

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **3RD JUNE 2014**

ADDRESS/LOCATION : **HUCCLECOTE CENTRE**

APPLICATION NO. & WARD : **14/00342/REM
HUCCLECOTE**

EXPIRY DATE : **26TH JUNE 2014**

APPLICANT : **BARRATT HOMES BRISTOL DIVISION**

PROPOSAL : **APPLICATION FOR APPROVAL OF RESERVED MATTERS (SCALE, APPEARANCE AND LANDSCAPING) FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 53 DWELLINGS TOGETHER WITH ASSOCIATED ESTATE ROADS AND PUBLIC OPEN SPACE, PURSUANT TO PLANNING PERMISSION 11/00742/OUT.**

REPORT BY : **CAROLINE TOWNLEY**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is approximately 2.3 hectares of land located on the east side of Churchdown Lane, some 350 metres north of its junction with Hucclecote Road and below the embankment to the west side of the deceleration lane at junction 11a to the M5.
- 1.2 The site is currently occupied by the former Hucclecote Secondary School building which closed in 1989/90 and latterly, its subsequent use as an adult learning centre ceased in April 2011. The application site comprises the building complex with its extensive hard surfaced parking area at the front and rear and the former school playing field located north of Buscombe Gardens housing estate.
- 1.3 The Hucclecote Rugby Clubhouse and the associated playing pitches located to the north of the application site are sited on public open space controlled by the City Council. The site is located directly to the south of the scheduled monument, (a roman villa), and excludes an area of land that directly affects

this heritage asset. The previous use of the site included an existing area of some 0.75 hectares of Private Open Space located on the south- eastern side of the site; the boundaries of which run parallel with the embankment to Junction 11a of the M5, north of the residential properties within Buscombe Gardens (built circa 1990), west of the access drive serving the private parking area and returning along the southern boundary of the private car park at The Hucclecote Centre.

1.4 The current application has been submitted for the approval of reserved matters following the grant of outline planning permission. It seeks approval of reserved matters for the erection of 53 dwellings, estate roads and public open space. The houses include a mix of terraced, semi-detached and detached houses, include 12 affordable units and comprise of:

- 5 no. 2 bedroom houses
- 23 no. 3 bedroom houses
- 23 no. 4 bedroom houses
- 2 no. 5 bedroom houses

1.5 The means of access to serve the proposed dwellings and public open space is as agreed at the outline application stage and would be via an adopted road leading from the existing access within Buscombe Gardens which would then curve around the proposed housing land and re-emerge in Churchdown Lane some 85 metres north of its junction with Buscombe Gardens. Also one new private drive would be created and a second would utilise the existing access onto Churchdown Lane. These private drives would serve two groups of houses that would front the tree lined amenity area along Churchdown Lane.

2.0 RELEVANT PLANNING HISTORY

2.1 An outline planning application, (ref. 11/00742/OUT), was originally submitted in 2011 for the demolition of the existing buildings and erection of 53 dwellings together with associated estate roads and public open space. The means of access and siting of buildings were not reserved and were considered as part of this outline application.

2.2 The outline application was reported to Planning Committee on 7th February 2012. At this meeting the Committee resolved to grant outline planning permission subject to conditions and the satisfactory completion of a legal agreement to secure the following:

- (i) A demolition/construction traffic management strategy is submitted and approved before the commencement of any demolition works, preparatory ground works or construction works;
- (ii) A total of 0.68 hectares of land dedicated to the City Council for public open space. Before commencement of building works, the developer will provide details of the reinstatement / laying out of the playing field shall be submitted in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport (Sport England, updated 2011), and shall include appropriate phases

- of construction and a timetable for the implementation of the provision of the new playing field to be agreed by the Council;
- (iii) The developer shall make a payment of an appropriate commuted sum for future maintenance of the public open space as part of the adoption process;
 - (iv) A financial contribution of £100,000 towards the provision of a multi purpose play area [MUGA] on or off the application site and/or the provision of ancillary facilities associated with the intensified use of the existing and extended public open space indicated on a plan attached to the agreement;
 - (v) A financial contribution of £60,000 towards the provision of a children's play area [NEAP] on or off the application site;
 - (vi) The Council shall provide a Community Use Scheme;
 - (vii) A financial contribution of £10,388 towards the provision of an improved service at Hucclecote Library; and
 - (viii) the provision of 12 affordable units (22.6% of total) comprising :-

2 x standard 2 bed units
 1 x wheelchair 2 bed unit designed to DQS standards
 7 x 3 bed houses
 2 x 4 bed houses

Of these units: 82% would be rented and 18% would be shared ownership. The 3 bed houses needs to be suitable for 5 persons and the 4 bed houses should accommodate 6 persons in one and 7 persons in the other unit. The Affordable units shall be provided in clusters of not more than 5 adjacent units unless otherwise agreed in writing by the Council.

