

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **7TH OCTOBER 2014**

ADDRESS/LOCATION : **UNIT G, THE AQUARIUS CENTRE, EDISON CLOSE.**

APPLICATION NO. & WARD : **14/00288/FUL
QUEDGELEY FIELDCOURT**

EXPIRY DATE : **10TH JUNE 2014 (TIME EXTENSION TO 10TH OCTOBER 2014)**

APPLICANT : **MR GRAHAM HOWELL**

PROPOSAL : **ERECTION OF 1 NO. INDUSTRIAL UNIT CONTAINING UPTO 3 INDIVIDUAL UNITS (CLASS B1/B8) WITH ASSOCIATED SERVICING AREA, CAR PARKING AND LANDSCAPING. (REVISED LAYOUT OF UNIT G PREVIOUSLY GRANTED PLANNING PERMISSION UNDER REF. 08/00169/FUL.)**

REPORT BY : **CAROLINE TOWNLEY**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN
2. FIVE LETTERS OF REPRESENTATION**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located at the end of Edison Close within the Waterwells Business Park. The site is bounded to the north by Naas Lane with existing residential properties on the opposite side. To the south, east and west is employment land / buildings within the business park.
- 1.2 The application seeks full planning permission for the erection of an industrial building containing up to three individual units within the B1 (business) / B8 (storage and distribution) Use Class. The proposal also includes an associated servicing area and car parking (20 spaces) to the front of the building, together with landscaping along the northern site boundary adjacent to Naas Lane.
- 1.3 The application relates to the revised layout/siting for part of a previously approved scheme on this site, (ref. 08/00169/FUL), granted planning permission on 5th March 2009. This previous permission was for the erection of seven industrial units arranged in three blocks. Units A-F were proposed in

two blocks that would back onto the Naas Lane boundary. Unit G was proposed as a single storey building with its side elevation to Naas Lane and a yard area located to its rear. The height of the previously approved buildings was approximately 6.2 metres to eaves, with 7.6 metres to the ridge for the two blocks containing units A-F and 8.1 metres for Block G with a curved roof detail.

- 1.4 Units A-C have now been constructed and are occupied. Units D-F and Unit G have not been constructed. The current application is for the revised siting and design of Unit G.
- 1.5 The proposed unit would have an overall gross internal floorspace of 1,160 square metres with a height of approximately 6.7 metres to eaves and 8.5 metres to the ridge with a roof pitch of 6 degrees. The building would be located to the north of the previously approved 'Unit G' with its servicing area and car parking to the front.
- 1.6 The previous application included raising levels across the site with a maximum increase in height from existing ground to finished floor level of the buildings being 1.5 metres. The current application involves changes in the existing ground levels with an increase of up to 1 metre along the western boundary.
- 1.7 The proposed materials comprise of a blue brick band course with grey cladding to the walls and roof. The submitted plans also show blue eaves, verge and rainwater goods.
- 1.8 While it is understood that the application is speculative at this stage the application forms propose unrestricted working hours to allow for 24 hour a day working.

2.0 RELEVANT PLANNING HISTORY

- 2.1 Waterwells Business Park was allocated for business use in the Interim Adoption Copy of the Additional Area Post 1991 Boundary Extension Local Plan (Policy E.1 (a)). This allocation was made following a recommendation by the Local Plan Inspector. The site is shown as an employment commitment in the First and Second Stage Deposit Local Plans (June 2001 and August 2002).
- 2.2 An outline planning application (95/00126/OUT) for the comprehensive development of land for Class B1, B2 and B8 employment with ancillary A1, A2 and A3 uses, open space, park and ride car park, landscaping, associated drainage and highway works was submitted on 22nd February 1995. All matters were reserved for future consideration. Part of the outline application area fell within the area administered by Stroud District Council.
- 2.3 The application was subsequently amended to delete reference to Class B2 (general industrial) because of the range of uses allowed within the class and the desire that the development should be of a high visual quality. It was

agreed at that time if a specific B2 use was proposed it would need to be justified and would be judged on its individual merits.

