

**GLOUCESTER CITY COUNCIL**  
**GLOUCESTER CITY COUNCIL**

**COMMITTEE** : **PLANNING**

**DATE** : **1<sup>ST</sup> DECEMBER 2015**

**ADDRESS/LOCATION** : **SITE A - FORMER ST GOBAIN & WELLMAN  
GRAHAM FACTORIES, BRISTOL ROAD/  
TUFFLEY CRESCENT**

**SITE B - FORMER CONTRACT CHEMICALS,  
BRISTOL ROAD**

**APPLICATION NO.  
& WARD** : **15/00286/REM & 15/00287/REM  
PODSMEAD**

**EXPIRY DATE** : **19<sup>TH</sup> JUNE 2015**

**APPLICANT** : **MATTHEW HOMES LTD**

**PROPOSAL** : **SITE A - 15/00287/REM - RESERVED  
MATTERS SCHEME FOR 172 RESIDENTIAL  
DWELLINGS WITH ASSOCIATED OPEN  
SPACE AND LANDSCAPING.**

**SITE B - 15/00287/REM - RESERVED  
MATTERS SCHEME OF 86 RESIDENTIAL  
DWELLINGS WITH ASSOCIATED OPEN  
SPACE AND LANDSCAPING.**

**REPORT BY** : **BOB RISTIC**

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

**1.0 BACKGROUND**

- 1.1 The application sites are located to the south of Newark Road and span from Bristol Road to the west to Tuffley Crescent to the east. The sites was formerly in two ownerships and subject to two separate outline planning applications.
- 1.2 'Site A' relates to the former St Gobain and Wellman Graham industrial sites and 'Site B' to the former Contract Chemicals site.
- 1.3 Since the grant of outline planning permission, the sites have been cleared of buildings and structures and remediation works have been undertaken.

1.4 The outline planning permissions granted consent for:

**Site A** – a *‘Mixed use development comprising residential (231 units), employment (b1 and showroom) and d1 (community building) uses together with 1.1ha of public open space, new vehicular access onto Bristol Road and Tuffley Crescent and remediation of the land in accordance with the accompanying illustrative master plan. (appearance, scale, layout and landscaping are retained as reserved matters)’.*

**Site B** and a *‘Mixed use development comprising residential (109 units), employment (b1 and showroom) uses, 0.56ha of public open space and remediation of the land in accordance with the accompanying illustrative masterplan (appearance, scale, layout and landscaping are retained as reserved matters)’.*

1.5 The means of access to the sites were agreed at the outline stage and comprise a vehicular access from Bristol Road and separate access from Tuffley Crescent. A further pedestrian/cycle access would also be formed from Newark Road.

1.6 The original consents have been subject to several amendments since and the relevant planning history is set out at Section 2 of this report.

1.7 The current applications seek approval of reserved matters namely Appearance, Scale, Layout and Landscaping across both sites, with Site A providing 172 dwellings with associated open space and landscaping and Site B providing 86 dwellings with associated open space and landscaping - 258 dwellings in total across both sites.

1.8 The proposal would create a total of 43 no. 2 bed dwellings, 125 no. 3 bed dwellings and 90 no. 4 bed dwellings across both sites and within a variety of built forms including apartments, terraces, semi-detached and detached dwellings.

1.9 The proposed layout accords with the approved parameters plan and lays out the majority of the housing along the northern and eastern parts of the site, with a further cluster of dwellings sited around a central area of public open space which would include a play area as well as a further area of open space and smaller play area to the southwestern corner of the site.

## **2.0 RELEVANT PLANNING HISTORY**

2.1 The recent planning history for Sites A & B is set out below:

### **Site A – Former Wellman Graham/St Gobain sites**

14/00868/NMA - Non material amendment to outline planning permission ref: 07/00472/OUT (as amended by application no. 12/01029/FUL), to revise the description of development to read: ‘Development comprising residential (up to 231 units) together with 1.1ha of public open space, new vehicular access onto Bristol Road and Tuffley Crescent and remediation of the land in

accordance with the accompanying illustrative parameters plan (Appearance, Scale, Layout and Landscaping are retained as Reserved matters)' [ Site A ] - Grant

