

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH OCTOBER 2015**

ADDRESS/LOCATION : **UNIT G1, THE AQUARIUS CENTRE, EDISON CLOSE.**

APPLICATION NO. & WARD : **15/00836/FUL
QUEDGELEY FIELDCOURT**

EXPIRY DATE : **3RD OCTOBER 2015**

APPLICANT : **MR GRAHAM HOWELL**

PROPOSAL : **VARIATION OF CONDITIONS 2, 16 AND 17 OF PLANNING PERMISSION REF. 14/00288/FUL TO INTRODUCE OPAQUE WINDOWS (OPENABLE IN EMERGENCIES ONLY) IN THE REAR AND SIDE ELEVATION AND TO REVISE THE PERMITTED WORKING HOURS (OFFICE/ADMIN WORKING 07.00-22.00 MONDAY TO SUNDAY INCLUDING BANK HOLIDAYS, WORKSHOP/STORES 07.00 - 18.00 MONDAY TO SATURDAY) AND SERVICING HOURS (07.00 - 18.30 MONDAY TO SATURDAY).**

REPORT BY : **CAROLINE TOWNLEY**

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

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 Planning permission was granted for the erection of 2 blocks of 3 industrial units and one detached unit (Classes B1 and B8) including yard, hardstanding, parking and landscaped area together with estate road in 2009 (ref. 08/00169/FUL). A further application was granted for the revised layout/siting of Unit G on 9th October 2014 comprising 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 included 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. The unit has now been constructed and is currently vacant.

- 1.3 The unit has 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 is located with the end elevation adjacent to the boundary with Naas Lane.
- 1.4 The current application seeks to vary conditions 2, 16 and 17 to allow the inclusion of windows in the northern elevation of the building and to amend the working and servicing hours.
- 1.5 Condition 2 relates to the approved drawing numbers and this will need to be amended to reflect the amended plans and allow the introduction of windows in the end elevation fronting onto Naas Lane.
- 1.6 Conditions 16 and 17 relate to permitted working and servicing hours and currently read:

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).

- 1.7 The application seeks to amend conditions 16 and 17 to allow extended working and servicing hours. It is requested that condition 16 be amended to extend the permitted hours as follows:
 - Office and administration working hours 07.00 – 22.00 Monday to Sunday including Bank Holidays.
 - Workshop and stores working hours 07.00 – 18.00 Monday to Saturday.

1.8 It is requested that condition 17 be amended to allow the loading and unloading of service and delivery vehicles together with their arrival and departure from site between 07.00 to 18.30 Monday to Saturday.

1.9 The application has been referred to Committee by Councillor Llewellyn.

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.

2.7 Planning permission (14/00288/FUL) was granted on 9th October 2014 for the erection of 1 no. industrial unit containing up to 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).

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 which was submitted to the Planning Inspectorate on 20th November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and NPPG and are a material consideration. The weight to be attached to them is limited, the Plan has not yet been the subject of independent scrutiny and does not have development plan status. The Examination in Public has been ongoing since May 2015. 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, City Plan and any Neighbourhood Plans 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 **Quedgeley Parish Council** – The land levels differ significantly in Naas Lane and the proposals will have an overbearing, intrusive and unacceptable impact on the residents of the existing properties in Naas Lane.

- Strongly oppose the opening hours requested, if approved it will no doubt transgress into operating noisy machinery outside the permitted hours. Naas Lane is a residential area and the impact of this application will severely affect the amenities of those residents.
- Conditions 16 and 17 stated that the restricted hours of operation were ‘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)’. This still applies.
- The windows should be removed from the south west elevation to protect the properties in Naas Lane.

4.2 **Environmental Health Officer**– The acoustic report is acceptable and raise no objection to the proposal to vary the hours of operation subject to the inclusion of conditions requiring the workshop door to be kept closed except to allow access and egress and to limit noise levels.

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 51 properties have been notified of the application in writing.

5.2 As a result of this publicity 6 letters of representation have been received from residents in Naas Lane. The main issues raised can be summarised as:

- There are plenty of industrial units available in Gloucester for the company to locate to without the necessity to move to premises so close to residential properties with existing conditions attached.
- Application is for a noisy type of engineering business; the machines listed are definitely noisy and even behind closed doors will be heard some distance away. Grinders make a most irritating noise, most unpleasant and unacceptable.