- 2.4 An outline planning application (01/00776/OUT) for the development of the former RMC site immediately south of Naas Lane for Class B1 business use (light industry and offices) and storage and distribution (B8) and a new distributor road was granted on 17th February 2004. It is on this part of the site that the current application relates to.
- 2.5 There have subsequently been various detailed applications and permissions for individual sites within the original business park and former RMC site, with many of the buildings now completed.
- 2.6 An application for the erection of 2 blocks of 3 industrial units and one detached unit (Class B1 and B8) including yard, hardstanding, parking and landscaped area together with estate road (ref. 08/00169/FUL) was granted on 5th March 2009. The current application relates to a revised layout/siting of one of the units approved under this application.

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:
 - Policy FRP.9 (Light Pollution)
 - Policy FRP.10 (Noise)
 - Policy FRP.15 (Contaminated Land)
 - Policy BE.1 (Scale Massing and Height)
 - Policy BE.6 (Access for All)
 - Policy BE.21 (Safeguarding of Amenity)
 - Policy TR.1 (Travel Plans and Planning Applications)
 - Policy TR.9 (Parking Standards)
 - Policy TR.12 (Cycle Standards)

Policy E.4 (Protecting Employment Land)

- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Pre-Submission Document which will be submitted to the Planning Inspectorate in autumn 2014. Policies in the Pre-Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have development plan status. 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)** – Recommend that no highway objection is raised subject to a condition requiring the provision and retention of the parking, turning, loading/unloading facilities in accordance with the submitted details.
- 4.2 **The Environment Agency** – The Agency raised no objection to the previous application on this site (08/00169/FUL) subject to a condition to address the contamination risks associated with the former landfill. The Agency has confirmed it has no additional comments to make in respect of this application and raise no objection to the proposal subject to the inclusion of a condition.
- 4.3 **Severn Trent Water** - Raises no objection subject to the inclusion of a condition requiring the submission, approval and implementation of drainage plans for the disposal of surface water and foul sewage.
- 4.4 **Quedgeley Parish Council** – The Parish Council make the following comments:

- Operating times should be restricted to Monday – Friday 6am – 7pm, Saturdays 7am -1pm and closed on Sundays and Public Holidays.
- Ensure the boundary of the building is a minimum of 6 metres from Naas Lane to protect existing properties in Naas Lane.
- Ensure the eaves are no higher than 6 metres to protect the existing properties from an overbearing and intrusive form of development that would be detrimental to the amenities currently enjoyed by the residents opposite the development in Naas Lane.
- Incorporate an acoustic fence.

4.5 **Contaminated Land Officer** – Recommend standard contaminated land condition as per the original permission as the site is part of the former gassing Waterwells landfill.

4.6 **Landscape Officer** – Satisfied that the proposed landscaping scheme is acceptable.

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 a site notice. In addition 56 properties have been notified of the application in writing and were re-notified on the receipt of additional information.

5.2 As a result of this publicity 4 letters of representation have been received. The main issues raised can be summarised as:

- Submitted plans do not show the properties in Naas Lane. Cannot accept 24 hour operation including Sunday and Bank Holidays is fair on neighbouring residents. The site is too close to properties especially as the master bedrooms are located to the front.
- Concerned about effects on lives of neighbouring residents through noise, pollution and impact on health.
- Working hours together with loading/unloading of vehicles should be restricted.
- Any outside lighting should be controlled so as not to cause a nuisance to residents.
- There should be no air conditioning units, alarms, gas monitoring systems or other pieces of equipment fitted to the rear or side of buildings adjacent to Naas Lane.
- Acoustic fencing should be extended. This is very important because the site level is so high in relation to the properties along Naas Lane.
- Colour scheme for external cladding facing Naas Lane should be chosen to blend in with existing buildings. Should not use bright colours that stand out. Suggest developer should discuss with residents.
- The building will be overbearing and unattractive. Question whether it would be possible to lower the roofline and soften the visual impact.
- Concerned about vehicle movements.

