.</p>



Jon McGinty
Managing Director

Date of Publication: Wednesday 23rd December 2020

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, 1st December 2020

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Finnegan, Hampson, Hansdot, Hyman, Lugg, Toleman and Walford

Officers in Attendance

Planning Development Manager

Principal Planning Officer

Solicitor, One Legal

Democratic & Electoral Services Officer

APOLOGIES : None.

32. DECLARATIONS OF INTEREST

There were no declarations of interest.

33. MINUTES

The minutes of the meeting held on the 3rd November 2020 were confirmed by the Chair as a correct record.

34. LATE MATERIAL

Late material had been circulated in respect of Agenda Item 5 – Land East of Hempsted Lane (20/00600/REM).

35. LAND EAST OF HEMPSTED LANE, GLOUCESTER - 20/00600/REM

The Principal Planning Officer presented the report detailing a reserved matters application (for details of appearance, landscaping, layout and scale) for a 50-unit residential development with open space including orchard, cycleways, footpaths, and associated works (pursuant to outline planning permission ref. 13/01032/OUT).

A local resident addressed the Committee in opposition to the application.

PLANNING COMMITTEE
01.12.20

An agent of Asbri Planning addressed the Committee in favour of the application on behalf of the applicant.

The Principal Planning Officer responded to members questions regarding an orchard on the site, concerns about compliance with condition 5 of the outline permission, affordable housing, and sewage disposal in the area as follows:

- The orchard would be a part of the public open space, which would come across to the City Council.
- There was a separate condition in the outline application to provide a scheme for the orchard.
- Trees in a good enough condition would be retained.
- The tree officer had looked at the scheme and had confirmed that he was happy with the planting arrangement.
- Regarding Condition 5, there was an overlap on one of the buildings which was 'undesirable' but did not cause any significant planning harm and would not warrant refusal of the reserved matters application on its own.
- Severn Trent had not submitted any comments on the application.
- Surface water would outfall from the northeast of the site to existing ponds.
- The number of shared units listed in a table on the site layout had a typographical error.
- There was a clear intention to correct the site layout to make it consistent with the s106 agreement.

Members Debate

- A member stated that he was concerned about the lack of clarity in the late material regarding affordable housing. He stated that he thought that the reserved matters application should therefore be deferred and that he would otherwise vote against the officer's recommendation.
- A member said that he believed that the reserved matters application should go back to the architects and the applicant to ensure that the buffer zone in the original outline application was kept; otherwise, he would vote against the officer's recommendation.
- The Vice-Chair stated that he sympathised with previous members points but was broadly happy with the reserved matters application and would, therefore, probably vote in favour of the officer's recommendation.
- A member stated that she was originally going to agree with the officer's recommendation but now believed that the application should be deferred.

Councillor Hyman proposed and Councillor Walford seconded a motion to defer the application for the applicant to revise the reserved matters application so that the buffer zone in the original outline was kept and for the affordable housing mix to be resolved.

PLANNING COMMITTEE
01.12.20

Upon that motion being lost on the Chairman's casting vote, the Chair moved, and the Vice Chair seconded a motion to delegate approval as the Officer's recommendation in the late material.

Upon that motion being lost, the Chair moved, and Councillor Hyman seconded a motion to defer the application for the affordable housing mix and layout to be resolved.

RESOLVED that: - The application is deferred for the affordable housing mix and layout to be resolved.

36. DELEGATED DECISIONS

The schedule of applications determined under delegated powers during the month of October 2020 was noted.

RESOLVED that: - The schedule be noted.

37. DATE OF NEXT MEETING

Tuesday 5th January 2021.

Time of commencement: 6.00 pm
Time of conclusion: 6.57 pm

Chair

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	5 th January 2021
Address/Location:	Land east of Hempsted Lane, Gloucester
Application No:	20/00600/REM
Ward:	Westgate
Expiry Date:	09.10.2020
Applicant:	Bellway Homes Limited
Proposal:	Reserved Matters application (for details of appearance, landscaping, layout and scale) for a 50 unit residential development with open space including orchard, cycleways, footpaths, and associated works (pursuant to outline planning permission ref. 13/01032/OUT)
Report by:	Jon Bishop
Appendices:	Site location plan Site layout plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is an existing field on the east side of Hempsted Lane. To the immediate north there is a public path and a children's play area, north of this a private sports pitch. To the east there is an area of public open space, and further south on the east side a housing development. To the south is a public path and housing beyond. To the west side is Hempsted Lane and some residential properties on the far side. There is a residential property on the east side of Hempsted Lane (Manor Farm House) which immediately borders the application site. The Hempsted Conservation Area boundary runs along the lane, then extends eastwards to include the south western part of the site and Manor Farm House.
- 1.2 The site benefits from outline planning permission, including the means of access, for residential development. The current application is made pursuant to the outline planning permission, to seek approval of the reserved matters of appearance, landscaping, layout and scale of the development.
- 1.3 As required by the legal agreement and conditions, the scheme includes the southern part of the site as public open space, which is proposed to be adopted by the City Council. This includes the remnants of an orchard on the east side. The orchard is bounded by a hedge line and much of the site perimeter is bounded by a mix of hedges and trees.
- 1.4 The northern part of the site is proposed for the full 50 units permitted, served off the approved access point from Hempsted Lane to the west. The layout includes green links to the east and west sides with the buildings set in from the site boundary. A further footpath link is also proposed to the east onto the Council's adjacent public open space. This is where a separate planning permission has been granted for drainage ponds that would serve the site. This land is outside the current application site but the proposals include surface water connections into this land. The site is sloped and the proposals also include changes in ground levels.
- 1.5 The application is referred to the Planning Committee because it comprises of 50 residential units.

1.6 The application was reported to the December Committee and the Committee resolved to defer the application. The reason for deferral was to ensure an appropriate mix of affordable housing is provided in accordance with the S106 secured by the outline permission.

The following changes have been made to the application:

- Plot 1 moved circa 4m NE so that it now lies entirely within the dashed line showing the extent of the illustrative layout, and therefore further away from Manor Farm House
- Houses and garages for Plots 2 and 3 reconfigured accordingly
- Associated front garden of Plot 1 also now outside dashed line showing the extent of the illustrative layout
- Plot 8 moved circa 3m NE, further away from the dashed line showing the extent of the illustrative layout, and therefore further away from Manor Farm House
- Plot 9 moved circa 1m NE, further away from the dashed line showing the extent of the illustrative layout, and therefore further away from Manor Farm House
- Plot 10 moved circa 1m SW to accommodate Cat 3 house on Plot 7, but still well within the dashed line showing the extent of the illustrative layout
- Plot 7 swapped with a new Cat 3 housetype as requested by housing officer. Layout and elevations attached. It is understood from Hammonds that this housetype has recently been accepted in Gloucester City Council as a Cat 3 housetype

1.7 The Housing and Strategy Officer as confirmed that the mix of affordable housing is now acceptable and there is no objection to the scheme. In addition to the changes to the affordable housing mix the applicant has also repositioned the plots in the south western corner of the site in order to ensure full compliance with condition 5 of the outline planning permission which set out the development limits for the future reserved matters applications.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
13/01032/OUT	Outline planning application for residential development of site, open space including orchard, cycleways, footpaths, and associated works. Means of access offered for approval (layout, scale, appearance and landscaping reserved for future consideration)	GOP	18.12.2018
16/01055/FUL	Adjacent land to north east: Engineering operation to construct balancing pond(s) and associated landscaping	G3Y	07.04.2017

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 include:

- SD3 – Sustainable design and construction
- SD4 – Design requirements
- SD6 – Landscape
- SD8 – Historic Environment
- SD9 – Biodiversity and geodiversity
- SD10 – Residential development
- SD11 – Housing mix and standards
- SD12 – Affordable housing
- SD14 – Health and environmental quality
- INF1 – Transport network
- INF2 – Flood risk management
- INF3 – Green Infrastructure
- INF4 – Social and community Infrastructure

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 Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited to moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies from the emerging Gloucester City Plan include:

- A1 – Effective and efficient use of land and buildings
- A2 – Affordable housing
- A6 – Accessible and adaptable homes
- C1 – Active design and accessibility
- D1 – Historic environment
- D2 – Non designated heritage assets
- D3 – Recording and advancing understanding of heritage assets
- E1 – Landscape character and sensitivity
- E2 – Biodiversity and geodiversity
- E4 – Trees, woodlands and hedgerows
- E5 – Green infrastructure: Building with nature
- E6 – Flooding, sustainable drainage, and wastewater
- F1 – Materials and finishes
- F2 – Landscape and planting

- F3 – Community safety
- F6 – Nationally described space standards
- G1 – Sustainable transport
- G2 – Charging infrastructure for electric vehicles
- G4 - Walking

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. The following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight:

BE.2 – Views and skyline

3.7 **Supplementary Planning Guidance/Documents**

Heights of Buildings guidelines (November 2008)

Hempsted Conservation Area Appraisal

SPG1 – Sustainable Urban Drainage Systems (2004)

SPG6 – New housing and open space (2001)

3.8 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that where an area is designated as a conservation area '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area*'.

3.9 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 The **Highway Authority** raises no objection.

4.2 The **Conservation Officer** raises no objection in principle but notes that the proposed materials are poor quality and need to be resolved under condition.

4.3 The **Landscaping consultant** raised several concerns and recommendations on the original submission; provision of a five-year maintenance schedule and planting specification; proposed amendments to the varieties, specification and locations of trees; provision of planting screening to Plots 22 and 23 and the substation; additional planting to enhance the existing hedge; the size of the proposed green link, and landscape maintenance along the path; and that carefully considered tree and shrub planting would help to integrate the attenuation ponds further (note – these are outside the application site and subject to a separate permission). Following the amended submission the consultant confirmed that the planting plan has been amended in accordance with their recommendations.

4.4 **The Civic Trust** has not commented.

4.5 **Severn Trent Water** has not commented.

4.6 The **Drainage Consultant** raises no objections.

- 4.7 The **Tree Officer** raised several requests initially;
 An up to date tree survey, a 5 year maintenance plan to ensure the trees planted successfully establish, and tree pit planting specifications, all of which has now been submitted and accepted.
 Requests to amend the proposed tree planting varieties, which has been done and the Officer supports the new proposals.
 The amendments to the scheme have addressed the Officer's commented and he has no further comments to make.
- 4.8 The **Housing Strategy and Enabling Officer** raised the following;
- The proposal of 20 affordable dwellings, delivering 40% affordable housing as stated in the s106 agreement is welcomed.
- The breakdown of affordable units proposed is not consistent with that set out in the s106 agreement (some of the changes could be accepted, others not). Amendments are suggested that would make the proposal acceptable in this respect.
- The development is expected to have clusters of no more than 6 to 8 Affordable Units in a cluster. Two clusters of affordable housing are proposed. While the cluster towards the north of the site is rather large it is well dispersed through the use of open space. The affordable family sized housing should be integrated throughout the development. The two 4-bedroom affordable rent properties should not be directly opposite each other.
- The Building Regulations M4(2) proposals are compliant with the S106. Gloucester's policy has changed since the s106 and an increase in the number would be welcomed.
- The applicant proposes 3 units in line with Building Regulation M4(3) which meets City Plan and Section 106 requirements.
- Given the range of needs for M4(3) homes we would expect one category M4(3) dwelling to be a 3- or 4-bed house, to accommodate larger families who have wheelchair users. This has now been provided and there is no objection to the proposal
- 4.9 The **Urban Design Adviser** raised the following:
- Close board fence should not be used where it is visible from the public realm, and should be a screen wall.
 There needs to be gaps in the timber knee rail to allow access into the open space.
 The layout around plots 47/48 and 50 is poor and unresolved. Plots 47/48 present a rear wall to the street and overlooks a substation
 The location of the garage and parking for plot 50 somewhat undoes the usefulness of having a corner turning unit.
 The garage for plot 38 and 11 is directly in front of the unit and also at the end of the vista. This will look poor in the street scene and for the amenity of that property.
 The mix of dwelling types is poor, not in line with the SHMA and does not provide for a mixed and balanced community in line with requirements in the national design guide.
 A duo-plain tile would be preferable as the SL8 is very large and of low quality given the location of the site next to the conservation area.
 Plots 10 and 34 do not turn the corner with active frontage. Plot 10 in particular is in a prominent position.
 The appearance of the affordable dwellings is very poor in comparison with the open market units, the 6b4p unit has a very unbalanced front elevation.
- 4.10 The **Open Space consultant** raised issues in the original consultation regarding provision of

links to the north to the play area, provision of suitable street furniture and pathways in the POS to south, amendments to the landscaping proposals, railing protection to vulnerable orchard trees, details of and amendments to boundary treatments, size of the open strip to east side, provision of a tree survey, and screening of the substation. Following the amended submission the consultant has confirmed that the original queries have largely been addressed or reasons given why they could not be accommodated and has no further comments.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 Neighbouring properties were notified (and a second set of notifications given for the revised submission) and press and site notices were published.

5.2 12 representations have been received raising the following issues:

Developments destroying village and community spirit.

Traffic, noise and odour increases.

Anti social behaviour issues.

Loss of green environment. Green spaces should be protected.

Harm to rural feel of village.

Brownfield sites should be built on first.

Existing sewerage system problems. Drainage should not use the main sewer in the lane which is overloaded.

Surface water runoff into The Gallops.

Use of the adjacent Council land for drainage ponds is acceptable on the basis that the village will gain the open space at the south.

The drainage ponds should be on the building site not land owned by the Council or Hempsted Village.

The City Council should confirm how the proposed green space would be maintained in a manner to be useable by villagers.

The City Council needs to confirm that their maintenance of the onward drainage ditch will be appropriate.

The pedestrian pathway needs to connect with the gate and hard surface at the south east corner which is a future desire line.

Too many dwellings at too high a density, out of character.

Access should be via The Gallops.

Poor condition of road surface.

Where would visitors park.

The local school is full and expansion is not possible.

No health provisions being made for this area.

Incorrect and misleading annotations on Cathedral view plan.

Application site plan implies a brick screen wall to the whole perimeter. Impact of such a perimeter wall.

Impact on house prices.

Loss of areas for children to play and enjoy.

Loss of the cows and horses grazing in the field.

The 3 representations relating to Manor Farm House raise the following issues:

Proposals do not comply with Condition 5 of the outline permission in respect of the maximum extent of development on the site. This requirement should not be set aside. The size of the buffer gap is reduced.

Pedestrians would be funnelled through the gap between the proposed units and Manor Farm House and brought closer to the house than envisaged in the outline stage plans.

Impact on the conditions of the ground here in wet conditions. Drainage from the Farm House garage roof runs into the field here and requires a solution to prevent this exacerbating the problem.

Absence of landscape and security proposals on the northern and eastern boundaries of the Farm House. There has been no previous public access to the fields, there is now potential for trespassing if not made more secure. They want a new hedgerow and fence to be implemented. (The second representation notes an agreement that has now been reached between the applicant and the resident to accommodate their requests. The third representation updates further and notes that until a fence and a hedgerow are shown at the shared boundary on plans the objection still stands (it appears a fence has so far been agreed).

No proposals to replace the septic tank / overflow pipe serving the Farm House and is within the application site. They require a connection to the mains system at the developer's expense. The second representation notes the updated proposals to remove it and provide a connection and considers this should be secured by condition.

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 regard to this application are as follows:

- Principle and compliance with the outline permission
- Design, layout and landscaping, and heritage
- Housing provision
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Open space

6.5 *Principle and compliance with the outline permission*

Outline planning permission has been granted and the principle of residential development of this site for up to 50 residential units has been accepted. The in-principle considerations, including traffic impact, noise, loss of the field and provision of infrastructure have already been made at the outline stage. This application is to consider the layout, landscaping, appearance and scale of the development.

6.6 The outline permission sets out a series of particular requirements for the development, and for reserved matters submissions. Compliance with these is noted as follows:

Condition 5 - Heights of buildings to conform to a specified plan. This plan shows a maximum

height of 2 storeys (10m to ridgeline), with 3 areas of feature buildings, allowed to 2.5 storeys, 11.5m to ridgeline. The submitted buildings conform to this.

Condition 5 - Extent of residential buildings and roads to conform to a specified plan –. The applicants have amended the plans to ensure that this is fully complied with.

Condition 6 – Limit development to 50 units. This is complied with.

Condition 7- Cross sections required to show ground levels and finished floor levels. These are provided and they are discussed in the design and the amenity sections below.

Condition 10 – Reserved matters to show waste/recycling provision. Shared waste storage is shown on the plans and the cover letter states that for individual dwellings storage would be on hardstandings in rear gardens with all properties noted to have side gates for access.

Condition 14 – Reserved matters to include a study to demonstrate preservation of views of the Cathedral from the footpath to the south of the site. A range of information has been submitted to address this. This is assessed in the design section below.

Condition 15 – Requirement for a green link between the southern open space and that to the north east of at least 10m wide. In the revised submissions buildings have been set back and the link widened; the plan shows 10m is achieved.

Condition 27 – Vehicle parking and turning facilities to be provided on site. This is provided and commented on in the highways section below.

The s106 agreement associated with the outline permission sets out requirements for 40% affordable housing, and a breakdown of the types required. It also sets out requirements for the provision of public open space and drainage works. These issues are commented on by topic below in as much as they affect the assessment of the reserved matters.

6.7 ***Design, layout and landscaping, and heritage***

The NPPF states that good design is a key aspect of sustainable development, and sets out criteria for decision making including ensuring that developments are visually attractive, sympathetic to local character and history while not preventing or discouraging appropriate innovation or change, establish/maintain a strong sense of place, optimise the potential of the site to accommodate an appropriate amount and mix of development, and create safe, inclusive accessible places.

6.8 JCS Policy SD4 sets out requirements for high quality design, including responding positively to and respecting the character of the site and surroundings, and being of a scale and materials appropriate to the site and setting. Design should establish a strong sense of place and have appropriate regard to the historic environment. Policy SD10 seeks housing of the maximum appropriate density compatible with good design, the protection of heritage assets, local character and the road network.

6.9 Policy A1 of the Pre-Submission City Plan requires overall improvements to the built and natural environment, preservation of the character of the area and appearance of the streetscene, and appropriate bin storage. Policy C1 requires development to meet the highest possible standards of accessible and inclusive design. Policy E1 requires a balanced approach, providing for housing, and other needs whilst seeking to protect and enhance local landscape features that contribute to environmental quality and local distinctiveness. Trees, hedgerows and areas of green that contribute to local landscape character should wherever possible be retained and utilised to enhance development. Policy E4 seeks to ensure no significant adverse impacts on existing trees or hedgerows and that opportunities are taken

for appropriate new planting on site.