- (ix) The affordable housing contribution shall be, subject to a review, within agreed timescales, of the economic viability of the scheme with the potential for a variation to the level of affordable housing provision with a cascade agreement allow for up to 40% affordable homes should grant be available then it will be necessary to review the financial appraisal to assess the impact of such grant funding on the viability of the scheme;
- (x) 15% of the total number of units (8 units) shall be designed to the Council's Lifetime Homes Standards, as stated in the draft Supplementary Planning Document 5: dated September 2007.

2.3 The Legal Agreement was signed on 9th December 2013 and the outline planning permission was issued on 10th December 2013.

3.0 PLANNING POLICIES

3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.

- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policies are relevant:
- ST.7 - Urban Design Principles
 - FRP.1a – Development and Flood Risk
 - FRP6 – Surface water run-off
 - FRP.10 – Noise
 - H.4 – Housing Proposals on Unallocated Sites
 - H.7 - Housing Density and Layout
 - H.8 - Housing Mix
 - H15 & H.16 - Affordable Housing
 - H.18 – Lifetime Homes
 - OS.2 – Public Open Space
 - OS.3 – New Housing and Public Open Space
 - OS.4 – Design of Public Open Space
 - BE.1 - Scale, Massing and Height
 - BE.5 - Community Safety
 - BE.6 - Access for all
 - BE.7 - Architectural design
 - BE.21- Safeguarding of Amenity
 - TR.9 - Parking Standards
 - TR.12 - Cycle Parking Standards
 - TR.29 – Home Zones in New Residential Areas
 - TR.31 –Highway Safety
 - SR.2 - Playing Fields and Recreational Open Space
- 3.5 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy, October 2013. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan

- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.

3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

4.1 **Gloucestershire County Council (Highways)** – Awaiting comments.

4.2 **Severn Trent Water** – No objections subject to a standard condition requiring the submission and approval of drainage plans for the disposal of surface water and foul sewage. Full details of the proposed surface water drainage have been submitted as part of the current application and this has been highlighted to Severn Trent Water for further advice.

4.3 **City Archaeologist** – The Written Scheme of Investigation for the programme of historic building recording and archaeological works has been submitted and approved in accordance with the relevant conditions on the outline permission. Building recording and the first stages of archaeological excavation have now commenced on site.

4.4 **Crime Prevention Design Officer** – The Planning Committee have obligations under the Crime and Disorder Act 1998, Section 17 and a "duty to consider crime and disorder implications".

Issues have been raised relating to boundary treatment and garden fencing, public open space, defensive planting, surveillance, and lighting.

The Constabulary has indicated that it is happy to assist the developers with further advice to create a safe and secure development and when required assist with the Secured by Design accreditation.

4.5 **English Heritage** – No comments received.

4.6 **Sport England**– The site forms part of or constitutes a playing field. At the outline application stage Sport England concluded that the proposal had the potential to meet exception E4 of its playing fields policy and, subject to the imposition of three conditions, raised no objection to the application. Sport England was concerned to ensure that:

- The proposed open space would be fit for purpose for use as a rugby pitch.
- The proposed public open space would be available for use by Hucclecote Rugby Club.

- There would be minimal disturbance to Hucclecote Rugby Club during the construction period.

These concerns were subsequently addressed through the Section 106 Agreement. The current proposal includes the provision of a 60x30m U7 and U8 mini rugby pitch, with an orientation and gradients that meet the requirements of Sport England's Design Guidance for 2011 and the RFU/RFF Facilities Guidance Note 2 Grass Pitches for Rugby.

The general principles to be applied in the pitch construction are set out in the submitted Playing Field Provision Strategy, but the document appears to contain no reference to soil surveys and an examination of hydraulic conductivity to determine the need or otherwise for an effective drainage system. Sport England suggest that the Council may wish to seek an amendment to the Strategy to address this omission and to satisfy itself that the above guidance has been fully followed and the pitch will be fit for purpose.