- As the existing bund does not adequately screen the proposed building extra landscaping should be added, including substantial trees to help hide the buildings.
- Have concerns about piling on the site and possible damage to properties.
- Concerned about devaluation of houses as a result of influx of industrial units. When purchased property it was almost surrounded by open fields or light use and now we will look out from all aspects onto large unsightly tin buildings.

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 The main issues for consideration with the application relate to the siting and design of the building, impact on residential amenity and landscaping.

Siting and Design of the Building

6.2 The proposed scale and design of the buildings is comparable to that previously approved on this and the adjacent sites. As with the previous application a mounded 10 metre landscaping buffer is proposed with additional planting included to help reduce the impact of the buildings when viewed from Naas Lane.

6.3 The proposed siting of the building is located to the east of the previously approved unit adjacent to the eastern boundary of the site. While the building is larger in both footprint and overall height it is set back approximately 400mm further from Naas Lane.

Residential Amenity

6.4 The side elevation of the building would be located 27.915 metres from the frontage of the closest bungalow on Naas Lane and 20.336 metres from the front garden boundary.

6.5 The existing levels of the site are already higher than those of the residential properties on the opposite side of the road. As with the original application it has been indicated that there is a requirement to further raise existing levels across the site. From the cross sections provided this would result in the finish floor levels of the proposed unit being approximately 1.9 metres above that of the closest bungalow.

6.6 The submitted plans indicate the line of a 2 metre high acoustic fence along part of the northern boundary adjacent to the proposed loading/parking area. However, a full specification has not been provided and will require further consideration.

6.7 No windows or door openings are shown located in the side elevation of the building. The application seeks planning permission for unrestricted working hours on the basis that restricted hours of operation makes letting of the units very difficult. However, given the proximity of the site to residential properties

and the speculative nature of the proposal this is not considered to be acceptable to Officers. On this basis a number of conditions are recommended to reduce the impact of the development on the amenity of the occupiers of adjacent properties. These conditions are the same as those imposed on the original planning permission and include restrictions on working hours, deliveries, no outside storage, positioning of alarm boxes, lighting, hours of construction, the position and details of any extraction fans associated with gas remediation measures and the requirement for an acoustic fence.

- 6.8 It is recommended that if a future tenant of the units requires more flexibility in terms of the proposed working hours and delivery/servicing times this could be considered further taking into account the nature and operational requirements of the business. Once the intended occupier is known the likely impact on the neighbouring residents could be further assessed and if appropriate an application could be submitted to vary the condition.
- 6.9 The previously proposed landfill gas management scheme includes the provision of fans for venting landfill gas. The Agent previously indicated that the intention was to mount the fans at the rear of the buildings. The Environmental Health Officer indicated that this was unacceptable due to concerns regarding noise and these units were required to be fixed to the front of buildings. As with the previous application a condition is also recommended to control the noise levels associated with the fans to ensure that there will be no disturbance to neighbouring residential properties should the same system be required.

Trees and Soft Landscaping

- 6.10 The Landscape Officer has confirmed that the amended plans proposing increased planting within the Naas Lane landscape strip and the gradient of the mounding is acceptable. The revised landscaping scheme aims to fill the gaps and reinforce the existing landscaping area adjacent to Naas Lane with the inclusion of new heavy standard trees and under storey planting to help provide screening of the development.
- 6.11 Given the importance of the landscaping it is recommended that the landscaping within the buffer zone be undertaken concurrently with the development and completed in the first available planting season following the commencement of the development.

Parking and Highway Issues

- 6.12 The proposed development site is located within the existing business park with the main point of access from the existing estate road. The proposal includes the provision for 20 car parking spaces, of which 2 are designated for the use of disabled drivers, together with an area for cycle parking. Pedestrian footways are proposed within the site.
- 6.13 The County Council as Local Highway Authority raises no objection to the application subject to conditions.