- 6.10 Policy F1 requires high quality architectural detailing, external materials and finishes that are locally distinctive, and developments to make a positive contribution to the character and appearance of the locality. Innovative modern materials will be encouraged where they strongly compliment local distinctiveness. Policy F2 requires hard surfacing, boundary treatments and planting to be appropriate to the location, and incorporate existing natural features where possible, and ensure adequate space for trees to mature. Policy F3 requires development to be designed to ensure that community safety is a fundamental principle.
- 6.11 In relation to heritage the NPPF requires Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the designated heritage asset; the more important the asset the greater the weight should be. Any harm or loss should require clear and convincing justification; substantial harm to or loss of assets of the highest significance such as scheduled monuments should be wholly exceptional. Tests are set out if 'substantial harm' or 'less than substantial harm' to a designated heritage asset are identified.
- 6.12 Policy SD8 of the JCS sets out that heritage assets and their settings will be considered and enhanced as appropriate to their significance. Development should aim to sustain and enhance their significance and put them to viable uses consistent with their conservation whilst improving accessibility. Policies D1 and D2 of the emerging City Plan reflect the guidance in the NPPF and JCS in respect of designated and non-designated heritage assets respectively. Policy D1 includes the requirement for protecting and enhancing heritage assets and their settings, conserving and enhancing the character, appearance and architectural quality of the area , and retaining important views into or out of the Conservation Area.
- 6.13 The surrounding area includes houses of varying styles along either side of Hempsted Lane to the north, with more dense 20th century and more modern housing development on the west side of the lane further south, and beyond the site to the south and south east. The properties along the lane tend to be larger detached properties, with the more modern development including more semi detached and terraced properties. Between the developments the context is more open, with a paddock on the opposite side of Hempsted Lane, and public open space to the north east and a rugby pitch to north, with a variety of hedge rows and trees.
- 6.14 The layout is largely dictated by the approved access point and the restricted developable area set by the outline permission. The proposals have been improved through pre-application discussions, and then during the application process including reorientation of units, relocation of garages, changes to materials/walls, all of which have improved the scheme in terms of design. It broadly provides for back to back blocks enabling street frontage and avoiding exposed gardens.
- 6.15 The house type designs are considered acceptable. The fenestration of the 6b4p house type has been amended to respond to the Urban Design Officer's comment. They appear to be standard house types but exhibit a degree of variation in form and articulation and include detailing that should sit comfortably within the site context and add visual interest. Facing materials are subject to a condition requiring their approval, however the applicant has, as part of the reserved matters submissions, amended the proposed roof tiles in response to concerns, now proposing a smaller format thinner tile.

6.16 Great weight has been given to the preservation of the character and appearance of the Hempsted Lane Conservation Area. The Conservation Area has a distinctive rural character with domestic buildings set back from the road, also post war housing estates, with mature trees and historic walls contributing to the character, and has views to its surroundings given the elevated position above meadows and intervening spaces. The Conservation Area is situated on the opposite side of the road from the northern part of the site and the proposed buildings would be sited back into the site away from this road frontage in the manner required by the outline permission. Part of the site at the south western corner is within the Conservation Area and would be provided as public open space again as required by the outline permission. The Conservation Area impact was addressed at the outline stage with some adverse impacts identified but were concluded to be outweighed by the benefits of the scheme. The reserved matters follow the principles established at the outline stage to aid preservation of its character and appearance, and the Conservation Officer raises no in principle objection to the reserved matters proposals. As such the reserved matters would cause no other harm additional to what was previously assessed at the outline stage, and would comply with the above policy context, and the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are satisfied.

6.17 Pedestrian links

The site is surrounded by a range of existing roads and paths, and connections to them would be beneficial in the interests of good sustainable design. The applicant has now provided a path link out of the site to the north to the east-west track by the play area. The existing track links Hempsted Lane at the west with the playing fields and the link out to Secunda Way to the east, and the new path link would provide for easy access to local facilities and within the wider area. A formalised path is provided down the east side of the site which would link to the existing path through the public open space adjacent to the north east. Another path link onto the open space is proposed to link with the middle of the development although this one would rely on provision of the missing section on the Council land to join up the paths. The pathways through the open space at the south now provide links out to logical points at the edge of the site and would enhance pedestrian linkages along these desire lines. Access points have also now been provided within the development to aid pedestrian movement along desire lines. As required by JCS Policy SD4 the integration of development with its surroundings and the provision of safe and legible connections are required to achieve good design. With the provision now made it is considered that the proposals meet the policy requirement.

6.18 Security

Concerns have been raised in representations about the security of the edge of the site to Manor Farm House. The applicant's response to this notes that new tree planting is proposed between Plots 1-3, Plot 8 and Manor Farm House which would provide additional screening to the existing, also additional boundary hedge planting has been added to plot 8 to assist visual integration with the adjacent open space buffer, and a maintenance plan has been submitted to cover maintenance for 5 years. The two parties have also evidently now agreed to the provision of a fence and additional hedge planting along the common boundary. Overall I consider that while the proposal would facilitate public access to this side of the existing property where it has not been allowed before, the development would actually lead to more natural surveillance of the surroundings of Manor Farm House. I do not think it could reasonably be assumed that someone presenting a security concern would be more likely to act in front of a housing development than from a private field as is currently the case, and as such there is not detriment to security caused by the proposals, and a condition to provide additional measures is not necessary to make the development acceptable. The principle of residential development of the nearby parts of the field is established, and in light of this analysis I conclude that the security concerns do not amount to a harmful design impact arising from the reserved matters details.

6.19 Heights of building/views

The outline planning permission provides for building heights of up to 2 storeys, with some potential for 2.5 storey feature buildings. The Council's Heights of Buildings SPD defines a series of views to the Cathedral including strategic view corridor 6 'Hempsted Village', which is from a point immediately south of the site roughly mid way along the footpath and the view corridor is across the site. Policy BE.2 of the 2002 Second Deposit Local Plan requires development to protect the city skyline and important views, noting the particular importance of protecting views of the Cathedral. Policy D5 of the City Plan requires that development does not harm any key views of the Cathedral and other historic places of worship. As required by the outline permission a study has been submitted of the views to the Cathedral tower, which now includes digitally modelled views. The large trees at the edge of the rugby ground to the north currently provide a partial screen of this view (as does the vegetation immediately alongside the footpath itself) however one is still able to obtain a view of the Cathedral tower through the gaps in the trees and above them. As such there are currently partially-restricted sporadic views of the Cathedral from along the footpath.

6.20 The submitted visualisations show that while the ridge height of some of the southernmost units would be above the tower, views of the Cathedral tower would still be achieved from along the footpath and the development is sited down the slope as far out of the view as is possible. The view identified when the SPD was produced is now affected by the vegetation in the foreground of the Cathedral view. It is therefore considered that the proposals would satisfy the condition and allow for the key views, in this case partial views of the Cathedral, and do not involve unacceptably tall buildings in line with the SPD.

6.21 Levels changes

The streetscenes and cross sections show that the site levels would be built up and the impact of this should be carefully considered given the change in visual appearance that is likely to take place as a result of this approach. The reason for the scale of levels changes appears to be to facilitate foul sewer connections and avoid needing a pumping station. There has been a longstanding concern regarding the possible visual impact of this approach. The exact levels changes vary across the site but are likely to have most visual impact at the site edges.

6.23 The proposed houses are set back slightly from the site edges but it seems clear that the presence of new buildings would be very apparent in views of the existing site from the nearby surroundings and the mitigating effects of the retained hedge/tree line would be somewhat less than envisaged at the outline stage with the land level and buildings in a more pronounced position. There would be some rather steep drops in levels e.g. next to plots 45/46 at the northern edge.

6.24 The applicant considers the levels changes to be acceptable and are needed to avoid having a foul water pumping station installed with its associated visual, amenity, and servicing impacts. They have noted that Severn Trent Water will not allow a pumping station if a gravity led solution is achievable). They also consider it would provide increased natural surveillance of the play area, and that plots in the north west corner cannot be dropped further to ensure Building Regulations accessibility M4(3) compliance.

6.25 The levels changes proposed in the north east corner have been amended since the December officers report to graduate down more gently into the existing. This is the part of the site where the levels changes would probably have been most noticeable given the extent of the change originally proposed and the prominence of that part of the site. The proposed levels at the turning head at the north east are now reduced by over 1.5m. The December officer report mentioned that the original proposal involved an increase of around 2m up to the turning head; this is now around a 40cm increase. At the northern edge of the

site the proposed level for plot 28 is reduced by c15cm and the private drive in front at the northern edge of the site reduced by c20-50cm. Further along this northern boundary towards the east the proposed levels would remain as previously proposed.

The proposed levels for plot 29 in the north east corner are reduced by 0.5m from that previously proposed, and adjacent plots fronting the open space reduced by 10-20cm. The December officer report mentioned that at this east side by the existing open space the site would rise up about 1.3m between the site boundary and the adjacent road (across a c.4-5m span). This would now be a rise of c30cm up to the road level adjacent to plot 29 in the north east corner.

Overall, while the buildings would still be prominent in views at this edge, the levels at the north east corner would graduate more gently into the existing and the appearance of the development would be much less striking here than with the originally-proposed levels. northern edge. It is considered that the changes now made significantly improve the relationship of the site to its surroundings in the north east corner. Overall it is considered that the levels changes proposed are acceptable in terms of the impact on the appearance of the site and surroundings.

6.26 Landscaping

Planting is proposed along street frontages, as a screen to some of the proposed properties, and addition planting is proposed to the orchard area and the rest of the public open space offered at the south of the site. The hedge to the north east and west (other than around the access/visibility splay), and around the orchard (other than at access points) is shown to be retained, and enhanced in several areas with additional planting. These should all help to soften the impact of the buildings, help it blend into the existing landscape and enhance the appearance of the development.

6.27 The setting back of buildings from the west side of the site (required at outline stage for design, landscaping and heritage reasons), is retained. This would serve to enable a large part of the roadside hedge to be retained (other than at the vehicular access). At the position of this site entrance the visibility splay required for nearby residents to see cars entering the site would necessitate the cutting back of the adjacent hedge line somewhat.

6.28 The outline permission requires details of the restoration of the historic orchard at the south of the site. Further details could be dealt with later under the condition however the current submitted plans show the retention of this area and additional planting at the orchard area and as such the layout and landscaping details provided for determination here are considered acceptable in this respect.

6.29 The comments and recommendations of the landscaping and open space consultants and the Tree Officer have been addressed to a satisfactory degree in the revised submissions.

6.30 The landscaping proposals are now considered broadly acceptable, would enhance the appearance of the development and certain further details can be dealt with under condition 16 of the outline permission if needed. The layout and landscaping would comply with the above policy context.

6.31 **Housing provision**

Policy SD11 of the JCS seeks an appropriate mix of dwelling sizes, types and tenures to contribute to mixed and balanced communities, and requires development to address the needs of the local area. It also requires housing to meet and where possible exceed appropriate minimum space standards, and be accessible and adaptable as far as compatible with local context and other policies.

6.32 Affordable housing:

The s106 agreement associated with the outline permission sets the requirements for affordable housing from this site and requires:

Submission of an Affordable Housing Scheme – this has been provided and is under consideration.

40% affordable housing. This is provided in the submission.

Housing mix:

80% affordable rent, of which;

21% 1 bed

35% 2 bed

29% 3 bed

20% shared ownership, of which;

25% 1 bed

50% 2 bed

25% 3 bed

The s106 agreement includes a mechanism to allow the mix to be amended with the approval of the Council.

Minimum internal floor areas for types of the affordable housing, 15% of the whole development to be in accordance with Building Regs Cat 2 (wheelchair adaptable), and 2 dwellings to meet the Building Regs Cat 3 wheelchair housing standard. The applicant has confirmed that these requirements are met by the proposal.

6.33 As noted above the submitted Affordable Housing Scheme and layout differ slightly from that in the legal agreement. The legal agreement provides an ability to agree a different arrangement to allow for changes in the type of housing demand over time.

6.34 The applicant has amended the affordable housing mix in response to comments from the Housing and Strategy Officer. This changes two plots from a 4bed 6 person to a 4bed 7person house type. They have also confirmed that all of the 3bed units accommodate 5 persons and that house is to be provided for the wheelchair units..

6.35 Housing mix:

The 20 affordable units comprise of 4 1-bed flats, 6 2-bed flats, 4 3-bed houses, and 2 4-bed houses as affordable rent, and 2 2-bed houses and 2 3-bed houses as shared ownership. The 30 market houses comprise of 24 4-bed houses and 6 5-bed houses. In terms of the housing mix the market housing is heavily slanted towards large detached properties and would not of itself be considered acceptable, however overall with the substantial provision of affordable housing, across the whole site there is a variety of property types, and the scheme responds to the context of the surrounding built form. In this context it is considered that the development would deliver an appropriate mix of housing and positively contribute to a mixed and balanced community. No objection is raised against Policy SD11. The critical issue in this balance is the level of affordable housing achieved, and it is unlikely the such a mix of market housing would be acceptable without such a level of provision.

6.36 **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

- 6.37 Policy G1 of the Pre-Submission City Plan sets the context for working with organisations on local transport matters. Policy G2 sets requirements for provision of an electric vehicle charging point/socket at every new residential property which has a garage or dedicated space within its curtilage and otherwise will be strongly encouraged where feasible. Policy G4 supports proposals that protect and enhance convenient, safe and pleasant walking environments, refers to pedestrians being at the top of the road user's hierarchy and seeks to avoid proposals that disrupt desire lines or reduce pedestrian legibility or connectivity.
- 6.38 The Highway Authority raises no objection to the proposed layout. The means of access is fixed from the outline stage. Tracking plans have been provided to demonstrate the accessibility of the layout to private, refuse, delivery and emergency vehicles and some minor concerns about obstructions to the tracking have now been resolved in the amended scheme. The main roads within the development would be offered for adoption, private drives would be conveyed to the properties who have rights over it.
- 6.39 The entrance visibility splays extend into the site and would need to be included within adoption plans for the Highway Authority to ensure it is not obstructed by fencing or hedging. The applicant has confirmed that this area would be included within the relevant highway agreement and the planting proposals have been amended to cut back the hedge line to suit the visibility splay.
- 6.40 The Highway Authority accepts the level of car parking proposed. Each unit has at least one space and most have considerably more. 40 garage spaces are proposed and in most instances there is room for at least 2 cars on the driveway in front of the garage. In addition 10 visitor spaces are proposed around the site.
- 6.41 In terms of cycle parking provision, space is shown in the garages for 2 cycles. For properties without garages cycle parking would be in sheds in rear gardens with steel fixings for storage.
- 6.42 Provision for pedestrian connectivity has already been discussed above and is considered acceptable.
- 6.43 Refuse collection points are located at the end of private drives other than by the main access where a collection point has been removed from the original position following concerns about its appearance at this prominent position. The applicant advises for these units that the highway is wide enough for bins to be on the private drive on collection day.
- 6.44 Overall in terms of highways impact the proposed layout complies with the above policy context.
- 6.45 ***Residential amenity***
Paragraph 127 of the NPPF provides that decisions should create places with a high standard of amenity for existing and future users. 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. Policy F6 of the Pre-Submission City Plan requires residential development to meet Nationally Described Space Standards.
- 6.46 *Neighbouring occupants*
No. 67 Hempsted Lane
No. 67 Hempsted Lane is situated to the north of the site across the track. The property is around 10m from the edge of the application site and would be broadly parallel with two proposed maisonette buildings – plots 24/25 and 45/46. An overshadowing study has also now been received for this property.

- 6.47 The building at Plot 24/25 would be approximately 19m from the boundary of no. 67 and would face towards its rear garden, slightly angled away towards the end of no. 67's garden. There is a hedge and tree line at the site boundary that would be retained, which is of varying heights, and additional planting is proposed here. The ground floor flat windows are not likely to overlook the neighbouring property given the height, separation and the hedge and garden fence between. The first floor flat includes lounge and bedroom windows facing north in the direction of no. 67. A section has been provided through the site to the neighbouring property. This shows that with the proposed levels change Plot 24/25 would be sited at a higher level than no. 67 (approximately 1.2m higher).
- 6.48 As a comparison, the usual separation distance required for a new development would be a back to back distance of 21m, which would commonly equate to around 10.5m between houses and the neighbouring garden. In this case the separation is of 19m to the garden and is clearly in excess of that 'normal' standard in relation to new build properties. However the impact in the current proposals also needs to factor in the higher position of the proposed house given the existing and proposed levels changes. The applicants have declined to reduce the proposed levels change and so the proposals need to be determined based on the proposed arrangement.
- 6.49 The applicant has responded on this issue and considers (their measurements) a 19.6m distance to plot boundary, 23.1m distance to garden to be substantially over generally accepted levels, that the intervening existing and proposed landscaping between protects views and amenity, that window to window contact would be too oblique to be material, and that the option of replacing block 24/25 with a single storey unit would result in a poor streetscene. They have also confirmed that there is no intention to reduce the existing perimeter vegetation.
- 6.50 Given the finished floor levels confirmed in the submitted sections, the first floor flat windows would allow (using a 1.7m height eyeline) a view out at a position approximately 19m from the boundary of no. 67 at approximately 5.6m above the ground level of no. 67. There is an outbuilding at the rear of no. 67's garden at the nearside corner. The existing hedge/tree line is lower in the section parallel with plot 24/25 such that a view through would be possible currently. The new planting in this location referred to by the applicant shows a native hedge being planted along the southern edge of the existing hedge/tree line. If this successfully grows it would help reinforce the existing vegetation screen. The species planted where the existing vegetation is lower should grow faster and could be allowed to grow to full height. The mix includes hawthorne and field maple which would grow tall enough to intervene in the potential view across to the garden of no. 67. They are not evergreen but do have quite dense canopies. This effect does rely on proper maintenance and the planting maintenance schedule has been revised to cover this element of the planting to the satisfaction of the Council's Landscaping Consultant.
- 6.51 In conclusion I estimate that new residents in this property would currently be afforded a view across towards no. 67's garden however the separation distance of 19m is significant and in due course, the additional planting could provide an additional screening effect. Even accounting for the higher levels, the separation distance, in the context of the rear garden of no. 67, and the likelihood of, in due course, additional planting further ameliorating any potential overlooking, is such that on balance, the level of intrusion and impact on amenity arising from overlooking would not be significant.
- 6.52 The overshadowing study demonstrates the effect through various points in the year and shows that block 24/25 would not cause any significant overshadowing of no. 67. Some overshadowing of the garden is likely during the winter but this is also likely to be caused by the existing hedge/tree line and boundary fence. Coupled with the time of year it is not considered that this would amount to significant harm. Given the separation distance the

proposals would not be overbearing or cause a significant loss of light to no. 67.

6.53 The building at plot 45/46 would be around 20m from the boundary of no. 67. The ground floor flat windows are not likely to overlook the neighbouring property given the height, separation and the hedge/tree line and garden fence between. Plot 44/45 is also more in line with the house rather than the garden of no. 67. The first floor flat includes living room, bedroom and bathroom windows facing towards no. 67. The section drawing shows that plot 45/46 would be at a ground level approximately 2m higher than no. 67.

6.54 The finished floor levels indicate that the first floor windows would allow (again with a 1.7m eyeline) a view out at 20m from the boundary at around 6.4m above the ground level of no. 67. The dense hedge/tree line here provides screening up to approximately 6m height at least. The applicants have provided written confirmation that there is no intention to reduce the perimeter vegetation and a maintenance plan has been submitted. Given the relationship between the properties, the separation between them and the presence of the retained (and enhanced) boundary tree/hedge line, the proposed property would not cause significant harm by overlooking this neighbouring property and there would also be no significant harm to privacy from window to window contact.