- Company will be producing noise at levels of over 85db to 110db per machine, and with 4 such machines, running simultaneously, nearly 12 hours a day, 6 days per week, will be producing noise at a level which exceeds "The Control of Noise at Work Regulations of 2005", which came into force on April 6th 2006. When 85db of noise is reached, the Company is liable to provide hearing protection for the workers, when their doors are left open, as they will, who will provide protection for the residents of Naas Lane?
- Proposal is for the building closest to the residents of Naas Lane which have lived here for years, which if goes ahead, will seriously damage their degree of peace, health, and their ability to enjoy their home and garden. Use should be located in an area well away from homes.
- Windows in south west elevation will overlook my property and result in loss of privacy.
- Proposals for opaque glass and to be only opened in emergencies. Windows will be opened by occupants of the premises.
- Will have to look at these windows lit up at night which is not acceptable.
- Proposal will be complete nightmare with noise from machinery and vehicles all day and evening and possibly at night. It is the wrong type of business in the wrong location.
- The permitted hours of work should not be altered or amended as people coming and going from the site alone causes noise. Car doors banging and car entertainment systems blaring on arrival to work, when taking breaks in vehicles and on leaving the site.
- This is a residential area and there are times that should be respected that no workforce comings and goings should be allowed. The residents of Naas Lane were assured that all the units would have restricted permitted hours of work. Late evenings. Sunday's and bank holidays were meant to be times when these units would be unmanned. If all these units end up being allowed to change their hours the residents of Naas Lane will never be able to have any peace and quiet. The hours of work at a lot of these units are regularly broken at the moment and alarms on the units go off at all hours of the day and night. All the building of houses and development were said to have been complete so say by 2011 and still the area is in perpetual flux. If these amendments are allowed to this unit other premises will want to follow suit.
- Feelings of residents in Naas Lane are not being considered.
- Environment has changed from open fields to another domineering building blocking our light and with windows overlooking our homes.
- Time to consider the feelings of those who already live in Naas lane and the effect this will have on our day to day lives and the implications it will have on our house valuations in the future.
- Building lours over our property as an anonymous grey mass blotting out the sun late in the day. Proposed rash of windows in the end elevation will shout for attention and be completely at odds with the other units that abut Naas Lane.

- Machines will be installed in the unit closest to residential properties in Naas Lane. Unit G extends for another 2 bays located away from Naas Lane. Placing them in the closest unit to the Lane displays insensitivity or total disregard for the neighbours.

5.3 The full content of all correspondence on this application can be inspected online via the Council's website at the link below or at Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

<http://qlcstrplnng12.co.uk/online-applications/simpleSearchResults.do;jsessionid=AC56257EC088398F83F9F0237A02E2A8?action=firstPage>

6.0 OFFICER OPINION

6.1 It is considered that the main issue for consideration with the application relates to the impact on the residential amenity of the occupiers of properties in Naas Lane. In addition the visual impact of the windows is relevant.

Residential Amenity

6.2 The side elevation of the building is located 27.915 metres from the frontage of the closest bungalow on Naas Lane and 20.336 metres from the front garden boundary. The building is positioned 12.653 metres from the back edge of the carriageway with an intervening 10 metre wide mounded landscape buffer zone.

6.3 The existing levels of the site are already higher than those of the residential properties on the opposite side of the road. From the cross sections provided with the previous application the finished floor levels of the proposed unit are approximately 1.9 metres above that of the closest bungalow.

6.4 The approved plans include a 2 metre high acoustic fence along part of the northern boundary adjacent to the proposed loading/parking area.

6.5 No windows or door openings were shown located in the side elevation of the approved building. The previous application sought 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 was not considered to be acceptable to Officers and conditions 16 and 17 were imposed 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.

6.6 As part of the discussions regarding the approved application it was 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.

- 6.7 The intended occupier of the unit is Hewer FM Ltd. The company is currently located in Hatherley Road and employ 110 staff. It is stated that due to success and growth the company now require larger offices and facilities to retain the employment of existing staff with the prospect of further employment in the future.
- 6.8 The company provide bespoke mechanical and electrical services which include commercial and domestic heating, cooling and ventilation, electrical, lighting and data, design services, heating and electrical servicing and maintenance, commercial pipe fitting and fabrication together with biomass, anaerobic digestion and solar thermal / PV installations.
- 6.9 The works to be undertaken in the unit would include office and administrative functions and a workshop area. The works to be undertaken in the workshop area would comprise of the cutting to length and welding together of steel pipes to form headers for pipework systems to be assembled away from the unit at the clients site together with pipe threading, fitting and assembly for air testing at low pressure. The tools to be used are:
- 4 x grinders.
 - 2 x threading machines
 - 1 x chop saw
 - Small air compressor.

Condition 2 - Inclusion of windows

- 6.10 The amended plans include both ground and first floor windows in the end elevation adjacent to Naas Lane. These windows are proposed to allow natural light into the end of the unit which it is intended would be used as an office. It is proposed that the windows would be three-quarters obscure glazed to allow natural light to the top quarter. It is stated that the windows would only be opened in an emergency.
- 6.11 It is accepted that the windows will be visible from the properties in Naas Lane and that this may increase the perception of being overlooked. However, taking into consideration that the windows are proposed to be obscure glazed and given the distances between the building and residential properties in Naas Lane, it is not considered that the impact would be sufficient to justify a refusal of planning permission. The windows would not have a detrimental visual impact on the appearance of the building.

Conditions 16 and 17 - Variation of working hours and servicing of the site.