Sport England raises no objection to the application. Sport England has been re-consulted on the amended plans which have resulted in the re-siting of the proposed pitch. Any further comments received will be reported as late material.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 The application has been publicised by way of a press notice in the Citizen and through the display of site notices. In addition 53 properties have been notified in writing. To date no letters of representation have been received.
- 5.3 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

- 6.1 As recognised at the outline planning application stage, the character of the surrounding built environment is predominantly residential with the exception of the application site and adjacent rugby club.
- 6.2 Outline planning permission has been granted for residential development of 53 units on this site, with the means of access and layout agreed at the outline stage. The principle of residential development on this site including the layout and means of access has therefore been established. The current application relates to the reserved matters not considered at the outline stage, namely the scale and appearance of the houses, landscaping together with matters referred to in conditions 5-12. On this basis the main issues for consideration are as follows:-

Design

- 6.3 The proposed layout of the housing and public open space is in accordance with that agreed at the outline stage.

- 6.4 Overall the layout is considered to provide a robust and local response to the site. A back-to-back approach is adopted with good levels of security, surveillance and access to the public open space.
- 6.5 The application proposes a range of house types and designs providing 2, 3, 4 and 5 bedroom houses. The house types generally respond to the character of the area, particularly those fronting onto Churchdown Lane. While the height of individual houses varies, the units are all 2 or 2.5 storeys in height.
- 6.6 Where possible the applicants have taken into account the comments received from the Crime Prevention Design Officer.

Provision of Affordable Housing

- 6.17 The application proposes 12 affordable housing units (22.6% of the total) of which 2 units will be provided as Shared Ownership and 10 Affordable Rent as agreed at the outline application stage. The units comprise of:

- 2 x standard 2 bed units
- 1 x wheelchair 2 bed unit designed to DQS standards
- 7 x 3 bed houses
- 2 x 4 bed houses

- 6.8 The Section 106 Agreement required these units to be provided in clusters if no more than 5 adjacent units unless otherwise agreed in writing by the City Council. The originally submitted plan indicated the affordable units located in a cluster of 4 units and a cluster of 8 units which was unacceptable to the Housing Enabling Officer, due to the likely higher occupancy levels in affordable housing than open market housing. This problem was further compounded by the positioning of the two 4 bed units within the cluster of 8. Amended plans have been received to address these concerns with 6 affordable units located in two distinct clusters. The two 4 bedroom houses have also been split with one located in each cluster. Whilst three small clusters would be the ideal the Housing Enabling Officer has confirmed that the creation of two clusters of 6 units each will help reduce the imbalance and raises no objection to the amended plans.
- 6.9 Whilst the application provides the 12 units agreed at the outline application stage, the provisions of the Section 106 Agreement require that the developer 'makes reasonable endeavours' to secure grant to increase the percentage of Affordable Housing Units on the development from 22.6% up to 40%. Information has been submitted indicating that the Applicant has contacted the Homes and Communities Agency (HCA) with a view to obtaining grant funding to provide an additional 9 affordable units on site. However, the Housing Enabling Officer is of the view that as no detailed appraisal has been received and the Applicants have not adequately demonstrated compliance with the S106 Agreement and further evidence is required.
- 6.10 The Housing Enabling Officer has also raised concerns that the wheelchair unit may not be compliant with the Habinteg and Design and Quality

Standards and the proposed 4 bed 6 person unit meeting the Design and Quality and relevant Housing Quality Indicator Standards. Further information has been provided in regards to these concerns and is being assessed by the Housing Enabling Officer.

Noise

- 6.11 A noise survey was submitted in support of the outline planning application which addressed the impact of noise from the M5 motorway and the A417 slip road. The proposed site layout and orientation of houses were amended at the outline stage to reduce the number of properties exposed to higher noise level, primarily to take into account of the traffic noise. The original noise report contained specifications regarding the construction detail which if incorporated into the houses would result in habitable rooms meeting the 'reasonable internal noise range' in accordance with BS8233 (Sound Insulation and Noise Reduction for Buildings – Code of Practice). On this basis the layout was considered acceptable subject to conditions requiring construction detail and post construction testing of the houses located closest to the motorway embankment.
- 6.12 In accordance with the condition on the outline planning permission an additional Noise Assessment was submitted in support of the current application to assess the mitigation measures required for plots 14-25 (those closest to the motorway) to ensure that these properties achieve the 'reasonable standard' in line with the previous BS8233:1999 Guidance. This report recommends incorporating glazing and ventilation systems of a suitable specification to mitigate road traffic noise. The measures recommended are acceptable to the Environmental Protection Officer who has confirmed that together with the condition requiring post completion testing of these plots, will ensure that the noise mitigation proposed will achieve acceptable internal noise levels.
- 6.13 The Environmental Protection Officer has, however, raised concerns about the requirement highlighted in the original noise report concerning suitable mitigation measures across the whole site. The Applicants have sought further advice from their Noise Consultant who has responded that *“.noise will decay with the additional distance from the M5, and also that noise will be more substantially reduced at other plots other than 14-25 where these have other intervening plots disrupting their line of site to the M5. On this basis it would be expected that noise levels at these other plots will be within or about the defining limits of (what was under PPG24) NEC B’*. The Applicants Consultant advises that:

‘Whilst the advice in PPG 24 for NEC B was, similar in part to that for NEC C, that "conditions should be imposed to ensure a commensurate level of protection against noise", for the NEC B band this would rarely require anything significantly above and beyond standard building solutions (i.e. standard thermal double glazing), particularly where it is necessary only to achieve the "reasonable" standard set out in BS8233:1999, as applies here. Whilst being a nominal specification, PPG 24 stated in Annex 6 that a 33dBA difference between outside and inside road traffic noise levels can be

achieved by this standard of glazing. This noise reduction would be tempered to a degree by the presence of open trickle ventilators and so Barratt's are happy to specify acoustic trickle vents to all facades with a view towards the M5.'

The Consultant has further advised that levels below or about the 'reasonable' standard set out in BS8233:1999 would be achieved without additional mitigation and that this was the basis of the conclusion reached by the City Council when applying the noise related condition only to plots 14-25.

- 6.14 The Environmental Protection Officer agrees that the road traffic noise will decrease with increasing distance from the M5, however, in his opinion road traffic noise is still likely to dominate the majority of the site both indoors and outdoors. While the Environmental Protection Officer agrees that the use of acoustic trickle vents to all facades with a view towards the M5 will help he remains concerned that in his opinion with open windows road traffic noise is still going to be the dominant noise source. On this basis it is recommended that a note be added to any approval to highlight the issue to future occupiers.

Traffic and Transport

- 6.15 The outline application was supported by a Transport Statement which contained information relating to the existing and proposed vehicle trip generation. The means of access including the internal road layout was considered and approved at the outline stage. Details have also been submitted providing details of the proposed dropped kerb pedestrian crossing to be provided across Churchdown Lane in accordance with the requirements of condition 16 of the outline permission. The County Council has been consulted of the current application as Local Highway Authority and its response will be reported as late material.

- 6.16 All of the houses are provided with either 2 car parking spaces or a garage and a space. In addition there are an addition 10 visitor spaces provided adjacent to the public open space.

Public Open Space / Landscaping

- 6.17 The location and size of the public open space was determined at the outline application stage and includes the provision of a replacement junior rugby pitch. Amended plans have been received with the pitch re-located so that the pitch fits into the rectangle of new public open space nearest the existing rugby pitch and adjacent to the existing rugby facilities. This leaves sufficient space for the play area to be installed. Sport England and the Hucclecote Rugby Club have been re-notified of the application following the receipt of these amended plans. Any further representations received as a result of this re-notification will be reported as late material.

- 6.18 The landscaping details and boundary treatments are included in the application as required by conditions on the outline application. These details are generally acceptable subject to some minor amendments to address the outstanding concerns of the Landscape Architect. The Tree Officer has confirmed that he is satisfied with the revised tree protection plans.

- 6.19 Whilst a 'Playing Field Provision Strategy' has been submitted to address the re-instatement of the playing field this currently does not meet the requirement of the Section 106 Agreement and further technical information will be required. The Applicant has been made aware of this requirement.

Residential Amenity

- 6.20 The application site adjoins existing residential properties in Buscombe Gardens and is sited opposite properties in Churchdown Lane. The impact on the residential amenity of the occupiers of these properties was considered at the outline stage when it was concluded that while the outlook from adjacent properties would change, to some degree, as a result of the proposed development, the distances between the existing and proposed dwellings were considered to be reasonable and of limited impact upon the privacy of neighbouring properties, provided the houses do not exceed two storeys in height. Whilst plots 31 and 32 are 2.5 storeys in height and positioned opposite properties in Buscombe Gardens, given the separation distances and the internal layout which indicates that the dormer window in the front elevation relates to an en-suite bathroom, I consider that this relationship remains acceptable. Plots 26 and 30 are also 2.5 storeys in height and front onto Churchdown Lane. Plot 30 has first storey windows in the side elevation looking towards the side and rear garden of 18 Churchdown Lane and front of houses in Buscombe Gardens. Amended plans have been received for Plot 30 to show the first floor side bedroom window to be obscure glazed and on this basis together with separation distances involved I also consider that this relationship is acceptable. The other 2.5 storey plots are within the site and relationships with neighbouring plots considered to be acceptable.