6.55 The overshadowing study indicates that block 45/46 could cause some overshadowing of the end part of the rear garden of no. 67 in the late afternoon in Spring and Autumn but no impact in summer, and cause greater overshadowing impacts in mid afternoon in the winter, although again this is at a time where the existing hedge/tree line and boundary fence are likely to have a similar effect and use of the garden is less likely. Given the modest extent of impacts and times of year this is not considered to amount to significant harm. Given the separation distance this new building would not be overbearing or cause significant loss of light.

6.56 Manor Farm House

Manor Farm House is situated to the west side of the site and representations have been received in relation to the impact of the development on this property and its residents. This property includes the main house sited to the middle of the plot and, in closest proximity to the proposed built development at its northern end, a pitched roof garage and an area used for car parking. At the north eastern edge behind the garage is a 1-2m high hedge. There is a garden area that borders the application site with a low level fence at the boundary, to the south of the garage/parking area. Beyond this at the southern part of the property there is a 1.8m close boarded fence. There are also some trees at the edge of the plot affording some screening and again it is noted that the applicant does not intend to reduce this existing vegetation. As noted the proposed development includes an open corridor of grassed space down the western edge such that the proposed houses are set in from the boundary. The farmhouse includes side windows facing towards the application site but the separation distance of over 26m at an angle is such that no harm would be caused from window to window contact.

6.57 The two nearest properties would be:

Plot 1, with the proposed house being northwest facing and sited around 9m from the boundary at the nearest point. It is a two storey dwelling proposed (5m high to eaves, 8.5m to the roof ridge), sited diagonally to the farmhouse plot. The proposed property has habitable room windows in the front elevation but given the orientation and resultant view that could be afforded, the separation distance, position of the farmhouse's garage at the near boundary and use of the near part of the farmhouse plot, and the vegetation screening, it is not considered that significant harm from overlooking would arise. Given the orientation no harm to light, or overshadowing would arise, and no significant overbearing effect would arise given the relationship.

Plot 8 would be sited side-on to the farmhouse plot at a distance of around 10m between the proposed house and the boundary of the farm house. It would be broadly parallel with the farmhouse's garage. This would be the same two storey dwelling type as plot 1 and has no first floor habitable room windows in the side elevation that would overlook the property. There is a possible view from the front windows of the proposed property diagonally down to the farm house's garden but given the angled view it is not considered that this would lead to a significant impact on privacy. No overshadowing study has been provided in respect of these units, however given the separation distance, the orientation of the properties, the scale of the proposed dwelling and the use of the nearest parts of the farmhouse plot, it is unlikely that any significant harm would arise from overshadowing or loss of light. Given the separation distance and the use of the farmhouse plot at the near edge, the proposed building would not be overbearing either.

6.58 The 5m lampposts previously situated close to the east side boundary adjacent to the existing residential properties, have now been removed.

6.59 Given the proposed siting of properties it is not considered that the proposals would cause any significant harm to residents of any other properties in the locality.

6.60 *Proposed occupants' living conditions*

All units benefit from a rear to rear separation of at least 20.3m. In this instance it is considered that reasonable living conditions would be provided.

6.61 Where there is a side elevation of a property behind a garden, all units benefit from a back to side distance of at least 10.3m, and in those instances the gardens are not entirely enclosed to the rear by the neighbouring property's flank wall. Again it is considered that reasonable living conditions would be provided in this respect.

6.62 In terms of the provision of private amenity space several of the smallest gardens shown in the original plans have now been increased in size and all properties are now considered to have adequate amenity space for future occupants.

6.63 In terms of space standards I am satisfied that the various house and flat types provide an acceptable level of internal space.

6.64 ***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. Policy E6 of the emerging City Plan sets out a similar approach to making development safe, avoiding an increase in flood risk, the sequential and exception tests, requiring Sustainable Drainage Systems, incorporating climate change considerations, facilitating benefits to watercourses and floodplains, maintaining a buffer strip for maintenance and ecology.

6.65 The scheme proposes to utilise the permission for the ponds on the adjacent land to the north east of the field for surface water drainage (not to the Hempsted Lane sewer which is raised in representations). As such surface water would outfall from the north east of the site to these ponds. A knee rail has been included to the edge of the road by the ponds given the proximity of the pond and the gradient. Swales are proposed as a sustainable conveyance method for surface water across parts of the site. The Drainage Consultant raises no objection to the arrangements proposed for drainage within the site. Condition 11 of the

outline permission 13/01032/OUT requires full details of the surface water system. In terms of the representation about causing runoff towards the properties in The Gallops; consideration of the drainage proposals under Condition 11 will ensure an appropriate drainage system is proposed, nevertheless, the details of the surface water drainage submitted with this reserved matters application indicate a surface water system to capture runoff from the new buildings and should not worsen any runoff to these properties from the site.

6.66 The s106 agreement associated with the outline permission obliges the developer to construct the drainage infrastructure works prior to first occupation of any unit.

6.67 A foul connection would be made to the east of the site across the open space to the existing system in the adjacent development to the east.

6.68 Drainage arrangements can be fully considered pursuant to the condition, however no concerns are raised in relation to the proposed layout to indicate that the drainage proposals would not be compliant with the above policy context.

6.69 ***Open Space***

The NPPF provides that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities Policies INF3, INF4 and INF6 of the JCS require new residential developments to provide for any additional infrastructure and community facilities required to serve the proposed development. Policies OS.2, OS.3, and OS.7 of the 2002 Plan set out the Council's requirements for open space.

6.70 The s106 agreement sets out the requirements for public open space (POS) and requires an area of at least 1.56ha. The proposed POS area is the southern part of the site as per the area indicated at outline stage. The s106 agreement sets out a range of requirements on the developer in respect of providing the open space, making it available for public use, and transferring it to the Council.

Other issues raised in representations

6.71 There is a septic tank or cess pit within the site serving Manor Farm House. A solution for this piece of infrastructure has not yet been implemented on site and it is currently an open hole in the ground and would be at the edge of the public open space close to Plot 8. Clearly it needs addressing if development of the site is to proceed. The applicants have confirmed that they are in discussion with the owners of Manor Farm House regarding taking the foul flows into the new sewer system for the development. Their proposal is that the neighbouring property would be connected into the site's foul drainage and onwards to the Severn Trent adopted system. The applicants have confirmed that the septic tank/cess pit would be removed in its entirety and the surrounding area checked for residual contamination which would be removed and inert soil put in place, if encountered. As such the potential environmental and public safety issue should be removed, and the Council would be adopting open space with a foul sewer run beneath as opposed to the open pit.

6.72 It appears that this matter simply needs to be resolved between the developer and neighbour. However given the current lack of certainty over its resolution and the public safety and possibly environmental issue that would be apparent, it is considered that a condition is required preventing occupation until the existing arrangement is removed and land remediated if required. Because in practice this involves making a connection to a functioning drainage system on the development site, which is already required to be in place prior to any occupations (by Condition 11 of the outline permission), this new proposed condition would bring clarity to the public safety/environmental issue concurrently with the existing requirements for drainage implementation and should not be any more onerous on the developer in terms of timings of occupations.

6.73 **Conclusion**

This application for approval of reserved matters 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 principle, design, layout and landscaping, heritage, traffic and transport, residential amenity, drainage and flood risk, open space, and specific environmental concerns; the proposal is broadly acceptable and accordingly it is recommended that reserved matters approval be granted if the outstanding matter of the affordable housing mix can be resolved in terms of the layout and house types.

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**

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

Site location plan ref. 1889 SLP-01
Application site layout plan ref. 1889 ASL-01 Rev. M
External works layout plan ref. 1889 EWL-01 Rev. J
Site entrance layout plan ref. 3852-101 Rev. B
Application Street Scenes plan ref. 1889 SS-01 Rev F
Site entrance layout plan ref. 3852-101 Rev. B
Public Open Space Area plan ref. 1889 POS-01 Rev A

Detailed planting plan 1 of 2 plan ref. 2078701 SBC00 XX DR L 401 Rev. PL12
Detailed planting plan 2 of 2 plan ref. 2078701 SBC00 XX DR L 401 Rev. PL12
Landscape structure plan ref. 2078701 SBC 00 XX DR L 402 Rev. PL12
Landscape specification (received by the Local Planning Authority on 13th October 2020)
5 year landscape maintenance/Management Plan September 2020 Rev. PL03 (dated 9.11.20)
Tree pit & hedge details plan ref. 2078701 SBC 00XX DR L 201 Rev. 01

The Silversmith floor plans ref. SI-4B-2S-P1
The Silversmith elevations plan ref. A/1234/00/CB/02 Rev. B
The Silversmith elevations plan ref. A/1234/00/CT/02 Rev. B
The Luthier floor plans ref. A/1392/00/AT/S01 Rev. C, A/1392/05/AT/S01 Rev. C, A/1392/05/AT/S02 Rev. C
The Luthier elevations plan ref. A/1392/00/CB/02 Rev. B
The Luthier elevations plan ref. A/1392/00/CT/02 Rev. B
The Luthier elevations (plots 5 & 18) plan ref. A/1392/00/TB/S02 Rev. C
The Philosopher floor plans ref. PH-4B-2S-P1
The Philosopher elevations plan ref. A/1507/00/CB/02 Rev. D
The Philosopher elevations plan ref. A/1507/00/CT/02 Rev. D
The Goldsmith floor plans ref. GO-4B-2S-P1
The Goldsmith elevations plan ref. GO-4B-2S-CB-E
The Goldsmith elevations plan ref. GO-4B-2S-CT-E
The Weaver floor plans ref. WE-4B-2S-P1
The Weaver elevations plan ref. A/1688/00/CB/02 Rev. F
The Watchmaker floor plans ref. WA-5B-2S-P1 Rev. A
The Watchmaker elevations plan ref. A/1901/00/CB/02 Rev. E
The Watchmaker elevations plan ref. A/1901/00/CT/02 Rev. E
The Baker floor plans ref. BA-2B-2S-P1
The Baker elevations plan ref. BA-2B-2S-CB-E

The Ploughwright floor plans ref. PW-3B-2S-P1
The Ploughwright elevations plan ref. A/1026PW/00/CT/02 Rev. A
The Tillman floor plans ref. TI-3B-2S-P1
The Tillman elevations plan ref. A/1026TI/00/CB/02 Rev. C
2P-1B Apartment – Design sheet plan ref. 1889 2P1B/F/01 Rev. A
2P-1B Apartment – floor areas plan ref. 2P1B-FA-01
3P-2B Flat – Design sheet plan ref. 1889 3P2B/F/01 Rev. B
3P-2B Flat – floor areas plan ref. 3P2B-FA-01
Apartments – Sections plan ref. 1889 SEC/01
5P-3B House M4(3) Planning drawings ref. M4(3)/H/01
5P-3B House M4(3) Floor area plan ref. M4(3)FA/01
6P-4B House – Design sheet plan ref. 1889 6P4B/H/01 Rev. A
6P-4B House - floor areas plan 6P4B-FA-01
7P- 5B House – Floor plans ref. A/7P5B/00/AT/S01
7P- 5B House – Elevation plans ref. A/7P5B/00/TB/S02
7P- 5B House – Ground floor plan ref. A/7P5B/05/AT/S01
7P- 5B House – First floor plan ref. A/7P5B/05/AT/S02

Single garage plan ref. A/218/00/CB/R2/01
Double garage plan ref. A/436/00/CB/R1/01
Double garage gable front plan ref. A/436/00/CB/R2/01
Double garage plan ref. A/436/25/CBH/R1/00
Sales garage plan ref. SG-TF/01 1903
Proposed sub station elevations Plan ref. 1889 PE/SS01

Enclosures details 1.2m estate railings plan ref. 1889 ED-12
Enclosures details 1.8m screen wall plan ref. 1889 ED-01
Enclosures details 1.8m close board fence plan ref. 1889 ED-02
Enclosures details 1.8m timber personnel gate plan ref. 1889 ED-03
Enclosures details 0.45m timber knee rail plan ref. 1889 ED-05

Development cross sections plan ref. 3852-123 Rev. G
3852-102-1H
3852-102-2H
3852-102-3H
3852-106-16
3852-106-2H
3852-110H

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition

Prior to occupation of any unit, a scheme to remove the septic tank/cess pit within the site serving the adjacent Manor Farm House property and remediate the land of any residual contamination shall be implemented in full on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority in advance.

Reason

In the interests of public safety and environmental health to ensure the septic tank/cess pit is removed alongside the implementation of the drainage scheme to ensure the open space is safe to use.

Condition

The estate railings shown on the External works layout plan ref. 1889 EWL-01 Rev. F parallel with units 29 to 33 shall be installed prior to making the surface water drainage system of the proposed development operational, and shall thereafter retained for the duration of the development.

Reason

To ensure the safety of the public in relation to the adjacent drainage pond proposals.

Condition

Prior to occupation of any unit, a scheme to remove the septic tank/cess pit within the site serving the adjacent Manor Farm House property and remediate the land of any residual contamination shall be implemented in full on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority in advance.

Reason

In the interests of public safety and environmental health to ensure the septic tank/cess pit is removed alongside the implementation of the drainage scheme to ensure the open space is safe to use.

Condition

The estate railings shown on the External works layout plan ref. 1889 EWL-01 Rev. G parallel with units 29 to 33 shall be installed prior to making the surface water drainage system of the proposed development operational, and shall thereafter retained for the duration of the development.

Reason

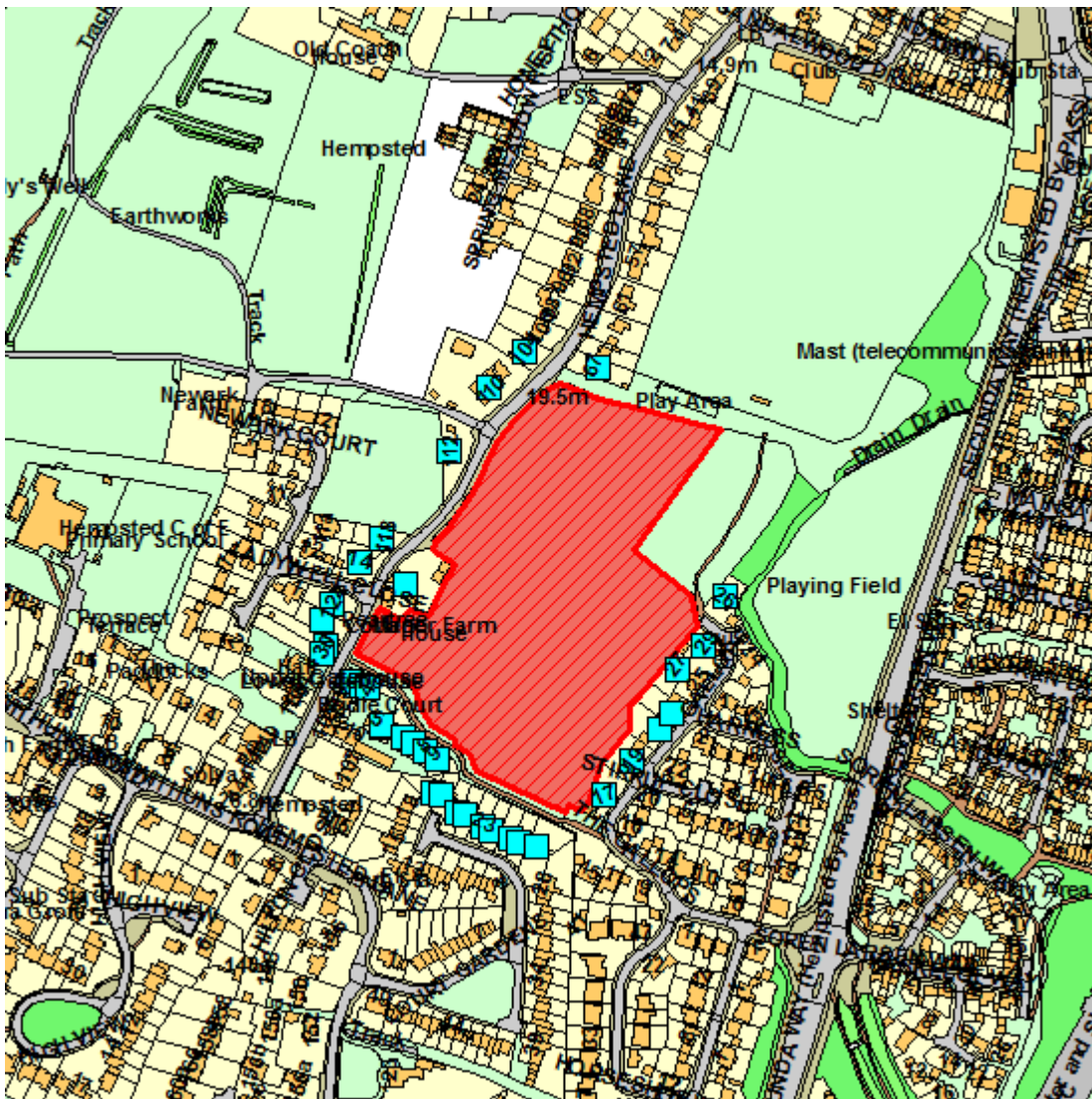
To ensure the safety of the public in relation to the adjacent drainage pond proposals

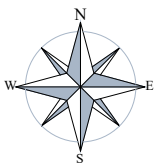
Person to Contact: Jon Bishop (01452 396562)

Planning Application: | 20/00600/REM

Address: | Land East Of Hempsted Lane
Hempsted Lane Gloucester

Committee Date: |

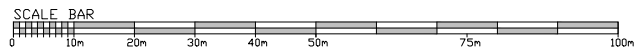




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Legend

 Site Boundary.