14/00860/FUL - Variation of Condition nos.4, 18, 19 and 24, and the deletion of Condition 31 of permission no.12/01029/FUL (as a result of Sites A & B being brought forward as a comprehensive development). [ Site A] - Grant

12/01032/MOD - Variation of Section 106 Legal Agreement under planning permission 07/00472/OUT to vary the financial contributions associated with the development - Grant

12/01029/FUL - Variation to conditions 2, 3 and 4 of permission ref. 07/00472/OUT, changing the periods for submission of Reserved Matters from 5 to 3 years and for Commencement of Development thereafter from 3 to 1 year, and to substitute the originally submitted illustrative masterplan with a land use parameters plan – Grant

11/01018/NMA - Non material amendment to outline planning permission ref: 07/00472/OUT, to revise the description of development to read: Mixed use development comprising residential (up to 231 units), employment (B1 and showroom) and D1 (community building) uses together with 1.1ha of public open space, new vehicular access onto Bristol Road and Tuffley Crescent and remediation of the land in accordance with the accompanying illustrative parameters plan (Appearance, Scale, Layout and Landscaping are retained as Reserved matters) - Grant

11/01017/FUL - Amendment to Condition 4 attached to outline planning permission ref: 07/00472/OUT to substitute the originally submitted illustrative master plan with a land use parameters plan – Grant

07/00472/OUT - Mixed use development comprising residential (231 units), employment (B1 and showroom) and D1 (community building) uses together with 1.1ha of public open space, new vehicular access onto Bristol Road and Tuffley Crescent and remediation of the land in accordance with the accompanying illustrative masterplan (Appearance, Scale, Layout and Landscaping are retained as Reserved matters) - Grant

#### **Site B – Former Contract Chemicals site**

14/00952/NMA - Non material amendment to outline planning permission ref: 07/00474/OUT, to revise the description of development to read: Mixed use development comprising residential (up to 109 units), employment B1(Business) and D1 (non-residential institution) uses, 0.56ha of public open space and remediation of the land in accordance with the accompanying illustrative master plan (Appearance, Scale, Layout and Landscaping are retained as Reserved matters). [Site B] – Grant

14/00861/FUL - Variation of Condition nos. 4, 19, 23 and 29 of planning permission no.07/00474/OUT (as a result of Sites A & B being brought forward as a comprehensive development). [Site B] – Grant.

07/00474/OUT - Mixed use development comprising residential (109 units), employment (B1 and showroom) uses, 0.56ha of public open space and remediation of the land in accordance with the accompanying illustrative masterplan (Appearance, Scale, Layout and Landscaping are retained as Reserved matters) – Pending Decision

### **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 NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

In assessing and determining applications, Authorities should apply the presumption in favour of sustainable development.

For decision-making, this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent, or relevant policies are out of date, granting planning permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or
  - specific policies in the NPPF indicate development should be restricted.

Authorities should look for solutions rather than problems and decision-takers should seek to approve applications for sustainable development where possible.

- 3.4 The policies within the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.5 From the Second Stage Deposit Plan the following policies are relevant:

ST.7 - Urban Design Principles  
FRP6 – Surface water run-off  
H.7 - Housing Density and Layout  
H.8 - Housing Mix  
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.31 – Highway Safety

- 3.6 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 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.
- 3.7 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
- 3.8 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); Gloucestershire Structure Plan policies – [www.gloucestershire.gov.uk/index.cfm?articleid=2112](http://www.gloucestershire.gov.uk/index.cfm?articleid=2112) and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**

- 4.1 County Council Highway Officer – Final comments are awaited.
- 4.2 Urban Design Officer – No objections to latest revised drawings subject to conditions.

- 4.3 Landscape Officer - No objections, only the larger POS areas would be offered for adoption. All the other verge etc. would go to a management company or be conveyed to adjacent plots.
- 4.4 Crime Prevention Officer – has raised no objections but advised that areas of open space should be managed and areas abutting residential properties should have improved fencing or defensive planting. Sheffield Hoops should be provided by play spaces to encourage cycle security.