Drainage Details

- 6.21 As required by condition on the outline planning permission details of the catchment and disposal of surface water have been included in the current application. Following amendments and clarification on a number of matters the City Council's Drainage Engineer has confirmed that he is satisfied with the proposed drainage proposals.

Ecology

- 6.22 The application included details of the bird and bat boxes as required by a condition on the outline application to the satisfaction of the Environmental Planning Service Manager.

Outline conditions

- 6.23 Additional information has been submitted to address conditions on the outline planning permission including cross sections/ground levels, fire hydrants, waste minimisation report and materials. The details submitted are considered acceptable subject to confirmation from the County Council with regards to the proposed location of fire hydrants.

6.24 Human Rights

In compiling this recommendation 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) 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 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.

7.0 CONCLUSION/REASON FOR APPROVAL

- 7.1 The principle of development on this site for residential use including the means of access and layout was approved under the previous outline planning application.
- 7.2 It is considered that overall the design, scale and landscaping is acceptable and accords with the principles of submitted with the outline application and relates well to surrounding development.
- 7.4 In conclusion subject to appropriate conditions and no objections being received from the Highway Authority, the resolution of the outstanding Affordable Housing issues and no objections following the re-notification of Sport England or Hucclecote Rugby Club, it is considered that the proposed use of the site for residential development makes the best use of available land in accordance with advice in the NPPF and local plan policies.

Reason for Approval

- 7.5 The site has the benefit of outline planning permission for residential development. The application has been carefully assessed. In accordance with the National Planning Policy Framework (NPPF) the redevelopment of the site would result in an efficient use of vacant land for housing. Subject to conditions, the overall layout of the site and design of the buildings would provide an acceptable development that would not detract from the character of the locality or have a significant detrimental impact on the amenity of the occupiers of the adjacent neighbouring properties. The proposed access and parking arrangements are acceptable and would not have any undue impact on highway safety. Subject to the inclusion of appropriate mitigation measures the living conditions of future residents can be adequately protected from road traffic noise. The application is therefore considered to accord with the provisions of the National Planning Policy Framework and Policies FRP.1a, E.4, BE.1, BE.5, BE.21, TR.9, and TR.31 and TR.35 of the Second Deposit City of Gloucester Local Plan (2002).

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

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 8.1 That subject to no objections being received from the Highway Authority, the resolution of the outstanding Affordable Housing issues and no objections following the re-notification of Sport England or Hucclecote Rugby Club that approval of reserved matters be granted subject to the following conditions:

Condition 1

The development hereby permitted shall be carried out in accordance with the The approved drawings and documents (numbers to be inserted) received by the local planning authority on, as well as any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Condition 2

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the side elevation of plot 30. The first floor side windows in plot 30 shall be fitted with and retained in obscure glazing as indicated on the approved drawing No BARR121137 HT.ST.p Rev A, (received by the Local Planning Authority on 19th May 2014).

Reason

In order to protect the residential amenity of adjacent properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected to the front of plots 1-4 (inclusive) and 26-30 (inclusive) other than those expressly authorised by this permission.

Reason

In the interests of visual amenity in accordance with Policy BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Notwithstanding the details submitted the wheelchair unit (plot 25) will comply with Homes and Communities Agencies Design and Quality Standards for housing for physically disabled people and wheelchair users and the higher performance levels required will be satisfied by full compliance with the requirements set out in the following publication: Wheelchair Housing Design

Guide, Second Edition by Stephen Thorpe and Habinteg Housing Association, published by BRE Press. (ISBN 1 86081 897 8). www.brepress.com" unless otherwise agreed in writing by the Local Planning Authority.

Reason

To provide an appropriate mix of houses to meet the local housing need in accordance with policy H.16 of the Second Deposit City of Gloucester Local Plan (2002).

Plus additional conditions considered necessary following consultation responses and any further amended plans.