REV.	DESCRIPTION	DATE
CLIENT Bellway Homes		
JOB TITLE Hempsted Lane, Gloucester.		
DRAWING TITLE Site Location Plan.		
SCALE @ A3 1:1250	DATE May '20	DRAWN BY HAL
JOB NO. 1889	DRAWING NO. SLP-01	REVISION -



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Newport
NP20 4PH

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www.hammond-ltd.co.uk

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- Site Key**
- 1.5m High Chain Link Fence
 - 1.5m High brick fence panel covered by concrete slatted panels on a concrete/gravel base
 - 1.5m High Black Slatted Wall
 - 1.5m High Black Slatted Wall
 - Proposed existing structure problems were explained
 - 1.5m Turf Box Gully
 - Bin Collection Point
 - Allocatable Roadside Units
 - Flashed Ownership Units
 - 1.5m Unit (M10) Compliance
 - Existing Trees and Vegetation Retained
- NOTES**
For all Landscaping information refer to Landscape Strategy Plan as part of the Design Statement

Harrogate Lane, Gloucester - 1st of

Area	Area (sq m)	Area (sq ft)	Area (sq yd)	Area (sq ft)	Area (sq yd)	Area (sq ft)	Area (sq yd)
Asphalt	1000	10764	1300	14148	1700	18387	2200
Concrete	500	5381	650	7025	850	9150	1100
Grass	2000	21520	2500	26915	3000	32298	3700
Gravel	1000	10764	1250	13452	1500	16117	1800
Other	500	5381	625	6726	750	8093	900
TOTAL	5000	53810	6250	67260	7500	80930	9000

- Surface Finish Key**
- Highway - Tarmac Finish
 - Highway Footpath - Tarmac Finish
 - Green/Parking - Block Paving
 - Green/Parking - Tarmac Finish
 - Footpath - Single Grass
 - Car Grass paths in Orchard area
 - Private Footpath - Paving Slabs

- Garden Equipment**
- Garden Waste/Recycling Storage
 - Place to be used as a temporary store with a total capacity for a 600kg to 800kg bulk wheelie bin (max 100kg per bin) (max 100kg per bin)
 - Area of other equipment on number of locations
 - Washing Station
 - Area of drying bin to be left in a separate building

1. Harrogate Lane, Gloucester - 1st of
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Delaney Homes

Harrogate Lane, Gloucester

Application Site Layout

1:500 May 20 2014

1:500 May 20 2014

1:500 May 20 2014

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	January 2021
Address/Location:	8 Market Parade Gloucester GL1 1RL
Application No:	20/00645/FUL
Ward:	Westgate
Expiry Date:	04.12.2020
Applicant:	Mrs Esther Croft
Proposal:	Full planning permission for the demolition of existing buildings and development of 43 no. residential dwellings (C3), ground floor Commercial, Business and Service space (use class E) and associated access, parking, cycle and bin storage, highways works, public realm and landscaping works on land fronting Market Parade and Spread Eagle Road (forming plots 3B and 3C of previous consent 18/01454/FUL)
Report by:	Jon Bishop
Appendices:	Site location plan Site layout plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site comprises of land fronting Market parade on the north west side and includes parts of the surrounding road network. At the south west the site is a rough hard surfaced open site historically used for surface car parking on a temporary basis. In the middle of the site is a range of buildings, 3 storey at the Market Parade frontage and comprises a restaurant at ground floor, seemingly with accommodation in the upper floors, dropping to a two storey more modern building at the rear onto Spread Eagle Road which houses a taxi business to the north of the buildings there is another surface car park. The site includes part of the Spread Eagle Road service yard to the east, and parts of Spread Eagle Road and Market Parade at the north and north east of the site.
- 1.2 The surroundings include a variety of commercial premises, notably a public house with beer garden to rear, adjacent to the site to the west side. Kings House adjoins the site to the south which is a commercial building with (hairdresser, shop and public house) at ground floor with offices above. On the opposite side of Market Parade is the former bus station forecourt, now disused, and the site of the demolished former multi storey car park. South of this is a two and four storey building of commercial uses. Beyond Spread Eagle Road to the north of the site is another area of surface car parking, and Spread Eagle Court which is in various commercial uses but has permission for residential use of the upper floors. Beyond Spread Eagle Road and the service yard to the west/north west are a variety of commercial buildings, some with residential accommodation in the upper floors. As a result of permission ref. 18/01454/FUL there is also permission for residential uses of the vacant plot to the north of the site at the corner of Northgate Street and Spread Eagle Road (full permission), and also of the surface car park plot immediately north of the site next to Spread Eagle Court (in outline).
- 1.3 The development proposed effectively represents an amended scheme to that approved at plots 3b and 3c in the hybrid permission 18/01454/FUL.

Approved scheme 18/01454/FUL:

Plot 3b (full permission) - 153sq m commercial unit (A1, A2, A3, A4, B1) at ground floor, and 16 residential flats in the upper floors (8x1 beds, 8x2 beds).

Plot 3c (outline permission) – 489sq m commercial units (A1, A2, A3, A4, B1) at ground floor and up to 32 residential units over (proposed as 10x1 beds, 18x2 beds, 4x3 beds in the indicative details)

Total = 542sq m commercial space and 48 flats.

New scheme:

43 no. residential dwellings (13 1 beds; 28 2 beds; 2 3 beds)

482sq m Ground floor unit for what was use classes A1/A2/A3/A4/B1 (this description of use will need to change to update the use classes)

- 1.4 The proposal comprises of a 3 and 5 storey building. The central 3 storey part would be flanked by two 5 storey parts to either side. The commercial unit would be at ground floor in the southern part of the building, with flats above. The northern 5 storey part would be all flats. Balconies are included to some flats, and a roof terrace is proposed above the central 3 storey section. Brick is proposed as the main facing material.
- 1.6 The intention is to construct the development in two phases with the southern/left hand side of the development containing the commercial unit (broadly Phase 3b of the approved scheme) built first, and the northern/right hand side of the development (broadly phase 3c of the approved scheme) built at a later date.
- 1.7 The application is referred to the Planning Committee because it includes an Environmental Statement.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
10/00832/COU	Use of land for car parking and vehicular access from service yard off Spread Eagle Road	G3Y	27.01.2011
14/00778/FUL	Use of land for car parking and vehicular access from service yard off Spread Eagle Road	G3Y	09.10.2014
10/00833/COU	Use of land as a car park including 3 no. spaces for use in association with taxi business, and vehicular access from service yard off Spread Eagle Road.	G3Y	27.01.2011
18/01454/FUL	Hybrid Planning Application for the redevelopment of Kings Square and land known as Kings Quarter, Gloucester seeking: (i) Full planning permission for: public realm works, access and parking alterations, landscaping and associated infrastructure improvements and demolition of structures at Kings Square, The Oxebode and St Aldate Street; and the demolition of existing buildings and structures and the creation of a mixed use development comprising development blocks 1, 2, 3a and 3b to provide; a new multi-storey car park (sui generis); residential dwellings (C3) (101 units); commercial retail (A1,A2) / food and drink (A3,A4) / office space (B1);	Granted subject to conditions	04.03.2020

	<p>refurbishment of Kings House to provide a new creative hub (B1) with ancillary exhibition space (D1) and food-hall (A3); and associated access, utilities infrastructure, substation relocation, highway works, wider public realm and landscaping works on land at Northgate Street, Spread Eagle Road, Market Parade, Station Road and Bruton Way.</p> <p>(ii) Outline planning permission for</p> <p>the demolition of existing buildings, structures and multi storey car park and the development of proposed blocks 3c, 3d and 4 comprising residential development (C3) (up to 55 units), commercial/retail space (A1,A2,A3,A4, B1), hotel (C1) and office space (B1) with all matters reserved except for access on the land at Spread Eagle Road, Market Parade and Bruton Way.</p>		
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3.0 RELEVANT PLANNING HISTORY

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

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

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

Relevant policies from the JCS include:

- SP1 - The need for new development
- SP2 – Distribution of new development
- SD3 – Sustainable design and construction
- SD4 – Design requirements
- SD6 – Landscape
- SD8 – Historic Environment
- SD9 – Biodiversity and geodiversity
- SD10 – Residential development
- SD11 – Housing mix and standards
- SD14 – Health and environmental quality
- INF1 –Transport network
- INF2 – Flood risk management
- INF3 – Green Infrastructure
- INF4 – Social and community Infrastructure
- INF6–Infrastructure delivery
- INF7 – Developer contributions

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

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

and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.5 **Emerging Development Plan**

Gloucester City Plan

The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited to moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies from the emerging Gloucester City Plan include:

- A1 – Effective and efficient use of land and buildings
- A2 – Affordable housing
- A6 – Accessible and adaptable homes
- B1 – Employment and skills plan
- C1 – Active design and accessibility
- C5 – Air quality
- D1 – Historic environment
- D2 – Non designated heritage assets
- D3 – Recording and advancing understanding of heritage assets
- D4 – Shopfronts, shutters and signs
- D5 – Views of the Cathedral and historic places of worship
- E2 – Biodiversity and geodiversity
- E6 – Flooding, sustainable drainage, and wastewater
- E8 – Development affecting Cotswold Beechwoods Special Area of Conservation
- F1 – Materials and finishes
- F2 – Landscape and planting
- F3 – Community safety
- F4 – Gulls
- F6 – Nationally described space standards
- G1 – Sustainable transport
- G2 – Charging infrastructure for electric vehicles
- G4 - Walking

Site allocation SA08 – Kings Quarter

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. The following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight:

- BE.2 – Views and skyline
- OS.2 – Public Open Space Standard for New Residential Development
- OS.3 – New housing and open space

3.7 **Supplementary Planning Guidance/Documents**

Sustainable Urban Drainage Systems SPG 2004 and 2013 SuDS Design Guide
New housing and open space SPG 2004
Heights of Buildings SPD 2008
Waste Minimisation in Development Projects SPD 2006
Townscape Character Assessment: Gloucester June 2019
Shopfronts Design Guide 2017
Kings Quarter Planning Concept Statement Interim Adoption 2013

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 The **Highway Authority** raises no objection subject to conditions to secure details of highway works to Market Parade; a construction management plan, the provision of loading/circulation/manoeuvring facilities prior to first use, provision of cycle storage and parking, implementation of the Travel Plan, and provision of electric vehicle charging. Also subject to s106 contributions for the amendment to the Residents parking permit scheme to exclude the proposed residents as the scheme is over subscribed for the area, and for the travel plan bond and monitoring.
- 4.2 The **Conservation Officer** raises no objection to the loss of the non designated heritage asset no. 8 Market Parade, but should be recorded prior to demolition. No objection is raised to the form and mass of the scheme but concerns are raised about the materials in terms of its effect on the character and appearance of the area. Notwithstanding that it is considered an improvement on the previously consented scheme. Conditions are recommended for building recording (Historic England Level 3), signing of contract before demolition of the building, and approval of materials and detailing.
- 4.3 The **Civic Trust** - The panel needs more information to assess the impact on views of the cathedral and buildings in King's Square. The massing of the three blocks looks good in isolation but a 3D colour montage would help with modelling of the facades and different coloured brickwork. There is no south elevation drawing to show the effect on The Chambers. No buildings currently rise above those that surround the square, but block 5 of the proposed redevelopment will be visible and could spoil the look of the square. There are only eight parking spaces for 43 flats. Will parking be provided in the proposed new multi storey opposite?
- 4.4 The **City Archaeologist** raises no objection subject to conditions to secure archaeological mitigation works, and final approval of the foundation design.
- 4.5 The **Tree Officer** has confirmed he is happy with the proposed tree planting and raises no objection to the application.
- 4.6 The **Landscape Adviser** initially raised the issue of the planting bed around the northern edge and made suggestions and requests. In response to the further details, they note that the planting proposed here should provide for a degree of privacy as well as seasonal interest, with the space for roots being maximised and foundations protected by a root barrier. No objection is raised.
- 4.7 The **Ecology Adviser**

Habitat Regulations Assessment (HRA)

From the documents provided previously by the applicant, there should be no significant effect on Cotswold Beechwoods SAC and the resident information pack detailing alternative recreational options and ways to minimise impacts in nature conservation sites (such as Cotswold Beechwoods SAC and Alney Island LNR) will further minimise the risk of any impact from the few visitors that may go there.

From the documents provided previously by the applicant, there should be no significant effect on Walmore Common SAC and with mitigation there should also be no significant effect on Severn Estuary SPA via its functional link to Alney Island LNR. Mitigation comprises the resident information pack detailing alternative recreational options and ways to minimise impacts in nature conservation sites (such as Walmore Common SAC, Severn Estuary SPA and Alney Island LNR), as well as financial contribution towards practical habitat enhancement works at Alney Island LNR.

Due to the small size of this part of the scheme, the financial contribution should be proportionate. However, if different developers are to take on parts of the scheme then it is essential that they all contribute proportionally to the ecological enhancements needed at Alney Island LNR to compensate for increased recreational pressures on this reserve (and hence the potential for impacts on features associated with Severn Estuary SPA).

Conclusion & Recommendations

1. The CEMP should be submitted for review to the Local Planning Authority prior to works commencing. This must include lighting plans plus mitigation and enhancement options for nesting birds and bats as mentioned above and in the Ecology report.
2. Homeowner Information Packs must be given to all residents at the proposed development. These packs must contain information to make new residents aware of the sensitivities of nearby sites of nature conservation concern including Alney Island LNR, Cotswold Beechwoods SAC and Severn Estuary SPA, SAC, RAMSAR and how to act responsibly to avoid disturbing wildlife (including: residents should be advised to keep dogs on leads at the aforementioned sites and recommendation to keep cats in at night to reduce hunting pressure on wildlife). In addition, a map of alternative public open spaces including those in the development and their foot/cycleway links plus public transport links needs to be included. A sample Homeowner Information Pack must be submitted to the Local Planning Authority to review and approval be obtained prior to first occupation and delivery to new homeowners of the development.
3. Financial contribution to ecological enhancement works at Alney Island LNR to be agreed by Local Planning Authority and the developer.
4. The development needs to show a positive Biodiversity Net Gain, which can be calculated using the DEFRA Metric.

Building 6 (identified as low roosting potential) should be demolished between October and March (when summer roosting bats less likely to be using it) following a pre-demolition inspection by a bat licensed ecologist who should oversee the careful demolition of the building. A bat box should be installed on a retained building/tree nearby to act as a receptor should any bats be found during demolition (although it would appear relatively low risk).

4.8 **Natural England** The key points for comment relate to recreation pressure on designated sites associated with homeowners living in the new development and the provision of green infrastructure/recreation space and/or mitigation measures, as necessary.

We have read your ecologist's note dated 30.9.20 and agree with their conclusions regarding mitigation for the Cotswold Beechwoods Special Area of Conservation (SAC) and the Alney Island Local Nature Reserve, land functionally linked to the Severn Estuary Special Protection area (SPA). We note the proposals to require a homeowner information pack and to agree a developer contribution for enhancements at the Alney Island LNR. Subject to securing these mitigation measures we would have no objection to the proposals. A habitats regulation assessment should be carried out

4.9 The **Contaminated Land** consultant raises no objection subject to the standard contaminated land condition.

4.10 The **Lead Local Flood Authority** raises no objection subject to a condition to secure detailed plans for surface water drainage.

4.11 The **Drainage Consultant** raises no objection

4.12 The **Environmental Health consultant** No objection subject to conditions.

4.13 The **Housing Strategy and Enabling Officer** accepts that the applicant has put forward a viability case for nil affordable housing

4.14 The **Urban Design Adviser** considers the proposal to be a high quality contemporary development and raises no objection.

4.15 The **Open Space and Playing Pitch Adviser** made a request for contributions to public open space.

4.16 The **Waste Officer** notes that refuse storage is provided to the rear of the building, for the residential and commercial uses. A swept path analysis shows the refuse vehicle being able to manoeuvre in the service yard area. They are also within the 25m drag distance from the store. The submitted details accord with the layout and details contained within the previous planning permission which was considered to be acceptable.

4.17 **The Environment Agency** raises no objection

4.18 The **County Council** has made a request for financial contributions to education and libraries. These are set out in the Officer analysis below.

4.19 **Severn Trent Water** raises no objection subject to conditions to secure details of surface and foul water flows and their implementation before occupation.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified and press and site notices were published.

5.2 No representations have been 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-a>

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:

- Principle
- Heritage
- Design, layout and landscaping
- Traffic and transport
- Residential amenity and environmental health
- Drainage and flood risk
- Contaminated land
- Sustainability
- Ecology
- Economic and regeneration considerations
- Planning obligations / viability
- Environmental Statement conclusions

6.5 *Environmental Impact Assessment*

The application is accompanied by the original ES for the wider Kings Quarter scheme and a Statement of Conformity to consider whether there are any changes to baseline conditions, policy and guidance and whether the findings of the original ES remain valid.

6.6 The earlier planning application for the wider Kings Quarter area was accompanied by an Environmental Statement dating from January 2019 and an Addendum of November 2019. The current application represents a change to the approved scheme for 2 plots (3b and 3c) of that wider application and need to be assessed in the context of the overall project.

6.7 Notable alterations are; a reduction in the amount of commercial floorspace by 239sqm, 5 fewer residential units, a small reduction in the massing of the building, a larger footprint, the use of a roof terrace, and a delivery bay to rear. The height to top of parapet wall is slightly lower than the consented scheme although there is rooftop plant which would be higher. The energy strategy is also enhanced. The foundation strategy is also altered. Relevant parts of the ES conclusions are noted by topic below.

6.8 *Principle – Housing proposal*

6.9 The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. 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)

The NPPF sets out that there will be a presumption in favour of Sustainable Development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF (2019) clarifies that: ‘out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).’

At the time of writing, the Council is not able to demonstrate a 5 year housing land supply. For the purpose of this application and in the context of paragraph 11 of the NPPF (2019), including footnote 7, the ‘tilted balance’ is engaged. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The assessment of this and the wider balancing exercise is set out in the conclusion of the report

- 6.10 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 to be acceptable in accordance with JCS Policy SD10, subject to assessment against other planning considerations in the remaining sections of this report.
- 6.11 **Principle – commercial use.**
The ground floor is proposed for Class E use which covers a range of uses, although the intention appears to be to facilitate occupation by a retailer. As several different types of use could take place these require various policy considerations.
- 6.12 In terms of retail, the site is within the primary shopping area in the JCS and therefore within a defined town centre for retail use, so the sequential and impact tests are not required.
- 6.13 In terms of non retail main town centre uses, the site is within the city centre boundary in the JCS and therefore within the town centre for (non retail) main town centre uses, and therefore the sequential and impact tests are not required for potential class E use for food and drink, financial and professional services, offices, indoor sport, recreation or fitness.
- 6.14 In terms of medical or health services or creche/nursery, the site is in a sustainable location within the city centre with multiple transport links and the principle of those uses in this part of the City is acceptable, subject to detailed consideration of specific issues as below.
- 6.15 In terms of employment-related use, Policy SD1 of the JCS supports such proposals within Gloucester City.
- 6.16 Overall the principle of Class E use in this location is considered acceptable subject to

detailed consideration of other planning issues.