Human Rights

- 6.14 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 Use Class B1 and B8 employment units on this site has already been established by both the original outline and previous full planning permission on this site. The current application relates to the re-siting and minor re-design of a previously approved unit on the site.
- 7.2 As with the previous application on this site, the main areas of concerns relate to the design and siting of the building and the resultant impact on the amenities of the occupiers of the residential properties along Naas Lane. The overall design, scale and use of materials of the unit is comparable to that previously approved and those constructed on the adjacent sites. Given the concerns expressed by neighbours with regards to materials it is recommended that this be conditioned to allow for the submission and approval of samples of the external materials.
- 7.3 The building will be positioned 12.653 metres from the back edge of the carriageway with an intervening 10 metre wide mounded landscape buffer zone.
- 7.4 It is recommended that the conditions imposed on the previous planning permission to reduce any impact on the residential amenity of the occupiers of neighbouring residential properties are repeated. Given the speculative nature of the proposal at this stage and the uncertainty on the precise nature of any future occupier it is not considered acceptable to grant permission for unrestricted working hours.
- 7.5 On balance and taking into account the planning history of this and adjacent sites it is recommended that planning permission be granted subject to conditions.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

That planning permission is granted subject to the following conditions:

Condition 1

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

Reason

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 approved drawing nos. 7410/PL01, 7410/PL02 and 7410/PL04 received by the Local Planning Authority on 10th March 2014, 7410/PL03c, 7410/PL05 and 7410/PL06 received by the Local Planning Authority on 11th August 2014 and 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).

Prior to Commencement

Condition 3

Notwithstanding the details submitted no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The details submitted shall include details of an acoustic fence along the northern boundary of the site. The boundary treatment shall be completed in accordance with a timetable to be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details and timescale.

Reason

In the interests of visual amenity and to protect the residential amenity of occupiers of properties in Naas Lane in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Development shall not take place until details or samples of materials to be used externally have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials harmonise with the surroundings in accordance with policy BE.20 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and

approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 6

No development, or phasing as agreed below, shall take place until the following components of a scheme to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy, if necessary, of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This should include any proposed phasing of demolition or commencement of other works.
- 5) Prior to occupation of any part of the development (unless in accordance with agreed phasing under part 4 above) a verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (3 and 4). The report shall include results of any sampling and monitoring. It shall also include any plan (a "longterm monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991). 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) and the NPPF.”

Condition 7

The landscaping scheme as shown on the approved plan (drawing no. 7410/PL06) shall be carried out in concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development with the exception of the landscaping along the northern boundary which shall be completed in the first available planting season following the commencement of development. The landscaping shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded 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 in accordance with policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

No siteworks shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing with the Local Planning Authority and that area shall be retained available for that purpose for the duration of building operations.

Reason

To ensure that the access roads in the vicinity of the site are kept free from construction traffic in the interests of highway safety in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

Details of any floodlighting/external lighting proposed to illuminate the development shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the building(s) is/are occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason

To safeguard local amenities in accordance with policies FRP.9 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 10

Notwithstanding the details submitted prior to the commencement of development full details of the design and location of any fixed plant relating to the proposed landfill gas monitoring system shall be submitted to and approved in writing by the Local Planning Authority. The positioning of the plant on the rear / side of buildings adjacent to Naas Lane will not be acceptable. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory appearance to the development and protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

During Construction

Condition 11

There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters, whether direct or via soakaways during the construction of the development hereby permitted.

Reason

To prevent pollution of the water environment in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 12

No materials or substances shall be burnt within the application site during the construction phase.

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 13

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.30 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Prior to Occupation

Condition 14

The development hereby permitted shall not be occupied until the vehicular parking, turning, loading and unloading facilities have been provided in accordance with the submitted plan 7410-PL03c, and those facilities shall be maintained available for those purposes for the duration of the development.

Reason

To reduce the potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 15

No part of the development shall be occupied until covered and secure cycle storage facilities have been laid out within the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority; and those facilities shall be maintained for the duration of the development.

Reason

To ensure that adequate cycle parking is provided to promote sustainable transport in accordance with paragraph 32 of the NPPF.