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 City Environmental Health Officer – Raises concerns with regards to the noise assessment which has accompanied the application.
- 4.6 Canal & Rivers trust – No comments
- 4.7 Severn Trent Water – No objections

## **5.0 PUBLICITY AND REPRESENTATIONS**

- 5.1 The occupiers of 181 neighbouring properties were notified of the applications by letter. In addition site and press notices were also posted.
- 5.2 In response, 19 representations have been received. The comments raised are summarised below:

- New Plans will have a considerable effect on my home.
- The original approved plans showed gardens backing onto our garden,
- We will now have a carpark which will create noise and pollution
- 16 spaces adjacent to property
- Pollution from carpark lighting
- Carparks are not looked after, whereas gardens are.
- No visitor parking – people will park in surrounding streets
- Will increase traffic in Tuffley Crescent
- Should be accessed only from Bristol Road or other roads (Newark Road Ashville Road)
- Will result in traffic chaos in Tuffley Crescent
- If existing security fence is removed, the security of our properties will be severely impacted.
- Criminals would be able to access our property and be able to make a quick escape through the carpark
- Houses so close to the fence will also be overbearing,
- People will be able to look into our property and invade our personal space.
- Previously requested piece of land to protect rear of property from privacy and noise – no response from applicant
- Ordnance survey not accurate, does not show extensions

- Proposed dwelling and garage at Plot 143 would affect ability to maintain property
- Proximity of garage to boundary would impact future development aspirations
- Plot 143 should be moved
- Working hours should be restricted to 8am-5pm Monday to Fridays
- Highways should install a barrier to prevent traffic/'rat running' in Tuffley Crescent
- All rainwater should be properly drained away – not to soakaway
- Support the regeneration, but there are concerns with regards to proximity of housing to Avon Metals and impact from industrial operations
- New dwellings should be located and incorporate mitigation measures to ensure that the business operations are not fettered
- There are already complaints from The Anchorage with regards to noise from Avon Metals
- The scheme should allow for a separation, mitigation measures and unfettered operation at Avon Metals
- Applicant has not taken up invitation from Avon Metals to discuss noise environment
- Concerns about quality and accuracy of noise data undertaken and submitted
- Does not address previous objections
- Appearance and character of Tuffley Crescent will be affected
- Modern looking properties would affect aesthetics
- Object to overlooking from house type HT1000 – would not object to bungalow
- 2 storey house close to boundary would be overbearing
- Flooding of gardens in Tuffley Crescent
- Garage will be affected by run off from St Gobain
- Should link into existing drainage network
- 3 metre high wall runs along gardens to Newark Road
- Some residents will lose privacy
- Boundary at plots 71-79 should be given consideration
- Opening up access to Newark Road may encourage motorcyclists and youths to loiter
- Potential problems during construction and displacement of seagulls and their chicks
- Will block light to garden
- Concerns with manoeuvring space for waste vehicles
- Plot 172 will be in where 'badger zone' should be

5.4 The full content of all correspondence on this application can be inspected on the city council website or via the link below:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00286/REM>

and

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00287/REM>

## **6.0 OFFICER OPINION**

6.1 Outline planning permission has been granted for residential development of up to 340 dwellings across both sites, with the means of access having been agreed at that stage. Accordingly, the principle of the development has already been established.

6.2 The current application relates to the reserved matters (which were not considered/approved at the outline stage), namely the layout of the site, the scale and appearance of the dwellings, and the landscaping of the site.

6.3 On this basis the main issues for consideration are as follows:-.

### Appearance, Scale, Layout

6.4 The reserved matters application seeks approval for a total of 258 dwellings across both sites A and B.

6.5 The proposal would provide a relatively spacious development with a wide mix of house types, designs and sizes which would be creating a wide inclusive community.

6.6 The proposed house types would predominantly have a traditional appearance and key dwellings such as those adjacent to Newark Road and Tuffley Crescent would pay particular regard to the scale and architectural detailing of dwellings within those attractive traditional streets and would allow the new development to integrate in design terms with the surrounding character.

6.7 The dwellings within the heart of the site would have their own character and would feature a variety of designs and finishes including render and tile hanging details which would serve to create a varied and interesting character to the development.

6.8 The dwellings would be set back from the street behind an area of shrub planting which would serve to provide a functional 'defensible space as well as serving to soften the appearance of the development. Additionally each of the dwelling houses would benefit from their own private garden areas commensurate with the size of the property.