- 6.17 The loss of the existing buildings would represent a loss of employment floorspace. However it is considered that the re-provision of the commercial unit would balance out this loss and no harm would be caused.
- 6.18 ***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 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.
- 6.19 As with the approved scheme for this plot, the development would reinstate street frontage to the area and would be a positive addition in this regard and for the additional natural surveillance it would create to the locality.
- 6.20 The scale of 5 and 3 storeys is the same as the approved scheme across plots 3b and 3c and the general form and arrangement is the same. The provision of lift overruns and plant means the maximum height of the development is higher than the approved scheme but these would not be prominent in views and are not objectionable.
- 6.21 The scheme retains (and widens slightly) the lowered section in the middle to provide for the view through to the Cathedral that would be apparent in the implementation of the wider scheme. The new scheme now utilises this area for a shared rooftop garden which would efficiently use the building form, be beneficial for living conditions of residents and further enhance natural surveillance.
- 6.22 The quality of design is considered to be high quality, with a level of detailing that adds to the quality of the buildings. The supporting material explains the design cues taken from the Cathedral detailing, which it would frame in the view. A lighter brick type has been chosen for the main parts of the building, compared to what is normally advocated whereby a 'Gloucester' red brick normally works best. A second darker brick is also proposed for contrast. This approach to the main facing materials has been justified, including the basis of the backdrop view of the Cathedral and its material, and in the context of the quality of the development proposed, is considered acceptable.
- 6.23 The ground floor units on the north side would benefit from a small area of planted defensible space of 0.9m depth, giving a buffer to the street, by an area of landscaping. The Council's landscaping consultant is now happy with the updated detailed planting proposal, which would provide some defensible space and variation in the planting which would enhance the appearance of the development. Also, the taller windows would be fitted with translucent glazing to 1.5m to provide a consistent treatment of a privacy panel on the building. It is considered that these measures provide an acceptable design response to the proximity of the footway and would provide suitable living conditions
- 6.24 The 6 existing trees along the lower part of Spread Eagle Road (that would be closed off), are proposed to be felled. 8 new trees would be planted, 5 along the new pedestrianised street (broadly in the vicinity of the 6 existing), and tree to the rear of the proposed building onto the service yard. The loss of these trees has previously been accepted and the proposed new planting is considered to compensate for the loss.
- 6.25 Overall, it is considered that the proposal is of high design quality and includes a number of

well considered measures to make for an attractive, safe and sustainable accommodation in accordance with policies SD3, SD4, SD6 and SD10 of the JCS and the NPPF.

6.26 ***Townscape and visual impact – ES conclusions***

The parapet is lower but rooftop plant/structures would be 1.5m higher than the approved scheme for the plots, though they would be set back from the roof edge and would not be prominent. The overall massing is also reduced with the gap between the upper sections widened to enhance the view beyond to the Cathedral tower. The conclusions remain valid as do the mitigation measures and no additional measures are required.

6.27 **Heritage**

6.28 Archaeology:

The design of the building has moved on from the approved scheme and a foundation strategy has been worked up and this helps to firm up the likely level of impact on archaeological assets. A piled solution is proposed for foundations enabling the works to stay above the archaeological layer.

6.29 A new Archaeological Impact and Mitigation Statement (AIMS) has been submitted which identifies that the revised scheme would have a lower potential impact on archaeological remains than the approved scheme.

6.30 Recent Evaluations did not find remains of the highest significance. But they are useful to aid understanding. Roman remains likely to be of moderate arch significance but not of the highest value that would require preservation in situ. Medieval period remains likely to be of low overall significance (the site is outside the Carmelite Friary, and agricultural land until late 18th Century). Later post medieval material would be of no more than low archaeological interest.

6.31 The piling solution now proposed would lead to a lesser impact than the approved scheme (1.5 to 1% of the ground floor area impacted). Pilecap depth is reduced to 850mm below ground level. The AIMS concludes that Roman remains may be expected from around 1800mm below finished floor level. The construction works are therefore now removed further from the potentially sensitive archaeological layer. Although a layer containing Roman material (1996 find) may be reached in parts of the sit to north and east.

6.32 The AIMS proposes mitigation of groundworks being archaeologically monitored, if archaeological deposits are found, they are to be hand excavated. Plus possible evaluation trenching to northern part of site. The lift pits have been reduced from two to one for the new scheme, and are indicated to be above the level of Roman deposits. Mitigation proposed is for localised excavations for the lift in advance of construction. The drainage works are considered likely to remain above Roman deposits, but mitigation proposed as archaeological monitoring of drainage trench excavation. The Council archaeologist has no object to the proposed development subject to suitable worded conditions.

6.33 Built heritage:

The site is not within a Conservation Area and does not include any designated assets. However the City Centre Conservation Area boundary is close by to the south west (it includes part of the adjacent Kings House), and the London Road Conservation Area is adjacent to the northwestern edges of the site around the existing service yard. Also there are two listed buildings beyond the site to the north west – the Grade 2 listed Northend Vaults public house, and the Grade 2 listed no. 102 Northgate Street.

6.34 The demolition of the existing Victorian frontage building, which is the last remaining remnant of the previous building frontage and has some value as such, is somewhat unfortunate, but

the loss is outweighed in the context of the comprehensive high quality building that would replace it. Recording of the standing building would mitigate the impact. Overall it is considered that no significant harm would be caused to built heritage assets and the proposals comply with the above policy context

6.35 ***Archaeology and cultural heritage – ES conclusions***

The Statement of conformity sets out that the potential below-ground impacts on archaeological remains are reduced from the consented scheme. There are no new likely significant effects for below ground archaeology from the consented ES. No impact on significant archaeological levels is anticipated. The works can be managed by standard mitigation techniques.

In terms of built heritage the form of the building has changed but is broadly similar, and the non-designated heritage asset 8 Market Parade would again be demolished. There are no new likely significant effects for built heritage from the consented ES.

Overall the no additional mitigation measures are required and those identified in the consented ES remain valid.

6.36 **Housing**

The development would provide 1, 2 and 3 bed units;
13 x 1 beds. (6 x 1 bed/1 person, 7 x 1 bed/2 persons)
28 x 2 beds
2 x 3 beds

6.37 The 4 ground floor units in the northern part of the building comprise lifetime home units. This represents all of the ground floor residential accommodation. There are an additional 2 units in the southern block. Furthermore, the DAS notes that all units are capable of being converted to accessible units in future. Policy SD11 of the JCS requires that developments provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Development should address the needs of the local area, including the needs of older people, as set out in the local housing evidence base including the most up to date Strategic Housing Market Assessment. New housing should meet and where possible exceed appropriate minimum space standards. Housing should be designed to be accessible and adaptable as far as is compatible with local housing context and other policies including SD8.

6.38 Although a larger proportion of smaller units are proposed, given the nature and location of the proposed accommodation within the city centre, it is considered that the mix of accommodation is acceptable. All units have been designed to meet minimum space standards and will have the added benefit of access to a large communal roof garden/terrace which will provide high quality usable amenity space.

6.39 ***Affordable Housing***

The NPPF states that where local authorities have identified the need for affordable housing, policies should be set for meeting this need on site, unless off site provision or a financial contribution can be robustly justified. Policy SD12 of the JCS provides that a minimum of 20% affordable housing will be sought on sites of 11 or more dwellings in the Gloucester City administrative area. The supporting text at paragraph 4.13.6 explains that the policy reflects the viability of differing value areas that exist across the JCS, hence the requirement for a 40% contribution within Cheltenham and Tewkesbury but only a 20% contribution within Gloucester. However, bullet 10 of the Policy provides that the viability of the site may enable additional levels of affordable housing to be provided.

- 6.40 The viability study in support of the City Plan identifies that 25% affordable housing can be supported. That would mean 11 units (rounded up) being sought as a contribution from this scheme.
- 6.41 Vacant buildings credit is a national policy incentive for brownfield development on sites containing vacant buildings. Vacant buildings credit is relevant to this case, whereby floorspace of 364sq m would be demolished. This case be used as a credit against the affordable housing request.

Total floorspace 4457.6sqm

$364/4457.6 \times 100 = 8.2\%$ of the proposed floorspace

Therefore 91.8% of the AH ask is required. 91.8% of 11 units = 10.1 units.

- 6.42 Notwithstanding the position with regards to vacant building credit the applicant has submitted a viability assessment in order to demonstrate that the scheme is not viable with any level of affordable housing provision.

6.43 ***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. Policy G4 of the City Plan relates to walking, and notes that public realm development should reflect pedestrians being at the top of the road user hierarchy.

- 6.44 A further transport report has been submitted in support of the current application which takes account of the slightly reduced quantum of development.

Access:

- 6.45 Vehicle access from Spread Eagle Road, for resident parking and for commercial unit servicing. The southern part of Spread Eagle Road would be closed off to vehicles. This is the same arrangement as in the approved scheme.

- 6.46 The retail unit would be serviced from the rear off Spread Eagle Road. Swept path analyses have been submitted demonstrating a delivery vehicle entering and existing the services yard area in a forward gear.

- 6.47 Refuse storage is provided to the rear of the building, for the residential and commercial uses. A swept path analysis shows the refuse vehicle being able to manoeuvre in the service yard area. They are also within the 25m drag distance from the store. The submitted details accord with the layout and details contained within the previous planning permission which was considered to be acceptable.

Parking:

- 6.48 9 parking spaces would be provided, designed to be accessible for users with mobility impairments. This relates to the 9 accessible apartments proposed. A condition is recommended to ensure provision of EV charging points for these spaces. 86 cycle parking spaces are proposed, providing for 2 per unit. Highways have requested that future occupiers are prevented from obtaining parking permits as the surrounding area is over subscribed.

Trip generation:

The use of this plot for residential and commercial uses has already been accepted in the hybrid permission. The proposal is comparable to the previous permission and the quantum of development slightly reduced. As such it is not considered that there would be any material worsening of the highway impact beyond that already consented.

The highways authority have confirmed that this development does not significantly change any matters that were previously assessed by way of the March 2020 consented scheme. The original scheme for this part of the development related to both full and outline planning applications for the separate parts of the whole development. The original consent was for 7339 sq m of commercial development and 48 units of residential accommodation; this consent is for 5102 sq m of commercial and 43 units. This is a significant reduction in that which was consented and therefore it is considered that a further assessment of traffic modelling is not required for this phase, but each additional phase will again be assessed on its own particular merits.

In summary, the highways authority have no objection subject to conditions to secure details of highway works to Market Parade; a construction management plan, the provision of loading/circulation/manoeuvring facilities prior to first use, provision of cycle storage and parking, implementation of the Travel Plan, and provision of electric vehicle charging. Also subject to s106 contributions for the amendment to the Residents parking permit scheme to exclude the proposed residents as the scheme is over subscribed for the area, and for the travel plan bond and monitoring.

6.49 ***ES conclusions***

The development as changed is broadly consistent in terms of access, and the reduced scale would represent a reduced transport impact. The amendments do not therefore alter the conclusions of the original ES provided with this application, and no additional mitigation measures are required.

6.50 ***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. Policy SD4 of the JCS relates to Design Requirements and, in terms of amenity and space, specifies that new development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

- 6.51 Consideration also needs to be given to the living environment which would be provided for any future occupiers of the proposed residential unit. Paragraph 17 of the NPPF and policies SD4 and SD14 of the JCS, as referred to above, are relevant in this regard, as is Policy SD11 of the JCS which relates to "Housing Mix and Standards". In terms of housing standards, Policy SD11 specifies that:
1. New housing should meet and where possible exceed appropriate minimum space standards.
 2. Housing should be designed to be accessible and adaptable as far as is compatible with the local context and other policies, including Policy SD8
- 6.52 The "Delivery" section of Policy SD11 advises that the Government's Housing Standards Review was completed in 2015, which presents a single set of national space standards. The National Space Standards have been taken forward within the Gloucester City Plan. Policy F6 of the emerging plan provides that development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards. On the basis of the stage of preparation the plan has reached, and the consistency of policy with the NPPF, and its reference to national standards, Policy F6 can be afforded moderate weight in accordance with paragraph 48 of the NPPF.
- 6.53 Furthermore, the City Plan pre- submission Housing Background Paper (September 2019), indicates the need for National space standards within the city. The data shows that the conversions sampled often fall below the NDSS. 66% of conversions were below the standard for internal floor area.
- 6.54 National space standards provide that any area with a headroom of less than 1.5 metres is not counted within the Gross Internal Area unless used solely for storage. The standard also requires that any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area. Further, the standard requires that the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. The DAS and submitted plans confirms all units designed to comply with national space standards.
- 6.55 The proximity of the public house and beer garden means there is a potential impact on future residents. The applicants have submitted a noise study which concludes that the effects from traffic, construction noise and vibration impacts have not materially changed from the approved scheme as set out in that Environmental Statement. The report considers in further detail the impact on future occupants from the nearby public house and the retail unit proposed in the scheme. It is based on the sound survey data and predictions from the consented scheme ES. The study shows how suitable internal noise levels can be achieved.
- 6.56 The four balconies on Market Parade façade are shown to be likely to be subject to noise levels above the recommended target criteria but are provided with a communal external area to offset the impact.
- 6.57 Impact from the retail unit shown to be acceptable on existing residents and on future residents of the scheme through use of suitable façade treatments. This indicates that a design solution is possible and the principle of residential development benefitting from acceptable living conditions in respect of noise, is possible at the site. Precise details of the measures and their implementation would be required by condition. Particularly as specific ventilation measures may need to be incorporated. The applicant has amended the ventilation strategy to ensure an acceptable noise environment within units – and the solution is likely to either be mechanical ventilation with suitable fixed windows or acoustic louvres to windows.

In terms of plant, the study proposes noise limits given specific proposals are unknown, and bespoke proposals from tenants may need to be designed to accord with this, which should be secured by condition.

In respect of deliveries to the commercial unit the predicted sounds levels from the development are considered to be an indication of low impact and would be classified as a No Observed Adverse Effect Level, for existing neighbouring residents. For future residents, the impact would be such that certain flats close to the loading area require specific noise mitigation in the façade treatments. As the study basis did not include night time deliveries it is recommended that delivery times are restricted by condition. The applicant has confirmed that delivery times would be 7am to 7pm and this will be controlled by planning condition.

6.58 *Noise and vibration – ES conclusion*

No material change to traffic noise impact or construction phases and works, so noise and vibration impact assessment remains unchanged from the consented ES. The additional detailed noise assessment addresses the noise impact at the residential units proposed, as set out above. This does not alter the conclusion of the consented ES although the mitigation measures would be refined.

6.59 *Air quality*

The applicant has confirmed that no additional ventilation proposals are to be required by the future operator as no hot food cooking is proposed.

6.60 *ES conclusion*

There is no significant change to building volume, the conclusion of high risks of dust effects from demolition and construction remain valid as do the mitigation measures proposed. No increase in traffic generated for the operational phase so effects identified remain the same. Future residents would be exposed to air pollution and the amendments will not lead to them being closer to the sources than the original scheme. Overall the amendments would not alter the conclusions of the air quality assessment in the consented ES, no additional mitigation is needed and that identified in the ES remain valid.

6.70 *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.

6.71 According to the Environment Agency's flood map the site is partially within flood zones 1, 2 and 3. A detailed additional study was undertaken in association with the previous hybrid application to identify and model the source of the flood risk to the site. This was identified as overland flow from the culverted section of the River Twyver. The study, which was reviewed and endorsed by the Environment Agency, identified that in fact upstream overtopping does not impact on the site. This established an updated and more detailed conclusion that the risk from fluvial flooding to the development from the River Twyver was low. A small section of the site was shown to be at risk from surface water flooding. The FRA notes that in practice levels continue to fall to the northeast so surface water would be captured by the drainage networks.

Flood risk;

The proposed use of the site is 'more vulnerable' class, which is acceptable for a low risk site.

It is proposed to set finished floor levels at 300mm above the final external levels to provide protection against overland flows. The external levels will include positive drainage and the levels would be designed to maintain existing overland flow routes to the northeast.

The FRA concludes that the development would not have a significant impact on flood risk to the site or surrounding area. Flow exceedance routes are provided for in the drainage strategy.

Drainage proposals;

Foul drainage proposals are for a new system to convey to the existing foul sewer in Spread Eagle Road.

Surface water:

The discharge rates in the approved scheme were 10.27l/s for plot 3b and 0.65 l/s for plot 3c

The FRA sets out that although other phases of the wider development contribute to the overall betterment in flows, the proposal achieves 40% betterment in isolation anyway.

The discharge from the site is slightly reduced from the approved scheme.

The drainage strategy to achieve these runoff rates is a blue roof on the north eastern part of the building, and is shown to be achievable at a relatively shallow depth, and excluding the core at roof level. The attenuation for the south western part of the building and area to rear would be by a permeable sub base to the parking areas. All of the drainage infrastructure within the site would be privately owned and maintained, and a general maintenance regime is set out and this is secured by condition.

Sequential test. A sequential test was considered in the original application although as noted the additional study demonstrated a low risk from flooding. This was considered to be a robust approach given the situation and based on the EA flood map zoning requiring the sequential test. It was agreed in the context of the analysis of potentially available sites within the city centre and the site-specific desire to regenerate the site, that there was no objection against the sequential test. There is therefore a fallback position of permission for a similar scheme. While there may be available, low-risk sites in the city centre that could accommodate the smaller scale of scheme now comprised within the current application, the site-specific aspiration for its regeneration could not take place on an alternative site, and the flood risk study has demonstrated that the site is actually at low risk. Overall no objection is raised in considering the sequential test.

6.72 ***Flood risk and water resources – ES conclusions***

There are no changes to the baseline conditions, the construction and operational stage impacts would not change rates (although the loading on water supply and infrastructure would be slightly reduced), with surface water discharge limited to agreed, from the consented ES. The amended scheme does not alter the conclusions of the consented ES, no additional mitigation is required and that identified in the consented ES remain valid.

6.73 Subject to conditions the proposals are considered to comply with the above policy context.

6.74 **Ecology**

The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS similarly requires the protection and enhancement of biodiversity in the area. The emerging City Plan requires the conservation of biodiversity and providing net gains, and also a policy specifically restricting development that would be likely to lead directly or indirectly to an adverse effect on the integrity of the Cotswold Beechwoods

Special Area of Conservation and the effects cannot be mitigated.

- 6.75 A preliminary ecological appraisal was undertaken in 2018 for the original scheme. Bat surveys did not record any bats emerging from the on site structures and recorded low levels of activity in the locality. A further report has been submitted with the current application providing details of a further pre-demolition search for bats. The frontage building assessed as having negligible potential for roosting bats, the two storey section to rear as having low potential. The report also assesses that the habitats present on site offer limited ecological value and their loss would not result in a significant negative impact. It recommends that demolition of the building could be undertaken following the recommendations set out within the previous Ecological Assessment.
- 6.76 The Council's ecology advisers have proposed securing biodiversity enhancements by condition and this could include the creation of bat habitat and roosts, swift blocks and provision for house martins mentioned in the City Plan. The proposals should not hamper ecological networks and would provide for a modest enhancement of green infrastructure. Given the European protected sites mentioned above a Habitats Regulations Assessment screening has been undertaken for the Local Planning Authority. This is required to consider whether any significant impacts on those sites, and the process has concluded that the further stage of an 'Appropriate Assessment' is required to consider impacts.
- 6.77 Natural England advises that the Cotswold Beechwoods is subject to recreational pressures, and Alney Island is potentially subject to similar effects from the increased visits by residents. As the Beechwoods and Estuary, and Walmore Common, are European sites the likelihood of significant impacts arising from the proposals, and any mitigation necessary to address such impacts, has been considered.
- 6.78 An 'alternative sites' report has also been submitted setting out alternative recreational options for future residents, other than the Beechwoods. This report considers that the SAC has poor accessibility from the application site via walking and cyclist modes, and is accessible via car in 15-30minutes (there being 78 cars calculated to be owned by residents in the development). The alternative sites (Cathedral grounds, Alney Island, Westgate Park (boating lake), Sebert Street open space, Hillfield Gardens, Gloucester Park, The Lannett play area, Monk meadow play area, Barnwood Park, Saintbridge balancing pond, Robinswood Hill, Chosen Hill nature reserve, Highnam Woods nature reserve, Crickley Hill country park) are considered to have better accessibility compared to the Beechwoods SAC and several of the latter sites have common characteristics and are likely to accommodate the same purpose of visits. The report proposes that while visits to the SAC cannot be precluded, there are several alternatives that are more accessible.
- 6.79 A resident information pack would be useful as an education tool for new residents about the potential impacts on these sites, however practical mitigation is also necessary to minimise the negative effects in this case and proposals include:
- a. Clear the area at Castlemeads West of encroaching scrub to create an area more appropriate to over wintering wildfowl. Following clearance this would be kept free from invading scrub by the grazing cattle;
 - b. Clear the area to the south of Port Ham substation of encroaching scrub and where practical fell inappropriate Lombardy poplars, to allow a more open environment supporting wading birds. Again this would be grazed with cattle subsequently to ensure it is maintained in an open manner;
 - c. Remove scrub from the area north and east of the Gaelic football ground (between the railway and the A40 road). The brick pits, if cleared and managed have significant potential to further support wading birds.