General

Condition 16

The hours during which working may take place shall be restricted to 07.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays. There shall be no such working on Sundays, Bank or Public Holidays.

Reason

In order to protect the amenity of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (200).

Condition 17

The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason

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

Condition 18

No outside storage shall take place within the curtilage of the site without the prior permission of the City Council

Reason

To protect the character amenities of the locality in accordance with policies BE.9 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 19

No alarm boxes shall be positioned on the walls facing residential premises.

Reason

To preserve the amenity of the neighbouring properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002)

Condition 20

There shall be no outside working without the prior permission of the City Council.

Reason

To preserve the amenity of the neighbouring properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 21

The rating level of noise emitted by any fixed plant relating to a landfill gas management system shall not exceed 5dB below the background noise level. The noise levels shall be determined at the nearest noise sensitive properties. The measurement assessment shall be made according to BS 4142:1997

Reason

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Reason for Approval

The proposed use is considered acceptable within the business park. The impact of the proposal in terms of its design, siting and mass has been carefully assessed and on balance it is concluded that subject to conditions the development will have no undue impact on the residential amenity of the occupiers of neighbouring properties. The proposal is therefore considered to be in accordance with Policies BE.1 and BE.21 of the Second Deposit City of Gloucester Local Plan.

Note

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.

The positioning of the plant associated with the proposed landfill gassing monitoring system is unlikely to be acceptable on the rear / side of buildings adjacent to Naas Lane.

Decision:

Notes:

.....

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

14/00288/FUL

Unit G
The Aquarius Centre
Edison Close
Quedgeley
Gloucester
GL2 2FN

Planning Committee 07.10.2014



Hi Caroline,

I am writing to you on behalf of my elderly disabled parents, who live at 52 NAAS LANE.

I understand that you are the planning officer for the development in this area.

It is with some disbelief that we see you are building the industrial units almost directly opposite our property and have authorised a 24 hour agreement to these units.

It is bad enough that we residents can do nothing to stop our homes being invaded by industrial units, spoiling our view and blocking natural light and we are now informed that these maybe used 24 hours a day including weekends and bank holidays.

Have you considered the effects this may have on our lives through noise and extra pollution. My father already suffers from breathing difficulties as well as other severe illnesses.

What you are proposing will only add to his already poor health.

Did anyone think to ask the residents prior to this arrangement and I'm sure had this taken place opposite your own home there may have been a different outcome.

Have you considered the cost implications to the residents, such as reduced value on our properties due to the influx of industrial units. When we purchased this property it was almost surrounded by open fields or light use units and now we will look out from all aspects onto large unsightly tin buildings.

We would agree that if this continues the proposals that David has suggested should be put in place along with any other ideas that may help all of the residents of NAAS lane.

Items such as colour negative buildings , in keeping with those already ruining our view. No 24 hour use and definitely not at weekends or bank holidays.

The landscaping between us and the buildings will need to be considerably better, not just a few small trees or shrubs thrown in and the acoustic fencing will need to be put in place.

I would like to think that even in this day and age of industrial progression and an attempt to get the country back on tracks employment wise, we should not forget the people who have already done more than enough to make this country what it is. That is our elderly , who have served a lifetime and are now trying to enjoy their remaining years in peace and quiet.

Again I hope this does not happen to you at your own home, however I'm sure there will be a planning officer out there who cares less about you as you do about us.

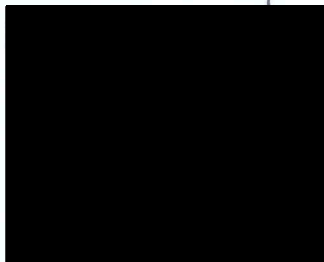
I would like some form of reply , even if it is just to say you have received my e-mail.