6.9 Each of the dwellings would benefit from off street parking at a ratio of 1 space per apartment, and between 2 and 3 spaces per dwelling house. Visitor parking would be spread out throughout the site and would be provided in designated bays within parking courts and adjacent to the highway.

### Landscaping

6.10 The proposal would provide two principal areas of public open space, one within the central part of the site and one to the southwestern corner. These areas would each feature play areas, extensive tree planting and hard surfaced routes through.



- 6.11 Once laid out, these areas would be maintained through funds secured through S.106 contributions which have already been agreed at the outline application stage.
- 6.12 The wider site would feature new street-side tree planting along the frontage with Bristol Road and within parking areas in order to provide visual interest and to soften the appearance of these otherwise hard surfaced areas.
- 6.13 Furthermore, the street frontages of the majority of the dwellings proposed would provide a mix of flowering plants and shrubs which would serve to provide an attractive environment for future occupiers.
- 6.14 The applicant has indicated that the two areas of formal public open space would be maintained by the council, whereas the residual areas would be conveyed to the adjoining dwelling houses or maintained by a 'management company'.
- 6.15 While the above approach is acceptable in principle, I consider it reasonable to require further details with regards to the maintenance arrangements of the remaining open spaces and landscaped areas within the site in order to ensure that there is a suitable and clear maintenance regime in the future.
- 6.16 Similarly the outline planning consents contained a standard materials condition. I consider it reasonable to require a further condition to secure precise details of materials and architectural features in order to ensure a high quality finish to the development
- 6.17 Subject to compliance with conditions, it is considered that the proposal would provide an attractive and well landscaped development.

#### Highways

- 6.18 The means of access to the site were agreed at the outline stage and comprised two vehicular accesses to the site, one from Bristol Road and one from Tuffley Crescent.
- 6.19 The Tuffley Crescent access would serve 71 dwellings and the Bristol Road access would serve the remaining 187 dwellings. There would be no vehicular 'through-route', and therefore no 'rat-running' through the site.
- 6.20 While concerns have been raised with regards to additional vehicular traffic using Tuffley Crescent, the principle of an access onto this road was established at the outline stage. Furthermore the current proposal for 71 dwellings to be accessed from this point is less than the envisaged 80 dwellings at the outline application stage and the associated vehicular movements would have been commensurate with that of the former St Gobain employment site which previously accessed onto that road.

- 6.21 The County Council Highways officer is presently considering details of the road layout within the site and these observations and any associated conditions will be reported as late material.

#### Living Conditions of Neighbouring Occupiers

- 6.22 The proposed new dwellings along the northern and eastern boundaries of the site would predominantly have a back-to-back relationship with existing development at Newark Road and Tuffley Crescent. While objections have been raised with regards to overlooking and proximity of new development, the majority of dwellings would have back-to-back distances of over 30 metres which significantly exceeds the typical 20-22 metre direct back-to-back distances which are typically considered acceptable and accordingly there will be no demonstrable harm from overlooking, loss of privacy, loss of light or overbearing effects.
- 6.23 Concern has been raised with regards to proximity of parking courts to existing development and gardens. While there are areas where parking abuts rear boundaries to existing dwellings these areas are set to the front of the proposed dwellings which would provide high levels of passive surveillance which would deter criminal activity. Furthermore the generous nature of the gardens to existing properties at Newark Road and Tuffley Crescent will ensure that there would be no significant impacts in terms of noise from vehicles upon the amenities of the occupiers of those properties.
- 6.24 Specific concerns have been raised with regards to impacts on no.34 Newark Road. Plot 67 would be sited adjacent to this dwelling and Plot 70 would be staggered away and would back onto the rearmost part of the garden to that property. Considering the separation and orientation there would be no demonstrable harm to the living conditions of the occupiers of this property in terms of direct overlooking.
- 6.25 Similarly the parking area at the end of Newark Road would not in itself result in any demonstrable harm from noise or general comings and goings, given the separation and the fact that it is located towards the front of that adjacent property.
- 6.26 The principle of a pedestrian/cycle access from Newark Road was established at the outline stage and is an important feature to link the existing development to the application site, and allow residents of adjoining development to access the new areas of public open spaces. Additionally there is a condition on the outline planning consent to prevent general vehicular access into the site from Newark Road.
- 6.27 Residents along Newark Road have expressed a desire that the existing boundary wall along the southern boundary of their properties is retained. The applicant has advised that the stability of this wall has not been assessed but will consider neighbours requests. While the outline planning consent contains a general boundary treatment condition, I consider it reasonable to include a condition to seek further details with regards to the boundary treatments adjacent to 2a-34 (evens) Newark Road.