The Council have carried out an Appropriate Assessment and the Council's ecologist raises no objection subject to the above mitigation being secured. Therefore in respect of the Cotswold Beechwoods and Walmore Common, there should be no significant effect given the distance, relative accessibility, level of car ownership likely at the development, alternative recreational green spaces available in the area, and the information pack for residents offered by the applicant as mitigation, which would be a requirement by condition. In respect of Alney Island/Severn Estuary, there should be no significant effect subject to the proposed mitigation taking place prior to residential occupations. Subject to conditions, the proposal is considered to comply with the above policy context and legislation.

6.80 Contaminated land

6.81 The NPPF seeks to ensure that sites are suitable for the proposed use in respect of risks from contamination. Policy SD14 of the JCS requires that developments do not result in exposure to unacceptable risk from existing or potential sources of pollution, and incorporate investigation and remediation of any contamination.

6.82 A Phase 1 geo environmental desk study report has been submitted, which identifies several potential contamination sources, and recommends an intrusive investigation to assess any further works required. The report is considered to provide an acceptable preliminary conceptual site model and it is recommended that the standard staged contaminated land condition is imposed. Subject to this the proposals would comply with the above policy context.

6.83 Waste minimisation

The County Council Waste Core Strategy requires a waste minimisation statement. Policy SD3 of the JCS requires major developments to be accompanied by a waste minimisation statement and expects development to incorporate the principles of waste minimisation.

6.84 A waste minimisation statement has been submitted comprising of the version submitted for the wider scheme, and the applicant expects further detail to be provided once a contractor is appointed. The statement refers to the requirements in the Waste SPD and sets out a range of commitments to waste reduction, materials reuse and recycling.

6.85 Sustainability

Energy Report:

Sets out that the development could achieve an overall site wide improvement of 11.4% in carbon emissions over the building regulations targets. The DAS states that proposal would be all electric and would utilise air source heat pumps for hot water and heating. Drainage attenuation is partially provided by a blue roof. A high level of insulation is proposed to reduce heating demand. Overall, the submission sets out an improvement of at least 11% over current building regulations. The proposal therefore complies with Policy SD3 of the JCS.

6.86 Open Space, Recreation, Education and Community Facilities

The NPPF provides that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities Policies INF3, INF4 and INF6 of the JCS require new residential developments to provide for any additional infrastructure and community facilities required to serve the proposed development. Policies OS.2, OS.3, and OS.7 of the 2002 Plan set out the council's requirements for open space.

6.87 As this site has no associated open space to enable such provision on site, the equivalent financial contribution request is £174,000, comprised of:
£122,000 to formal sport
£35,000 to formal play

£17,000 for general POS improvements

The County Council has requested 486,703.50 to education

And £8,428 to library provision

6.88 ***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.

6.89 **Planning Obligations**

Planning legislation and the NPPF provide that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development: and
- Fairly and reasonable related in scale and kind to the development.

6.90 This is reflected in Policy INF6 of the JCS which provides that where the need for additional infrastructure and services is expected, the local planning authority will seek to secure appropriate infrastructure which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. Similarly, a Section 106 agreement is the mechanism for providing affordable housing in compliance with Policy SD12. The requirements for S106 contributions arising from the proposal are set out below.

6.91 The s106 requests from this site would be:

Affordable housing = 25% (10 units taking account of vacant building credit)

POS contribution = £174,000

Education

A contribution of £135,819 is requested for pre-school provision, for the Longlevens and/or Barton Tredworth Primary planning areas.

A contribution of £185,619.30 is requested for primary school provision, specifically towards the provision of additional places in the Longlevens and/or Barton Tredworth Primary planning areas.

A contribution of £165,265.20 is proposed for secondary school provision (£116,940 for 11-16, £48,325 for 16-18), towards the provision of additional places for the Gloucester Secondary planning area (and/or Barnwood Park in respect of 11-16 provision).

Total education contribution request of £486,703.50

Libraries = £8,428

Highways = Contribution to residents parking zone removal. The applicant is required to submit a unilateral undertaking to secure a payment of £10,000 in order to facilitate an Traffic Regulation order so that future residents will be excluded from being able to obtain residential parking permits

Viability

The original viability appraisal has been submitted,

The approved scheme (18/01454/FUL – this site being plots 3b as full permission and 3c as outline permission) included a total of 642sqm of A1, A2, A3, A4, B1 floorspace (153sq m in Plot B, 489sq m in plot C), and 48 residential flats.

(16 residential flats in the upper floors of plot B (8x1 beds, 8x2 beds).

(up to 32 residential units in the upper floors of plot C (proposed as 10x1 beds, 18x2 beds, 4x3 beds in the indicative details)

The new scheme proposes 474sq m Ground floor unit for Class E and 43 no. residential dwellings (13 1 beds; 28 2 beds; 2 3 beds).

The original appraisal also included several significant costs associated with the wider development such as public realm, including a public square, archaeology, diversion of a culvert and was shown to be unviable to support s106 contributions.

During the course of the application and updated viability appraisal has been submitted based on the revised quantum of development. The assessment has concluded that the scheme is not viable with the requested Section 106 Contributions or any level of affordable housing. The scheme would be considered effectively undeliverable if considered on a conventional, purely commercial basis. There is requirement for a TRO to ensure the scheme is acceptable in planning terms and there will be a cost associated with this process amounting to £10,000. The applicants have confirmed that they are willing to make this payment despite the position with regards to viability.

The Council's appointed viability consultant has reviewed the submitted report and agrees with the conclusions of the report. The proposed development is part of a wider scheme which will re-generate this part of the city centre delivering significant social, economic and environmental benefits. It is therefore considered that the provision of nil affordable housing and section 106 contributions in this case is acceptable in accordance with policy INF6 of the JCS and the NPPF.

6.98 *Environmental Statement conclusions*

There are not likely to be any interactions of effects not already identified in the consented ES, in terms of the impacts of the scheme, or in combination with other schemes.

The proposed amendments do not alter the likely residual effects and conclusions of the consented ES. As such, the same conclusions can be drawn as for the consented scheme, in relation to the project as amended by this new proposal:

The applicant is obliged to consider the 'do nothing' option under the EIA process, and it is agreed that this would result in negative effects, given the current site condition and the benefits of regenerating and efficiently using the land and the policy context of doing so. Similar conclusions apply in respect of considering alternative sites for the proposals.

Demolition and construction phase; residual effects – the majority of effects are either negligible or minor adverse and not considered to be significant, other than;

Noise and vibration - at worst, moderate adverse effects are likely. These are more severe during demolition and initial construction activities in close proximity to works.

Townscape and visual effects – at worst, major adverse effects are likely, due to intrusion of

construction elements and disruption. These effects are temporary and would be controlled by on-site good practice and mitigation measures.

Operational phase; residual effects – there would be a limited number of minor (not significant) adverse effects, in relation to traffic flows at certain links, and noise and vibration. Significant moderate beneficial effects are identified on traffic flows for Market Parade (reduced volume), and major beneficial effects are identified for effects on pedestrians and cyclists. The scheme is predicted to have minor beneficial (not significant) effects in relation to archaeology and cultural heritage. Significant beneficial effects are predicted for certain townscape and visual effects. The predicted air quality effects are considered to be negligible. The revised assessment of fluvial flood risk is of a neutral (not significant) effect during both phases.

Overall, the ES conclusion is that the proposal would regenerate and enhance the site, as well as contribute to a need for new housing. Some adverse effects would be experienced during demolition and construction but they would be largely temporary in nature and mitigated to reduce the effect. Once complete, the development would deliver housing, visitor accommodation, office and commercial space, public realm and an improved pedestrian environment for the wider community. No likely significant adverse residual effects have been identified for the operational phase.

6.99 **Conclusions and the Planning Balance**

The application has been evaluated against the JCS, emerging Gloucester City Plan and the against the core planning principles of the NPPF and whether the proposals deliver 'sustainable development'. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

It is accepted that the development would make a contribution to the housing land supply which is a significant benefit to be attributed positive weight in the planning balance. There would also be economic benefits in terms of the construction of the development itself and those associated with the resultant increase in population on the site to which limited positive weight should be attached.

Compliance with some of the other principles of the NPPF have been demonstrated in terms of impacts on sustainable transport, making effective use of land and requiring good design. However, these matters do not represent benefits to the wider area, but demonstrate an absence of harm to which weight should be attributed neutrally.

Weighing all the relevant factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies of the JCS, the emerging Gloucester City Pan and supplementary planning documents and guidance, in applying paragraph 11 of the NPPF, it is considered that the adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal.

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

7.2 That planning permission is GRANTED subject to the completion of a legal agreement to secure an amendment to the residents parking permit scheme to exclude the proposed

residents and the following conditions;

Condition 1

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

Reason

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:

- 0101 Location Plan
- 0102 Existing Site Plan
- 0103 Proposed Demolition
- 1000 Ground Floor Plan B
- 1001 First & Second Floor Plan
- 1002 Third Floor Plan
- 1003 Fourth Floor Plan
- 1004 Roof Floor Plan
- 2000 Phase 1 - G/F - 1/F Plans -B
- 2001 Phase 1 - 2/F - 3/F Plans - B
- 2002 Phase 1 - 4/F - R/F Plans - B
- 2005 Landscape Plans
- 3000 Phase 1 - Elevations - B
- 3001 Phase 1 - Elevations - A
- 4000 Sections - A B 9000-9999 SCHEDULES
- 9000 Accommodation Schedule - B
- 9001 Refuse Schedule
- 9002 Cycle Provisions

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.

Condition 3

No above-ground development of a phase shall be commenced until a detailed Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 4

Notwithstanding the submitted plans, prior to the commencement of any above-ground construction of a building within a phase, samples of all facing materials and detailing for that building (comprising of any facing brick and mortar, cladding, roofing material, stonework, window and door frames and reveals, rooflights, eaves, parapet walls, balconies (including a section drawing), rainwater goods, any vents, flues and meter boxes, provision for television services, and including scaled elevations showing their use across the building) shall be submitted to and approved in writing by the Local Planning Authority. Buildings shall be constructed only in accordance with the approved materials.

Reason

To ensure a satisfactory appearance to the development and preserve the character and appearance of the Conservation Area and setting of listed buildings.

Condition 5

Notwithstanding the submitted plans, hard surfacing within a phase shall be implemented only in accordance with samples and scaled drawings showing their use across the phase that have first been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure a satisfactory appearance to the development and preserve the character and appearance of the Conservation Area and setting of listed buildings

Condition 6

No above-ground development of a phase shall be commenced until materials for the cycle and refuse stores have first been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory appearance to the development

Condition 7

No ground floor residential unit shall be occupied until the planting adjacent to the windows of that unit as shown on plan ref. SK010 (Low planter to building edge planting plan and detail section) has been planted in full.

Reason

To ensure implementation of the mitigation measures to address the living conditions of residents.

Condition 8

The planting shall be maintained for a period of 5 years following implementation. During this time any trees, shrubs or other plants which are removed, die, or are seriously damaged shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment and protect the amenities of adjacent occupants.

Condition 9

Implementation of any phase shall be undertaken in accordance with the tree protection measures set out in the Arboricultural Method Statement, and those measures shall be retained for the duration of the demolition and construction period for that phase.

Reason

To protect trees that are to be retained in the scheme.

Condition 10

No development other than demolition down to ground floor slab level or site securing for each phase shall take place within the proposed development site until a report outlining the results of a programme of archaeological evaluation for that phase, has been submitted to and approved in writing by the Local Planning Authority.

Reason

To make provision for a programme of archaeological evaluation, so as to describe the significance of heritage assets of archaeological interest within the site. This is to allow the scheme to be designed in a manner that reduces the impact on archaeological remains as much as possible. This is in accordance with paragraphs 193 and 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 11

No development for each phase other than demolition down to ground floor slab level or site securing shall commence within the site until a detailed scheme showing the complete scope and arrangement of the foundation design and ground works of the proposed development (including pile type and methodology, ground contamination remediation, drains and services) has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved scheme.

Reason

The site may contain significant heritage assets of archaeological interest. The Council requires that disturbance or damage by foundations and related works is minimised, and that archaeological remains are, where possible, preserved in situ. This accords with paragraphs 192, 193, 194 and 195 of the NPPF and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 12

No development within each phase other than demolition down to ground floor slab level or site securing shall commence within the site until a written scheme of investigation of archaeological remains, including a timetable for the investigation, has been submitted to and approved by the Local Planning Authority in writing.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 13

The programme of archaeological work pursuant to the written scheme of investigation of archaeological remains approved under Condition 10 shall subsequently be implemented and development within that phase shall accord with it.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Condition 14

No building works hereby permitted shall be commenced for each phase until detailed plans for surface water drainage works have been submitted to and approved in writing by the local planning authority. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. The submitted details shall: i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii. include a timetable for its implementation

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 for the lifetime of the development.

Condition 15

The ground floor units hereby permitted shall not be occupied until a Deliveries Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The ground floor units shall only operate in accordance with the approved Deliveries Management Strategy.

Reason

To preserve the amenities of residents in respect of the impacts from delivery activities, notably in early morning periods.

Condition 16

Prior to the commencement of development for each phase details of façade and glazing design of buildings within that phase that include residential use shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate that internal noise level criteria from BS8233:2014 (or subsequent equivalent replacement standard) for residential use within that phase can be achieved. No residential unit for which measures are identified as required within the approved details shall be occupied until those measures have been implemented in full in relation to that unit.

Reason

To ensure acceptable living conditions for future occupants.

Condition 17

The rating level of sound emitted from any fixed plant or machinery associated with the development shall not exceed background sound levels by more than 5dB(A) between the hours of 0700-2300, taken as a 15 minute LA90 at the nearest sound sensitive premises and shall not exceed the background sound level between 2300-0700, taken as a 15 minute LA90 at the nearest sound sensitive receiver. All measurements shall be made in accordance with the methodology of BS 4142 (2014: Methods for rating and assessing industrial and commercial sound) or any national guidance replacing that Standard. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Reason

To safeguard the amenities of the area

Condition 18

Construction and demolition work and the delivery of materials within any phase shall only be carried out between 0800 hours to 1800 hours Monday to Friday, 0800hours to 1300hours on Saturdays and no construction or demolition work or deliveries shall take place on Sundays or Public/Bank Holidays.

Reason

To safeguard the amenities of the area

Condition 19

An information pack setting out the location and sensitivities of the Cotswold Beechwoods Special Area of Conservation and Severn Estuary Special Protection Area, Special Area of

Conservation and Ramsar Site (and Alney Island Nature Reserve as the functionally linked area), how to avoid negatively affecting them, alternative locations for recreational activities and off road cycling, and recommendations to dog owners for the times of year that dogs should be kept on a lead when using sensitive sites (i.e. to avoid disturbance to nesting birds) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any residential dwelling within the development and thereafter two copies of the approved information pack shall be issued to each new residential occupier within that phase prior to the occupation of each respective new dwelling.

Reason

To mitigate adverse effects on the integrity of the Cotswold Beechwoods SAC and the Severn Estuary SPA, SAC and Ramsar Site as a result of the development.

Condition 20

No residential dwelling within the development shall be occupied until works have been undertaken at Alney Island to enhance the environment for wildfowl in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To secure the mitigation measures necessary to ensure no significance impact on biodiversity

Condition 21

Prior to the commencement of development details of a scheme for biodiversity enhancement, including incorporation of permanent bat roosting feature(s) and other measures such as nesting opportunities for birds. shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but is not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken;
- iv. When the features or measures will be installed and made available. Reason To provide net gains for biodiversity.

Reason

To secure the mitigation measures necessary to ensure no significance impact on biodiversity

Condition 22

No development shall commence until details of works and measures to discourage seagulls from nesting and roosting on the building have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the Local Planning Authority's published guidance "Gulls: How to stop them nesting on your roof".

Reason

In the interests of the appearance of the development and to avoid nuisance caused by nesting and roosting seagulls.

Condition 23

No works shall commence on site within each phase of the development hereby permitted until details of the highway works to Market Parade for that phase have been submitted to

and approved in writing by the Local Planning Authority and no occupation/opening to the public shall occur until the approved works have been completed and are open to the public.

Reason

In the interest of highway safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.

Condition 24

Prior to commencement of each phase of the development hereby permitted details of a construction management plan or construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to
- ensure satisfactory access and movement for existing occupiers of
- neighbouring properties during construction);
- Routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction
- materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles; and
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason

In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Condition 25

No building or use hereby permitted shall be occupied or use commenced until the loading, unloading, circulation and manoeuvring facilities for servicing vehicles have been completed in accordance with the approved plans. Thereafter, these areas shall be retained for the lifetime of the development.

Reason

To ensure that there are adequate servicing facilities within the site in the interests of highway safety.

Condition 26

The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the approved plans and those facilities shall be maintained for the duration of the development.

Reason

To ensure the provision and availability of adequate cycle parking.

Condition 27

The development hereby approved shall not be brought into use until 9 accessible car parking spaces have been provided in the location shown on the approved plans and thereafter shall be kept available for disabled users as approved.

Reason

To provide safe and suitable access for all users.

Condition 28

Prior to occupation or use commenced, evidence that the pre-occupation elements of the approved Travel Plan have been put in place shall be prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan to the satisfaction of Local Planning Authority unless agreed in writing by the Local Planning Authority.

Reason

To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

Condition 29

The development hereby permitted shall not be first occupied until the car parking spaces for the proposed accessible dwellings have been fitted with electric vehicle charging points. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason

To promote sustainable travel and healthy communities.

Condition 29

The buildings hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plans, and those facilities shall be maintained available for those purposes thereafter.

Reason

In the interest of highway and pedestrian safety.

Condition 30

The approved Travel Plan (Project no. 60571780 December 2018) shall be implemented each phase of the development that includes buildings in accordance with the details and timetable therein. Reason The development will generate a significant amount of movement and to ensure that the appropriate opportunities to promote sustainable transport modes are taken up in accordance with paragraphs 108 and 111 of the National Planning Policy Framework.