Notes

1. The attention of the applicant is drawn to the conditions on the outline planning permission granted on 10th December 2013 (reference No. 11/00742/OUT) and the provisions of the associated Section 106 Agreement. This application for the approval of reserved matters is granted subject to these conditions.
2. A fee is payable where written confirmation is required that one or more conditions imposed on permission have been complied with. The fee is £85 per request and must be made when the request is made.
3. If the development requires street name and numbering please contact Business Support on 10452 396776.
4. Properties and their gardens are at times likely to be adversely affected by road traffic noise from the motorway and particularly within the houses if windows are open.

Decision:

Notes:

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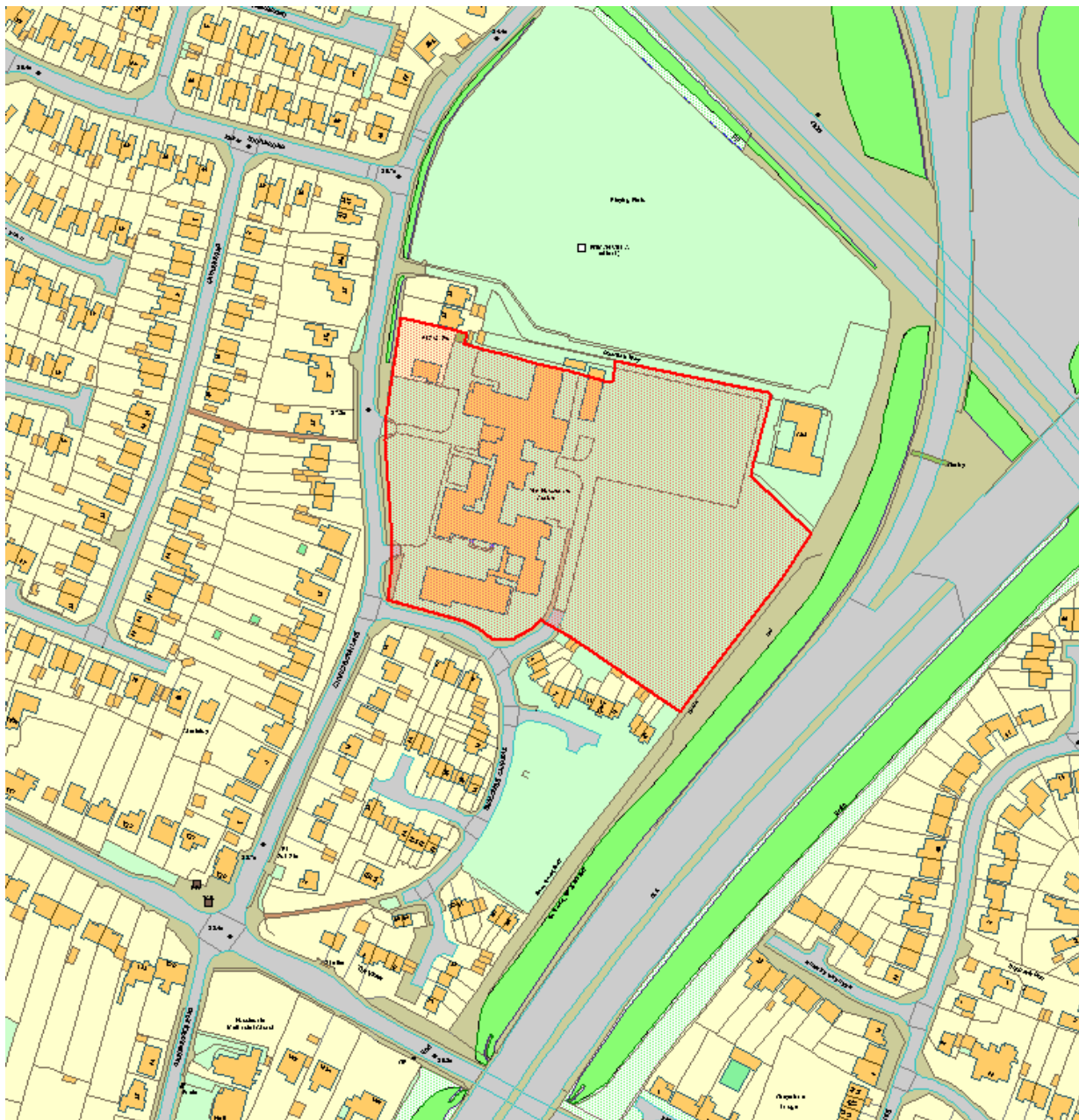
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Person to contact: Caroline Townley
(Tel: 396780.)

14/00342/REM

**Hucclecote Centre
Churchdown Lane
Gloucester
GL3 3QN**

Planning Committee 03.06.2014



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