6.28 Concerns have been raised by residents of Tuffley Crescent regarding the proximity of new development to existing dwellings. In planning terms there is no requirement to have separation from boundaries and is not a reason to withhold planning permission.

#### Noise

6.29 While concerns have been raised with regards to the impacts of noise from nearby commercial development upon the living conditions of future occupiers of the development, it stressed that the principle of the residential development at the site has already been established at the outline planning stage.

6.30 The noise environment and impacts were considered as part of the outline planning application and the subsequent decision includes two conditions to protect future occupiers from unacceptable levels of noise.

6.31 These specific details will be considered at the 'discharge of conditions stage' and will require the further agreement of the Local Planning Authority prior to works progressing.

#### Drainage

6.32 Concerns have been raised with regards to drainage to the site and there have been instances of surface water flowing into adjoining gardens since the site was cleared.

6.33 Requirements to provide adequate drainage for the site are controlled by condition imposed at the outline application stage and the precise details will be considered as part of the discharge of those conditions.

6.34 It is noted that Severn Trent Water have raised no objections to the development and the applicant has been in discussions with the City Council Drainage Officer in order to develop an appropriate drainage strategy for the site.

## **7.0 CONCLUSION**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

7.2 It is considered that overall the Appearance, Scale, Layout and Landscaping proposed is acceptable and accords with the outline consent (and subsequent amendments) and relates well to surrounding development and without detriment to the living conditions of the occupiers of those properties.

7.3 In conclusion subject to appropriate conditions and no objections being received from the Highway Authority, it is considered that the proposals would make best use of an existing brownfield site, would accord with advice in the

NPPF and local plan policies and would deliver much needed housing and public open space for the city.

## **8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

- 8.1 That subject to no objections being received from the Highway Authority, that approval of reserved matters is granted subject to the following conditions:

### **Site A**

#### Condition 1

The development hereby permitted shall be carried out in accordance with the Approved drawings nos. (\*TO BE CONFIRMED\*) received by the local planning authority on 13<sup>th</sup> November 2015, 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).

### **Site B**

#### Condition 1

The development hereby permitted shall be carried out in accordance with the Approved drawing nos. (\*TO BE CONFIRMED\*) received by the local planning authority on 13<sup>th</sup> November 2015, 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).

### **Common to Sites A & B**

#### Condition 2

No development shall take place within any reserved matters phase until a detailed phasing scheme has been submitted to and approved in writing by the Local Planning Authority. The phasing scheme shall indicate the order and approximate timescales of development phases and the provision of site accesses, principal roads and associated highway works, drainage infrastructure, public open space, on-site ecological spaces and landscaped areas.

#### Reason

To ensure the development is progressed in a structured fashion with due regard to design, highway safety and ecological considerations, in accordance with Policies BE.9, B.7, B.8 and TR.31 of the City of Gloucester Second Deposit Local Plan 2002.

#### Condition 3

Prior to undertaking any landscaping works within each phase of the development, a plan showing the proposed management regime for all open space within that phase shall be submitted to and approved by the local planning authority in writing. The landscaping shall thereafter be maintained in accordance with those approved details unless otherwise agreed in writing by the local planning authority.

#### Reason

In order to provide certainty with regards to the future maintenance of the open space and landscaped areas of the site in accordance with policy BE.7 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 4

Notwithstanding the submitted details and prior to any works above DPC level within each phase of the development, precise details, including drawings and where appropriate samples of the following elements within that phase shall be submitted to and approved in writing by the local planning authority:

- All facing materials, including bricks, render, tile hanging, cladding, cills, headers and string courses.
- Mortar colour
- Roofing materials and chimney
- Rainwater goods, including gutters and downpipes
- Windows, doors including details of colour, material and their reveals
- Garage doors including their colour and material
- Position and design of external meter boxes
- External porches and door surrounds including their colour and material
- Garden fencing and walls including railings and their fixture
- Security gates to apartment block parking areas

The works within that phase shall thereafter be undertaken in accordance with those approved details unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

To ensure a satisfactory appearance to the development hereby approved and in accordance with policies BE.1, BE.7 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 5

The no dwelling hereby permitted shall not be occupied until, covered and secure parking has been provided for a minimum of one bicycle per apartment and two bicycles per dwelling house in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.