Condition 31

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature

and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

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

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

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

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

2. Submission of Remediation Scheme

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

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5. Long Term Monitoring and Maintenance

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

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

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

Reason (common to all):

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

Pre-commencement conditions for contaminated land risk assessment are considered necessary for the following reasons:

- There is potential for contamination to exist on the site. The degree and extent of contamination is currently unknown. More information relating to ground conditions is required to determine whether or not remediation will be required (prior to any construction work commencing).
- Where remediation is necessary, this remediation may involve work/techniques that need to be completed before any development is commenced, for example the removal from site of contaminated soils/underground structures, the design and incorporation of gas protection measures in any buildings etc. To carry out such work after construction has started/been completed, may require potentially

Condition 32

No demolition in respect of no. 8 Market Parade shall take place until a record (equivalent to Historic England Level 3 recording) has been made of that building. The record shall include a measured survey, written description and photographic record and shall be submitted to the Local Planning Authority prior to any above ground works being carried out on Plot 3c (as shown on plan ref. KQG-AHR-MP-ZZ-DR-A-91-005 Rev. P08 Proposed application boundaries (received by the Local Planning Authority on the 12th December 2018)

Reason

To record and advance understanding of heritage assets as the mitigation making the removal of this building acceptable.

Condition 33

Prior to commencement of any development within a phase a Construction Environmental Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not be limited to):

- a. Site access/egress
 - b. Staff/contractor facilities and travel arrangements
 - c. Dust mitigation
 - d. Noise and vibration mitigation
 - e. Measures for controlling leaks and spillages, managing silt and pollutants
 - f. Minimisation of disturbance to ecological assets
- Development of that phase shall take place only in accordance with the approved CEMP.

Reason

To protect the environment. These details are required pre-commencement due to the potential impacts of the first phase of works.

Condition 34

A Waste Minimisation Statement for the Demolition and Construction Period shall be submitted prior to commencement of development of any phase. The Waste Minimisation Statement shall include details of the types and volumes of construction and demolition waste likely to be generated including measures to minimise, re-use and recycle that waste, and minimise the use of raw materials. Development shall only be carried out in accordance with the agreed Waste Minimisation Statement.

Reason

In the interests of waste minimisation. These details are required prior to commencement because the measures relate to controlling the first stages of activities on site

Informative notes

a. The development hereby approved includes the carrying out of works on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Councils costs in undertaking the following actions:

- i. Drafting the Agreement
- ii. A Monitoring Fee
- iii. Approving the highway details
- iv. Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

b. You are advised that a Traffic Regulation Order (TRO) is required. You must submit a plan to scale of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward; involving advertisement and consultation of the proposals.

You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being

advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process.

We cannot begin the TRO process until the appropriate fee has been received. To arrange for a TRO to be processed contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov. The cost of implementing any lining, signing or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.

c. The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction and any demolition required. You are advised to contact the Highway Authorities Network Management Team at work&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

d. You are advised that the Local Highway Authority has recommended to the Local Planning Authority (LPA) of which the development forms part and shall be treated as car free/low-car and the occupiers are ineligible for resident parking permits as well as visitors permits if in a residents parking scheme.

e. You are advised that to facilitate the development an order must be obtained to stop up or divert the adopted highway under sections 247 and 248 of the Town and Country Planning Act 1990. Contact the National Transport Casework team on nationalcasework@dft.gov.uk.

f. It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says: Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principle contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

CEMP can include but is not limited to:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site;
- Deliveries, waste, cranes, equipment, plant, works, visitors;
- Size of construction vehicles;
- The use of a consolidation operation or scheme for the delivery of materials and goods;
- Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring

properties during construction):

Programming;

Waste management;

Construction methodology;

Shared deliveries;

Car sharing;

Travel planning; Local workforce;

Parking facilities for staff and visitors;

On-site facilities;

A scheme to encourage the use of public transport and cycling;

☐ Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residual roads;

☐ Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

☐ Location for storage of plant/waste/construction materials;

☐ Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;

☐ Arrangements to receive abnormal loads or unusually large vehicles;

☐ Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;

☐ Any necessary temporary traffic management measures;

☐ Measures to protect vulnerable road users (cyclists and pedestrians);

☐ Arrangements for temporary facilities for any bus stops or routes;

☐ Highway Condition survey;

☐ Method of preventing mud being carried onto the highway; and

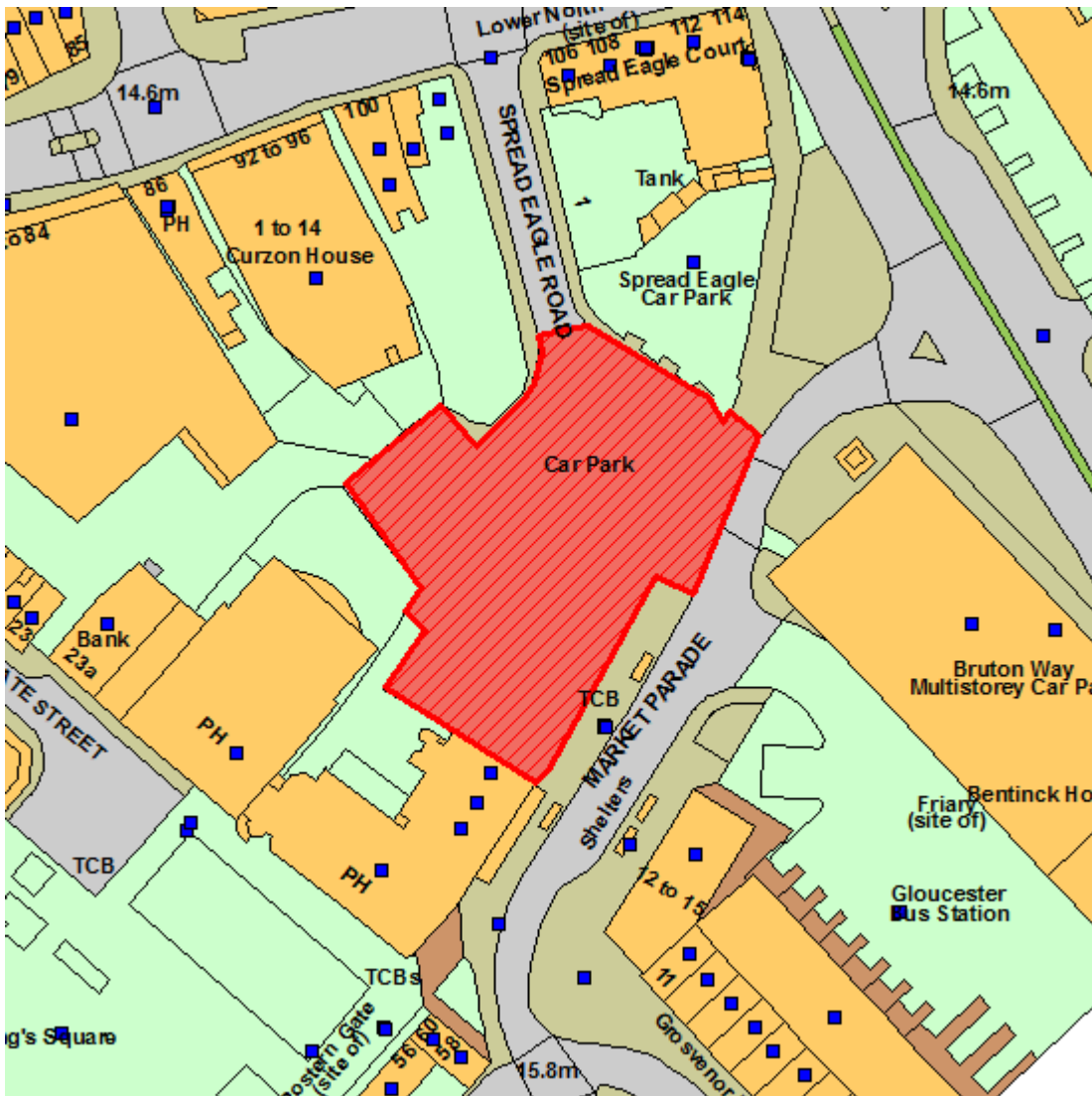
☐ Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses

Person to Contact: Jon Bishop (01452 396562)

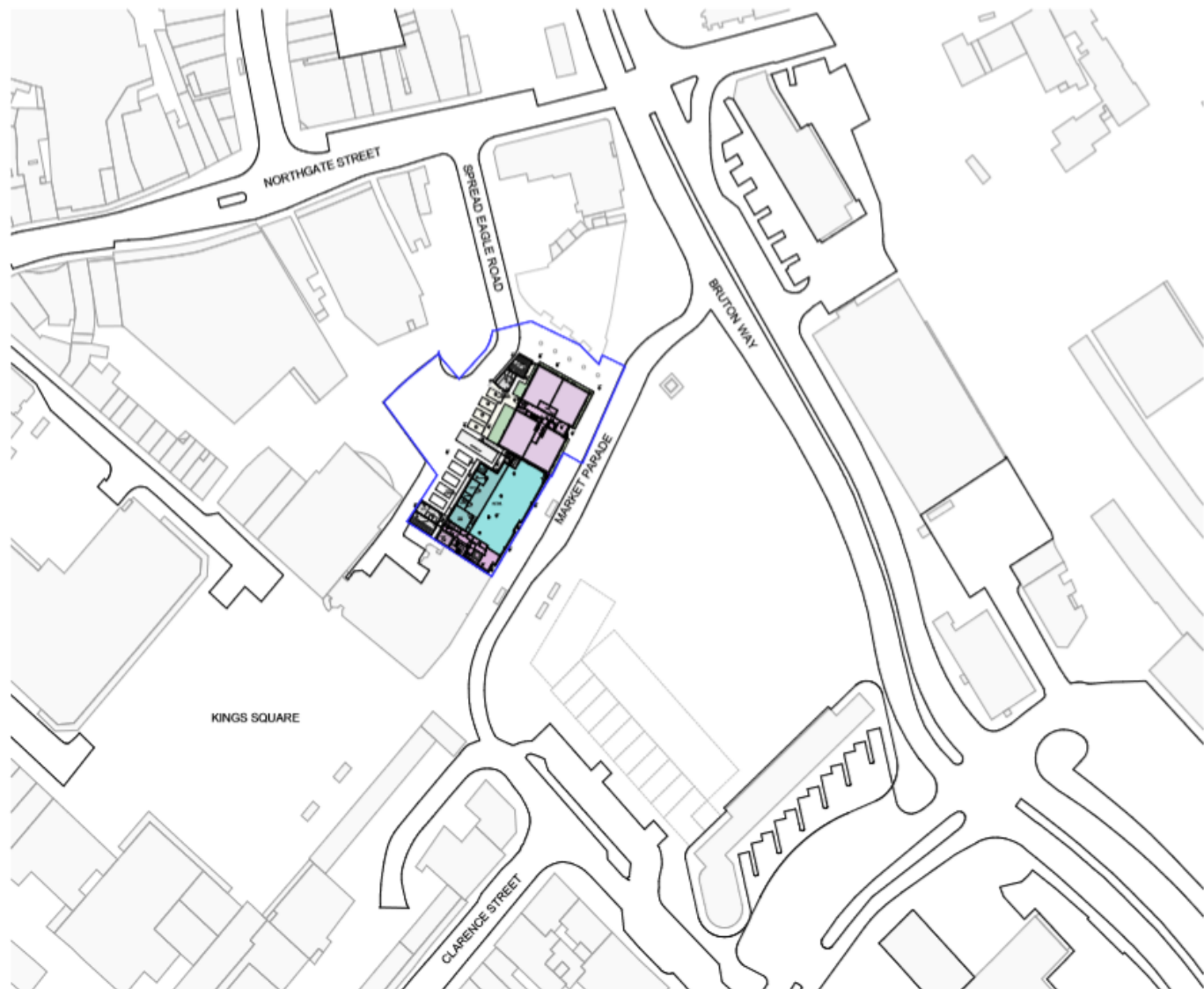
Planning Application: | 20/00645/FUL

Address: | Gourmet Oriental 8 Market
Parade Gloucester GL1 1RL

Committee Date: |



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Key

- COMMERCIAL LOTS (COMPETING ADVERTISEMENTS)
- RESIDENTIAL

FOR INFORMATION

URBANR

High Street - Phase 1
 Market Place
 SEE S15 Illustration

NO	DESCRIPTION	DATE	BY
1	Issue for Information		

PROJECT: HIGH STREET
 PHASE: 1 OF 3
 DRAWING: A

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	05/01/2021
Address/Location:	220 Bristol Road, Gloucester, GL1 5TA
Application No:	20/00915/FUL
Ward:	Moreland
Expiry Date:	13.11.2020
Applicant:	MR. JATINDERJIT SINGH MANDAIR
Proposal:	Proposed change of use from mobile repair/ internet cafe (Class E) to sui generis (Fish and Chip Shop) including provision of new extract flue.
Report by:	Jon Bishop
Appendices:	Site Location Plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is located within the Moreland Ward of Gloucester and to the west side of Bristol Road. The site forms a two-storey terraced building fronting onto Bristol Road and the inclusion of an extension to the rear. The most recent use of the site was as a mobile phone repair shop and internet café on the ground floor with living accommodation above.
- 1.2 The surrounding area includes a mix of commercial properties including a hairdressers, shop and takeaways as well as residential properties and industrial units. To the rear of the site is a car parking area.
- 1.3 The proposal seeks to change the use of the ground floor of the building from the mobile repair shop and internet café (Class E) to a Fish and Chip Shop (Sui generis). The proposal would include the provision of a new extract flue on the rear elevation.
- 1.4 The proposal is expected to result in the employment of 2 full time members of staff and 1 part time member of staff. The proposed opening hours for the fish and chip shops are:
- 08:00 – 23:00 Monday – Friday
 - 08:00 – 23:00 Saturday
 - 10:00 – 23:00 Sundays and Bank Holidays

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
44/06402/HIST	11279 (P/80/63):- COU SHOP/LIVING ACCOM.TO SALES/SERVICING RADIO/TV EQUIPMENT	Z45ASC	26.02.1963
44/06403/HIST	11279/01:- (220 AND 222 BRISTOL ROAD) SINGLE STOREY EXTENSION AT REAR TO FORM STORE AND EXTENSION TO SHOP WITH BALCONY ACCESS AT FIRST FLOOR.	Z45ASC	06.02.1990

3.0 **RELEVANT PLANNING HISTORY**

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

3.2 **National guidance**

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 **Development Plan**

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

Relevant policies from the JCS (Main Modifications) include:

SP1 - The need for new development
SP2 – Distribution of new development
SD1 – Employment – Except Retail Development
SD3 – Sustainable design and construction
SD4 – Design requirements
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 213 of the NPPF provides that that due weight should be given to policies in existing plans according to their degree of consistency with the NPPF, the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given. Therefore, it is considered that the 1983 Local Plan is out-of-date and superseded by more recent planning policy including the NPPF and the Joint Core Strategy.

3.5 **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 Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited to moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

C4 – Hot food takeaways
E6 – Flooding, sustainable drainage, and wastewater
F1 – Materials and finishes

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. None of the development management policies are relevant to the consideration of this application.

4.0 CONSULTATIONS

4.1 Highways Authority

The application states that this is already a mobile repair shop and internet café. Whilst there will be a likely marked difference in customer patronage and ad hoc parking requirements, I do not foresee this as being unacceptable in view of the availability of on- street car parking in the area.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

4.7 City Centre Improvement Officer (Environmental Protection)

Further to the submission of amended details, the Environmental Health advisor raised no objection to the application in terms of fume/ odour nuisance.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 Neighbouring properties were notified and press and site notices were published.

5.2 One letter of objection raising the following issues:

- There are already two Chinese takeaways in the area
- There are already problems with parking. Designated disabled parking spaces are regularly used by clients to the shops outside.
- Concern over creation of noise as a result of the proposal
- Anti-social behaviour concerns

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:

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

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

6.5 Principle

The proposal seeks the change of use of the building to a fish and chip shop (sui generis).

Policy SD2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) states that proposed main town centre uses located outside of City Centre boundaries will be assessed in accordance with the sequential and impact test and within the primary shopping frontage the change of use from retail will not be permitted unless it can be demonstrated the proposed unit is not suitable for continued A1 use.

The site is not located within a local or district centre or within the primary shopping frontage and so the loss of the existing retail unit and introduction of the proposed sui generis unit would not be contrary to policy in this location.

Policy C4 of the emerging Gloucester City Plan states the following in respect to hot food takeaways:

'Proposals for hot food takeaways, including mobile catering units must satisfy the following criteria:

- 1. The design of the unit, including its ventilation and bin storage would not have a significant adverse impact on the visual amenity of the area; and*
- 2. There would not be a significant adverse impact on the amenities of occupants of neighbouring properties within a reasonable distance of the proposed location in terms of noise, traffic disturbance, odour, litter, light or hours of operation; and*
- 3. There would not be a severe impact on the surrounding highway network, traffic safety or create unacceptable parking issues; and*
- 4. The proposal incorporates adequate waste storage and disposal facilities; and*
- 5. There should be a minimum of two non- A5 units, or at least 10 metres, between the units, whichever is greater.*
- 6. Outside of the city centre, district centres and local centres, that the proposal is not within 400m of a secondary school or college*

Each of these criteria has been considered as follows:

1. The design of the proposal including its ventilation and bin storage is considered to be acceptable and would not unacceptably harm visual amenity
2. There would not be an unacceptable impact on neighbouring residents as a result of the proposal
3. The proposal would not have a harmful impact on the highway network or traffic safety
4. The proposal includes details of bin storage which is considered to be acceptable

5. There would only be one unit between the site and a Chinese takeaway separating takeaway units, contrary to policy C4
6. The proposal is not within 400m of a secondary school or college

As demonstrated above, the proposal would not be in accordance with policy C4 as the proposal would not provide a gap of two non-takeaway units between the application site and the Chinese takeaway to the south. The Gloucester City Plan is an emerging policy however and can only be given limited to moderate weight at this stage. The proposal would not be contrary to either the NPPF or the adopted JCS. Given this, and the weight that can be afforded to policy C4 at this stage, it is considered that the proposal can be considered acceptable on balance in principle.

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

Chapter 12 of the NPPF refers to achieving well- designed places and states that good design is a key aspect of sustainable development, creates better places in which to live and work. Policy SD4 of the JCS sets out requirements for quality design and policy F1 of the emerging Gloucester City Plan states that developments should make a positive contribution to the character and appearance of the locality and respect the wider landscape.

- 6.7 The only external change proposed to the building would be the introduction of flue on the rear elevation of the building. Given the location of the proposed flue, it would not be visible from Bristol Road and so would not result in harm to the character and appearance of the street scene. It is not considered that the flue would result in unacceptable harm to the character and appearance of the existing building.

The proposal is therefore considered to be in accordance with the NPPF, policy SD4 of the JCS and policy F1 of the emerging Gloucester City Plan.

6.8 ***Traffic and transport***

Paragraph 109 of the NPPF provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual impacts upon the road network would be severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network.

- 6.9 The application site does not include any parking provision.

One neighbour objection has been received raising concern over parking and the highways impact as a result of the development. The objector notes that:

- There are already parking problems in the area with their designated disabled parking space regularly being used by clients of the shops. This will be made worse by the proposed use.