- 6.12 The company has indicated that its general hours of operation within the office are from 7 am to 6.30 pm. However, they do run an out of hour's service with

a small number of staff operating until 10pm over 7 days a week for administrative/office functions.

6.13 The company's hours for operation for the workshop and store area are 7am to 6.30pm Monday to Saturday.

6.14 In order to fully assess the potential noise impact on residents in Naas Lane the Environmental Health Officer requested that a noise assessment be undertaken to ensure that:

"Noise generated from items of plant and equipment associated with this application, including vehicles that is an intrinsic part of the overall sound emanating from the premises, shall be controlled such that the rating level, in accordance with BS 4142: 2014, measured or calculated at 1m from the facade of the nearest noise sensitive premises of the proposed development shall not exceed a level of 5dB below the existing typical LA90 background level, with no tonal element to the plant."

6.15 The noise assessment monitored existing background sound levels on the site together with the existing levels of noise emission from the operations at the company's existing premises in Hatherley Road. The measures noise data was then used to predict noise levels at the nearby noise sensitive locations (i.e. the residential properties in Naas Lane). An assessment of noise impact has been undertaken in accordance with the relevant British Standard.

6.16 The conditions relating to hours of work were originally imposed given the speculative nature of the proposal and as with other units within the Waterwells development it is reasonable to assess the impact of extended hours taking into consideration the nature and operational requirements of a named occupier. The submitted noise assessment has allowed the impact of the activities of the proposed use on the neighbouring residents to be assessed and the Environmental Health Officer is satisfied that the noise levels will not result in an unacceptable impact. The proposed condition restricting noise levels 1m from the facade of the nearest noise sensitive premises in effect gives greater protection to neighbouring residents than the original conditions restricting hours of working.

6.17 The City Council's Environmental Health Officer has confirmed that he is satisfied with the findings of the report and raises no objection to the proposal to vary the hours as set out in the application subject to conditions requiring the workshop door to be kept closed except to allow access and egress and to limit noise levels. It is also recommended that any planning permission be made personal to Hewer FM Ltd.

7.0 CONCLUSION/REASON FOR APPROVAL

7.1 The building has been constructed and the current application seeks to vary conditions to allow the inclusion of windows in the end elevation and to allow extended working and servicing hours.

- 7.2 As with the previous application on this site, the main areas of concerns relate to the resultant impact on the amenities of the occupiers of the residential properties along Naas Lane.
- 7.3 It is considered that the proposed amendments to the approved plans and hours of work are considered acceptable and subject to conditions will not significantly adversely affect the amenities of the occupiers of neighbouring properties and that the proposals are in accordance with policies in the Second Deposit City of Gloucester Plans and National Planning Policies.

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 (Amended)

The development hereby permitted shall be carried out in accordance with the approved drawing no. 7410/PL01, 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, 7410/PL02a and 7410/PL04a and 7410/PL07 received by the Local Planning Authority on 1st July 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).

Condition 3 (boundary treatments) – condition to be amended to reflect the previously approved boundary treatments.

Condition 4 (materials) – materials now approved and the building has been constructed. Condition to be removed.

Condition 5 (drainage) – condition to be amended to reflect approved details.

Condition 6 (contaminated land) – Condition to be amended to reflect approved details.

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 (temporary parking for site operatives) – Condition no longer required.

Condition 9 (External lighting) - Condition to be amended to reflect approved details.

Condition 10 (Fixed plant relating to the proposed landfill gas monitoring system) - Condition no longer required.

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 (Cycle storage) - Condition no longer required.

General

Condition 16 (Amended)

The hours during which working may take place shall be restricted to:

Office and administrative operations: 07.00 to 22.00 Mondays to Sundays, including Bank or Public Holidays.

Workshop and stores: 07.00-18.00 Monday to Saturday with no such working 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 (2002).

Condition 17 (Amended)

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 07.00 to 18.30 Mondays to 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).

Additional Conditions

Condition

- Noise generated from items of plant and equipment associated with this application, including vehicles that is an intrinsic part of the overall sound emanating from the premises, shall be controlled such that the rating level, in accordance with BS 4142:2014, measured or calculated at 1m from the façade of the nearest noise sensitive premises shall not exceed a level of 5dB below the existing typical LA90 background level, with no tonal element to the plant.

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

Prior to the occupation of the building and at all times thereafter the windows facing Naas Lane shall be glazed with obscure glass in accordance with the details on approved drawing no. 7410/PL04a received by the Local Planning Authority on 1st July 2015. The approved windows shall only be opened in an emergency and shall be kept closed at all other times.

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

The permission relates to Unit G1 only as indicated on drawing numbers 7410/PL02a and PL07 only and shall enure for the benefit of Hewer FM Ltd only and not for the benefit of the land or any other persons interested in the land.

Reason

The nature of the development is such that it is only considered acceptable for the named occupier on the basis of the information submitted. Reconsideration would be required for other occupiers of the unit to assess the impact on the occupiers of neighbouring properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

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.

Decision:

Notes:

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

15/00836/FUL

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Planning Committee 06.10.2015