#### Reason

To encourage sustainable transport and reduce potential highway impact in the interest of highway safety and in accordance with Policies TR.12 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 6

Prior to the adoption of the public open spaces hereby permitted, a minimum of three 'Sheffield Hoops' per open space area shall be provided adjacent to the play spaces for the purpose of securing bicycles.

#### Reason

To encourage sustainable transport and reduce potential highway impact in the interest of highway safety and in accordance with Policies TR.12 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 7

Notwithstanding the submitted details and prior to the first occupation of any adjoining phase, precise details of the boundary with nos. 2a-34 (evens) Newark Road, including provision for the retention and incorporation of the existing boundary wall where practicable shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment(s) shall be implemented in accordance with the approved details prior to the occupation of the first dwelling within that that phase.

#### Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with policies BE.21 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 8

Notwithstanding the submitted details and prior to the first occupation of any dwelling within that particular phase, precise details of the boundary treatments between parking areas and adjoining gardens to properties at Newark Road and Tuffley Crescent shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment(s) shall be implemented in accordance with the approved details prior to the occupation of the first dwelling within that that phase.

#### Reason

To ensure that the enclosure to these publicly accessible boundaries are sufficiently robust in order to deter crime and ensure their long term satisfactory appearance, in accordance with Policies BE.5 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### **Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

#### **Note 2**

Notwithstanding the submitted drawings, this permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary

**Note 3**

*Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:*

- *Work on an existing wall or structure shared with another property*
- *Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property*
- *Excavating near a neighbouring building.*

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet.

**Statement of Positive and Proactive Engagement**

In accordance with the requirements of the National Planning Policy Framework (2012), 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: .....

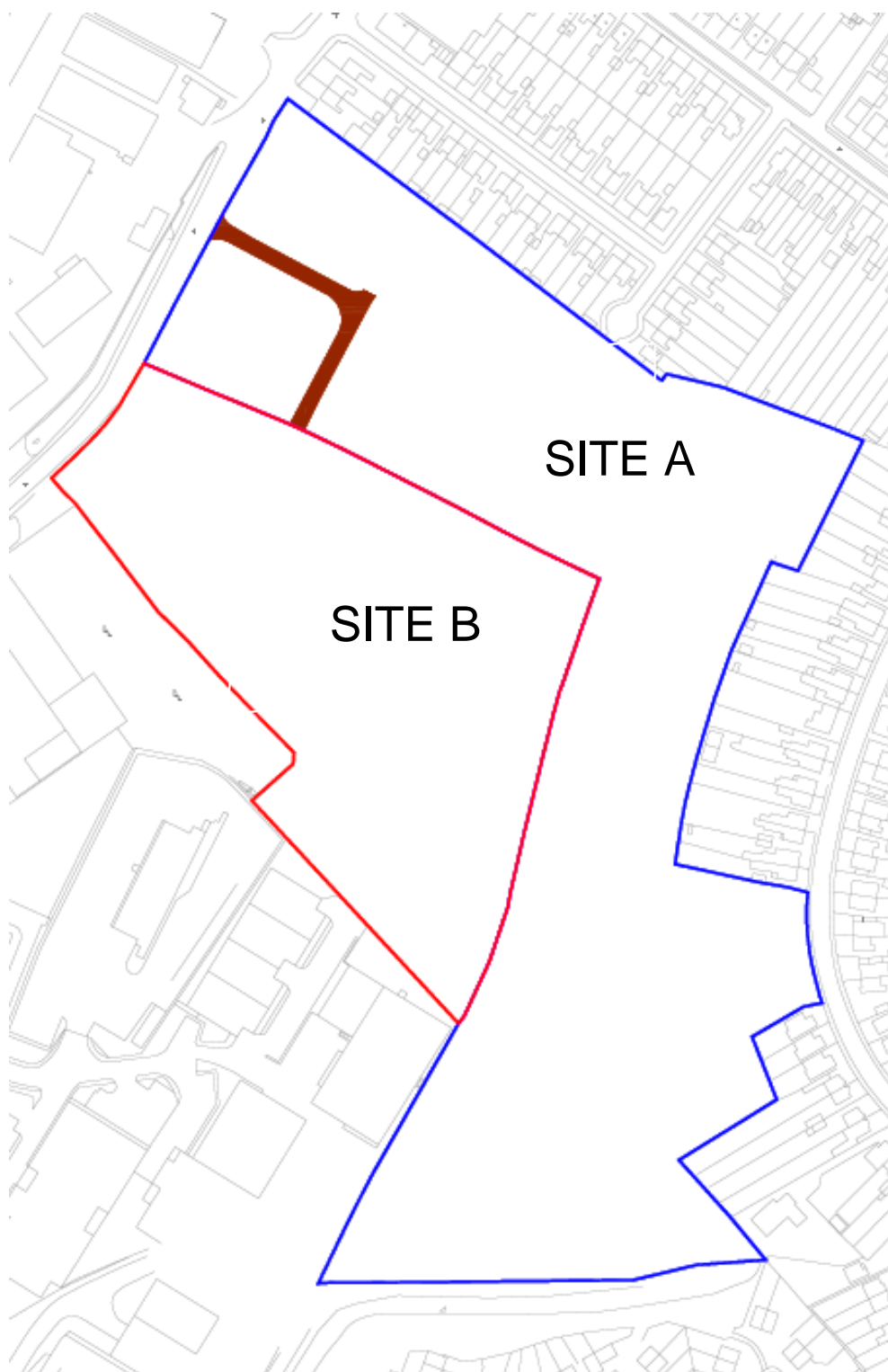
Notes: .....