The Highways Authority have been notified of the application and have raised no objection to the application. The proposal is therefore considered to be acceptable on highways grounds in accordance with the NPPF and policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

6.10 ***Residential amenity***

Paragraph 17 of the NPPF sets out that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Policy SD4 of the JCS relates to Design Requirements and, in terms of amenity and space, specifies that new development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

- 6.11 The Council's Environmental Health advisors have been notified of the proposal and further to the submission of amended details raised no objection to the proposal in terms of noise/nuisance. The proposed use would result in a takeaway open until 11pm at night. This is consistent with similar uses found in the area and so is not considered to result in unacceptable harm for the living conditions of neighbouring residents.

The proposal is therefore considered to be acceptable in terms of amenity in accordance with the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (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 within Flood Zone 1 and so is not at high risk of flooding. The proposal would not result in any extension to the footprint of the building and therefore there is no expected unacceptable impact in terms of drainage.

The proposal is therefore considered to be acceptable in terms of drainage and flood risk in accordance with the NPPF and policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

6.14 ***Economic considerations***

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

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;

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.

7.3 Condition 2

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers:

- Proposed floor plans and elevations – 120 revision C
- Location Plan – 100
- Block Plan – 101

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.

7.4 Condition 3

The use hereby permitted shall not be open to customers outside the hours of:

- 08:00 – 23:00 Monday – Friday
- 08:00 – 23:00 Saturday
- 10:00 – 23:00 Sundays and Bank Holidays

Reason

In the interests of the amenities of existing residential properties in the locality in accordance with policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

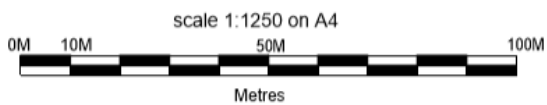
Person to Contact: Jon Bishop (01452 396562)

Planning Application: | 20/00915/FUL



Address: | 220 Bristol Road Gloucester
GL1 5TA

Committee Date: |





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<small>30, Woodside Road, Cheltenham, GL52 9AA www.mekcara.co.uk email@mekcara.com PH: 0145228875, 0945303349</small>		
Client		
<div style="background-color: black; width: 100%; height: 15px;"></div>		
Job Title		
PROPOSED EXTENSION 220 BRISTOL ROAD GLOS, GL1 5TA		
Drawing Title		
LOCATION PLAN		
Scale		
1:1250 on A4		
Date	Drawn By	
Sept 2020	RMC	
Job No	Drawing No.	Rev.
0920-05	100	-

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Abbeydale

- 20/00335/FUL SHANE.
33 The Wheatridge Gloucester GL4 4DQ
DEMOLITION OF GARAGE AND ERECTION OF DETACHED GUEST ACCOMMODATION,
ALTERED DESIGN TO FORMER APPROVED APPLICATION REF: 18/01073/FUL
WDN 19/11/2020
- 20/00660/FUL FISHM
62 Wheatway Gloucester GL4 5ER
Proposed side extension to property (Re-submission)
G3Y 18/11/2020
- 20/00754/FUL FISHM
4 Sudbrook Way Gloucester GL4 4QW
Single-storey extension to the front
G3Y 13/11/2020
- 20/00757/FUL SHANE.
Morrisons Supermarket Glevum Way Gloucester GL4 4FF
New vehicle parking canopy within existing service yard to facilitate proposed
home shopping offer
G3Y 18/11/2020

Abbeymead

- 20/00559/FUL FISHM
2 Hadrians Way Gloucester GL4 5DD
Extended brick boundary wall
G3Y 23/11/2020
- 20/00587/FUL FISHM
3 Kingsmead Gloucester GL4 5DY
removal of hedge and replace it with a 1.8 metre high wooden fence with concrete
fence posts and a concrete gravel board at the bottom.
WDN 17/11/2020

20/00765/LAW FISHM
9 Wigmore Close Gloucester GL4 5FF
DEMOLITION OF CONSERVATORY AND SINGLE STOREY EXTENSION TO REAR
LAW 10/11/2020

20/00806/FUL FISHM
9 Trinity Road Gloucester GL4 5GB
Single storey rear extension (Revision of application 20/00326/FUL)
G3Y 11/11/2020

20/00810/FUL FISHM
38 Kingsmead Gloucester GL4 5DY
Single storey rear extension
G3Y 13/11/2020

Barnwood

20/00619/LAW SHANE.
15 Snowhill Close Gloucester GL4 3GE
20/00917/FUL Remove existing conservatory from two storey detached property.
Erect new single storey flat roof extension to rear of property.
WDN 19/11/2020

20/00924/PDE ELENJ
37 Lilliesfield Avenue Gloucester GL3 3AQ
PROPOSED REAR EXTENSION
ENOBJ 09/11/2020

20/00960/FUL ELENJ
3 Quail Close Gloucester GL4 3EY
Single storey rear extension, construction of a side garage and a porch extension
and garage conversion
G3Y 17/11/2020

Barton & Tredworth

19/00773/CONDIT RHIAM

334 Barton Street Gloucester GL1 4JJ

Discharge of condition 3 (odour abatement scheme) of planning permission 18/01289/FUL which related to the change of use of storage and preparation rooms to separate takeaway (A5).

REF 19/11/2020

20/00292/FUL ELENJ

10 Falkner Street Gloucester GL1 4SG

Construction of a timber playhouse with internal climbing wall in the rear garden.

REF 13/11/2020

20/00724/FUL FEH

Stratton Corner Barton Street Gloucester GL1 4EZ

Proposed redevelopment of disused car parking area to rear of Stratton Corner to provide 2no. 2-bed residential dwellings (Revised Scheme to planning application 19/00886/FUL)

REFREA 16/11/2020

Elmbridge

20/00226/REM FEH

12 Sandyleaze Gloucester GL2 0PY

Application for approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) of outline permission 17/00009/OUT (Proposed development of adjacent land to form 1no. new 3/4 bedroom house including car parking)

G3Y 24/11/2020

20/00605/FUL ELENJ

230 Cheltenham Road Gloucester GL2 0JW

Demolition of existing garage and erection of new outbuilding

REFUSE 12/11/2020

20/00773/FUL ELENJ

4 Grafton Road Gloucester GL2 0QP

Rear and Side Extension

G3Y 04/11/2020

20/00946/FUL ELENJ
1 Coltman Close Gloucester GL1 3QJ
ERECTION OF FIRST FLOOR SIDE EXTENSION
G3Y 27/11/2020

20/01022/FUL ELENJ
3 Ebor Road Gloucester GL2 0SH
Erection of a single storey flat roof rear extension
G3Y 26/11/2020

Grange

20/00767/FUL FEH
1 Woburn Avenue Gloucester GL4 0SN
Erection a new detached dwelling within the existing garden of 1 Woburn Avenue
and alterations to access / parking at rear.
G3Y 26/11/2020

20/00837/PDE FISHM
22 Arundel Close Gloucester GL4 0TW
Single storey rear extension
ENOBJ 16/11/2020

20/00851/FUL FISHM
10 The Rushes Quedgeley Gloucester GL4 0TZ
Erection of single storey rear / side extension
G3Y 24/11/2020

20/00934/TPO JJH
Pike And Musket 39 Windsor Drive Gloucester GL4 0QL

1. Cordon area off from general public and vehicles
2. Due to branches that have been damaged in recent storms we would recommend that the 2 Willow trees have a pollard to remove hanging branches etc.
3. Operative will climb each tree and anchor themselves within crown. They will then proceed to dead wood crown and reduce crown to a pollard shaped tree. This will be done on the two trees.
4. This will give good shape to tree going forward and prevent possible wind damage. The trees will grow back very well and well balanced.
5. All waste will be chipped onto vehicle and removed from site

TPDECS 20/11/2020

Hucclecote

20/00642/FUL	SHANE.
16 Pinemount Road Gloucester GL3 3EL	
single storey front extension.	
GA	05/11/2020
20/00740/FUL	FISHM
44 Ashwood Way Gloucester GL3 3JE	
Proposed porch, hipped roof to proposed porch/existing garage	
G3Y	03/11/2020
20/00906/PRIOR	FEH
Rear Of 98 Insley Gardens Gloucester GL3 3BA	
Prior approval for the Change of use from shop (A1) to office (B1a)	
NRPR	09/11/2020
20/00923/FUL	FISHM
8 Havelock Road Gloucester GL3 3PG	
Demolition of existing single garage, partial removal of pvc roofing, new render to existing brickwork, single storey side extension and insertion of lantern light in existing flat roof.	
G3Y	23/11/2020
20/00995/TRECON	JJH
2 Chosen View Green Lane Gloucester GL3 3RE	
Removal of Ash tree in garden.	
TCNOB	10/11/2020
20/01060/NMA	FISHM
25 Lynmouth Road Gloucester GL3 3JD	
Non-material amendment (retrospective) to permission 14/00883/FUL to create downstairs toilet (no external alterations)	
NOS96	03/11/2020
20/01102/TPO	JJH
100 Hucclecote Road Gloucester GL3 3RX	
T1 - Sycamore - Fell	
Outgrown setting.	
TPDECS	16/11/2020

Kingsholm & Wotton

20/00597/FUL ELENJ

7 Kingsholm Square Gloucester GL1 2QJ

Proposed garage conversion

G3Y 12/11/2020

20/00838/FUL ELENJ

65 Lansdown Road Gloucester GL1 3JD

Rear single storey extension, rear facing balcony and western facing roof light

G3Y 16/11/2020

20/00902/FUL ELENJ

14 Alexandra Road Gloucester GL1 3DR

Demolition of existing rear single-storey accommodation, and construction of new single-storey extension.

G3Y 12/11/2020

Kingsway

20/00897/ADV SHANE.

Unit 2 Kingsway Business Park Newhaven Road Quedgeley Gloucester GL2

Consent to display 7No. Fascia signs (2No. Illuminated) to front , side and rear elevations and 1No. New Externally illuminated free standing double sided totem sign.

GFY 05/11/2020

Longlevens

19/00941/FUL ELENJ

161 Cheltenham Road Gloucester GL2 0JJ

Dwelling

G3Y 23/11/2020

20/00761/FUL ELENJ

42 Windermere Road Gloucester GL2 0LZ

SINGLE STOREY EXTENSION TO SIDE, REMOVE CONSERVATORY AND TWO STOREY EXTENSION TO REAR

G3Y 24/11/2020

20/00797/FUL ELENJ

35 Cheltenham Road Gloucester GL2 0JF

Proposed Lengthening of Existing Drop Kerb to Enable Access to Property

G3Y 11/11/2020

20/00951/FUL ELENJ

66 Oxstalls Lane Gloucester GL2 9HU

Proposed two storey rear and single storey side extensions

G3Y 23/11/2020

20/00987/FUL ELENJ

83 Oxstalls Way Gloucester GL2 9JY

single storey side and rear extensions plus replacement front porch

G3Y 25/11/2020

20/00988/FUL ELENJ

25 Oxstalls Lane Gloucester GL2 9HN

single storey side and rear extension

G3Y 25/11/2020

20/01038/FUL ELENJ

29 Paygrove Lane Gloucester GL2 0AZ

Demolition of existing conservatory and construction of a single storey rear extension

G3Y 27/11/2020

Matson & Robinswood

20/00518/FUL FISHM

37 Juniper Avenue Gloucester GL4 6AW

Erection of mono-pitch porch to front of property

G3Y 11/11/2020

20/00581/FUL FISHM

Communication Station (O2) Grass Verge Front Saintbridge RFC Painswick

Removal of 15m high antenna tower and Installation of 17.5m high antenna tower and all ancillary cabinets

G3Y 24/11/2020

20/00615/FUL FEH
Yew Tree Cottage Winnycroft Lane Gloucester GL4 6EG
Conversion and extension of garage into living accommodation, including dormer
roof extension

G3Y 17/11/2020

20/00616/FUL SHANE.
28 Teddington Gardens Gloucester GL4 6RJ

Demolition of garage and erection of ground floor assistance unit for relative

G3Y 25/11/2020

20/01146/DCC FEH
Finlay And Tredworth Childrens Centre Tredworth Road Gloucester GL4 6RT

Non-material amendment to install an additional 1.4m (w) pedestrian gate to
existing car park relating to planning consent 19/0044/GLREG3 dated 14/07/2020.

NOB 11/11/2020

Moreland

20/00378/FUL SHANE.
67 Rosebery Avenue Gloucester GL1 5EH

Demolish existing outbuilding and build extension

G3Y 18/11/2020

20/00409/FUL SHANE.
24A St Aldwyn Road Gloucester GL1 4RB

Conservatory to the rear

GSC 17/11/2020

20/00457/FUL SHANE.
45 Churchill Road Gloucester GL1 5BS

Retrospective application for erection of conservatory

GP 24/11/2020

20/00468/FUL SHANE.
Little Footsteps Day Nursery 106 Stroud Road Gloucester GL1 5JN

Construction of 1 no. single storey bungalow

REF 25/11/2020

20/00755/FUL SHANE.
39 Central Road Gloucester GL1 5BU
replacement single storey rear extension
G3Y 17/11/2020

20/00793/FUL SHANE.
213 Linden Road Gloucester GL1 5DU
single storey rear/side extension
G3Y 09/11/2020

20/00841/FUL SHANE.
210 Linden Road Gloucester GL1 5JD
Removal of existing conservatory and erection of single storey extension.
G3Y 03/11/2020

20/00927/FUL SHANE.
55 The Oval Gloucester GL1 5EE
Retrospective GARDEN THERAPY ROOM
GP 30/11/2020

Podsmead

20/00236/FUL FISHM
1st Call Auto Rentals Lower Tuffley Lane Gloucester GL2 5DT
Variation of conditions 2 and 3 (revised elevational details and approval of external materials) of Planning Permission reference 16/01016/FUL relating to the redevelopment of the site to provide 12 commercial units with Use Class B1, B2, B8 and A3 café (one unit), following the demolition of the existing commercial buildings.

GP 18/11/2020

20/00639/FUL SHANE.
11 Shakespeare Avenue Gloucester GL2 5AW
Erection of detached bungalow
REF 11/11/2020

20/00857/ADV	CJR
The Old Log Pond Bristol Road Gloucester GL2 5DH	
Display of advertisements comprising of: 1 x internally illuminated pole sign, 2 x illuminated surface mounted logo signs, 2 x illuminated surface mounted 'Drive Thru' signs, 2 x illuminated fascia signs, 4 x illuminated directional signs, 3 x menu boards and 1 x height restrictor.	
GFY	09/11/2020
20/01007/ADV	FEH
The Old Bakery Lower Tuffley Lane Gloucester GL2 5DT	
Erection of fascia sign.	
GFY	26/11/2020
20/01054/NMA	JOLM
Land Rear Of 66-72 Tuffley Crescent Gloucester GL1 5NE	
Non material amendment to Planning Permission 15/00169/FUL proposing amended roof designs to Plots 1 and 2.	
NOS96	04/11/2020

Quedgeley Fieldcourt

20/00286/LAW	SHANE.
160 Church Drive Quedgeley Gloucester GL2 4UR	
Conservatory to the rear	
LAW	12/11/2020
20/00463/FUL	SHANE.
40 Farriers End Quedgeley Gloucester GL2 4WA	
To convert the double garage into a wheelchair accessible bedroom and cover the access with a link roof	
G3Y	06/11/2020
20/00496/FUL	SHANE.
9 Parklands Quedgeley Gloucester GL2 4PP	
New entrance porch to front elevation.	
G3Y	27/11/2020

Quedgeley Severn Vale

20/00825/FUL SHANE.
3 Mallard Close Quedgeley Gloucester GL2 4GT
Change of use of garage to reception room.

G3Y 24/11/2020

Tuffley

19/00734/FUL SHANE.
146 Finlay Road Gloucester GL4 6TF
Single storey extension to side of existing semi detached house, with lean-to pitched roof.

WDN 19/11/2020

20/00621/FUL FISHM
12 Cherrywood Gardens Gloucester GL4 0AE
Proposed Rear and Side Extensions

G3Y 26/11/2020

20/00663/FUL FISHM
32 Firwood Drive Gloucester GL4 0AD
Part single-storey, part two-storey extension to the side

G3Y 13/11/2020

20/00668/FUL FISHM
232 Stroud Road Gloucester GL4 0AU

Demolition and replacement of single storey extension, First Floor Extension and Dormer

REFUSE 10/11/2020

20/00856/FUL RHIAM
3 Jewson Close Gloucester GL4 0YH
Proposed construction of three terraced houses with associated pedestrian access. (Revised application following 19/00679/FUL & 20/00370/FUL).

REF 16/11/2020

Westgate

20/00441/FUL

SHANE.

The Nelson Inn 166 Southgate Street Gloucester GL1 2EX

Change of Use of Ground Floor from Public House (Use Class A4) to three one-bedroomed Residential Apartments (Use Class C3) with associated internal and external alterations

G3Y 09/11/2020

20/00688/FUL

RHIAM

Eastgate House 121 - 131 Eastgate Street Gloucester GL1 1PX

Removal of existing entrance canopy and replacement with new enclosed canopy structure; redecoration of existing facades; external works improvements to existing hard landscaping areas facing Eastgate Street, creation of ancillary cafe and breakout facilities at ground floor, serving existing office space.

G3Y 11/11/2020

20/00735/DCC

FEH

Gloucestershire County Council Shire Hall Westgate Street Gloucester GL1

Various proposed external alterations and installations, including replacement of glazed and flat roofs; installation of new gull/bird proofing measures, removal of two chimneys and installation of photovoltaics to existing flat roof.

OBS 18/11/2020

20/00742/DCC

FEH

Gloucestershire County Council Shire Hall Westgate Street Gloucester GL1

The replacement of 1960's windows and curtain walling, and the installation of a new lift.

NOB 13/11/2020

20/00794/FUL

SHANE.

14 Upper Rea Gloucester GL2 5LR

Single storey rear extension as a bedroom annexe for dependent relative

WDN 19/11/2020

20/00963/JPA

FEH

Lister House Station Road Gloucester

Prior approval for the change of use from office space (B1) to dwellinghouse (C3). No external alterations.

NRPR 25/11/2020

20/00981/NMA

ADAMS

Land At Bakers Quay Llanthony Wharf And Monkmeadow

Non material amendment to plans approved under ref. 14/00709/FUL (as varied) and 18/00680/REM in order to facilitate revisions to the elevations of Blocks 2, 3, 5, 6, 7 and 8

NOB 17/11/2020

20/01015/TRECON

JJH

17 Brunswick Road Gloucester GL1 1HG

Location: Brunswick Road

T1 T2 T3

- 3 x London Plane Trees located to the front of the site running parallel to Brunswick to be given 2.4m crown lifts to meet statutory clearances over footpath. Currently obstructing public footpath

TCNOB 19/11/2020

20/01035/NMA

ADAMS

Land At Bakers Quay Llanthony Wharf And Monkmeadow

Amendment to plans approved under ref. 18/00680/REM in order to facilitate a revision to the pedestrian access to the site from Hempsted Lane.

NOB 16/11/2020

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