Yours Sincerely

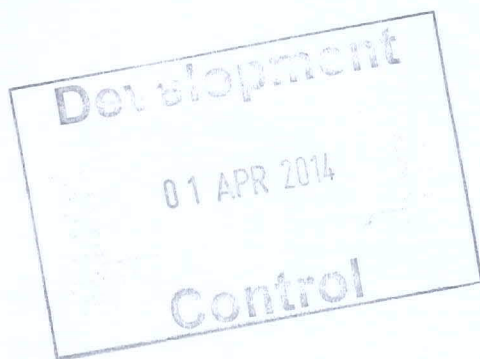
Nigel Fullerton (on behalf of Mr & Mrs HA Fullerton)

Subject 14/00288/Ful

From



30/3/14

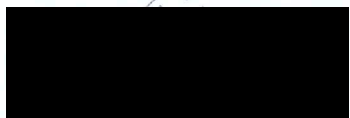


Dear Madam

I would like to raise objections to the application above.

- 1) Your plan does not show the properties in Naas Lane, the proposed building will be high in comparison, the colour is of concern, would need to be toned down which would be an eyesore.
- 2) The hours of work is a serious concern for us, no one should expect the residents of Naas Lane to have to endure 24hr working, we have already been kept awake at night by other working on site, our bungalows bedrooms are at the front. We feel hours should be restricted to 08.00 - 18.00 Monday to Friday, Sat 08.00 - 13.00 with no movement on Sundays or Bank Holidays.
- 3) Lighting, Air con units, alarms are of concern they should not be fitted to the rear or side of the buildings because of the residents of Naas Lane.
- 4) Piling is also a concern as the continuous hammering could have serious effect on our properties.
- 5) A higher bund, more landscaping with higher wet green trees would lessen the impact of such a development.

Yours sincerely



Dear Caroline

I need to add comments and more concerns regarding this Application.

The building will be overbearing and unattractive, would it not be possible to lower the roofline and soften the visual impact?

It has been noted that our properties are not shown on the plans, do we not matter?

I and other residents are very concerned about vehicle movements and we want tight restrictions to be applied to this Application.

Working hours must be restricted to 0700 to 1800 Mondays to Fridays and 0800 to 1300 Saturdays, there should be no working on Sundays Bank or Public Holidays.

Loading and unloading of service and delivery vehicles together with their arrival and departure from the site must be between 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. There should be no movements on Sundays and Bank or Public Holidays.

Any outside lighting should not cause a nuisance to Residents.

There should be no air conditioning units, alarms, gas monitoring systems or other pieces of equipment fitted to rear or side of buildings adjacent to Naas Lane.

I trust the acoustic fencing will be extended to the rest of this site. This is very important because the site level is so high in relation to the properties along Naas Lane.

As the existing bund does not adequately screen this proposed building, more substantial trees and plants should be considered necessary.

Finally we have concerns about piling on site and possible damage to our properties.

Yours Sincerely

David Brown

Development
01 APR 2014
Control

Mr. G. Watts.



YOUR REFERENCE. 14/00288/FUL

Dear Caroline.

I would like to make the following comments on the above planning application.

I understand working hours are to be 24 Hours every day including Sundays and Bank Holidays this is not acceptable in a residential area as Naas Lane. The noise and movement of vehicles would not be acceptable from working 24 Hours.

As the proposed building will be well above the height of residential properties extra planting of trees as a screen will be needed.

Yours Sincerely



Hello Caroline

This application is expected and there is little I can do about it ,how ever,there are several points I will raise.

I can not accept the hours of operation,24 hours every day including Sundays and Bank Holidays is not fair on the Residents that live opposite or near this development. The site is so close to these properties that operational noise and the movement of vehicles etc outside normal accepted working hours will have a bad effect on all of us that live opposite ,bearing in mind ,our master bedrooms are at the front of our properties!

I would ask that a colour scheme for the external cladding facing Naas Lane could be chosen to blend in with the existing buildings and not to use bright colours that stand out, perhaps the Developer could discuss this with nearby residents?.

Those of us who live directly opposite the site are going to have to live with a very imposing, unattractive structure as things stand.

I would ask that as much extra landscaping is added including substantial trees to help hide the buildings.

Yours Sincerely

David Brown