Person to contact: Bob Ristic  
(Tel: 396822)

**15/00286/REM & 15/00287/REM**

**St Gobain Former Wellman Graham  
Bristol Road  
Gloucester  
GL2 5BX**

**Planning Committee 01.12.2015**





**NOTES**

Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing. Please contact the office for any additional information required.

Contractors, Sub-Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any work. Any discrepancies should be notified to the Architect.

Where applicable this drawing is to be read in conjunction with the Contractor's drawings.

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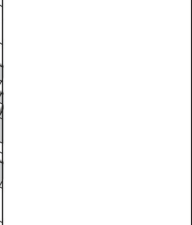
REV	DESCRIPTION	DATE	BY
1	Issue for comments	13/05/14	LV
2	Client comments incorporated	13/05/14	LV
3	Application Boundary Lines	13/05/14	LV
4	Issue		
5	House Type mix updated	08/07/14	LV
6	Finalise the development from Tetlow King (2014) - ADCP		
7	Land to Tuffley Crescent House Type 12/14. Sky settled. Access with vehicle from spaces 12 CP. Post 15/05/14. (along and parking routes). Road and parking adjusted in final plans 16/07/14. Water management		
8	Landscaping updated	07/09/15	ZH
9	Revised as per clients comments	14/09/15	AD
10	Final plans updated to include landscaping	11/11/15	AD
11	Revised as per clients comments	11/11/15	AD
12	Landscaping updated in accordance with client comments	13/11/15	ZH
13	Local update to site plan	13/11/15	CP



Future development for  
B1 office/business use  
and/or possible doctors  
surgery/health care use

**KEY**

- Proposed New Trees
- Retained Existing Trees
- Indicative Landscaping
- Indicative Parking Space
- Shared Surface Hatch
- Surface Hatch
- 1.8m high solid fence
- 1.8m high wall
- Low wall with white stinging and brick pier
- Demarcation Garden Gate
- Demarcation open space fence
- Application Boundary Line



**PLANNING**

**TETLOW KING**

ARCHITECTS URBAN DESIGNERS SUSTAINABILITY CONSULTANTS

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**PROJECT**  
Land at Tuffley Crescent  
Gloucester  
For: Matthew Homes

**PHASES**  
Coloured Site Layout - Overall

SCALE	DATE	AUTHOR	OWNED
1:500 @ A0	May 2014	LV	
<b>DATE</b>	<b>REV</b>	<b>BY</b>	<b>APP</b>
MATT130317	0	CSL.01	J