

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **2ND FEBRUARY 2016**

ADDRESS/LOCATION : **LLANTHONY PRIORY**

APPLICATION NO. & WARD : **15/01271/FUL
WESTGATE**

EXPIRY DATE : **22ND JANUARY 2016**

APPLICANT : **LLANTHONY SECUNDA PRIORY TRUST**

PROPOSAL : **Re-use of two historic buildings for Class D1 use. Works to Medieval Range including attached Victorian Farmhouse to include removal of brick nogging, new windows, new disabled access, interior alterations, repair of historic fabric. Works to Brick Range to include formation of new roof, new mezzanine structures, new ground floor slab, new windows, external cladding, internal partitioning, repair of historic fabric. Landscaping including new car parking provision, resurfacing of pathways, service provision, felling of trees, new planting including trees. Sub ground servicing provision. Alterations to vehicular access and site perimeter fencing. Architectural and amenity lighting.**

REPORT BY : **ADAM SMITH**

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

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is at Llanthony Secunda Priory. The Priory is part designated as a scheduled monument and contains seven listed buildings. Of note for this application, the remains of the range at the south (called the brick range in this application) are Grade 1 listed and the complex in the centre of the site (called the medieval range here) is grade 2 listed (the farmhouse) and grade 1 listed (the stone/timber building to the north). The site is adjacent to the southern part of the Docks Conservation Area. Llanthony Road is to the west, the college and business park to the north. The public house is to the south at the junction with St Ann Way, and vacant land owned by Peel is to

the south and east next to the canal (there is an extant outline planning permission for development on the land to the south).

- 1.2 The Priory was a large successful Monastic foundation, which went into decline after the dissolution of the monasteries in the 1540s. The Church was retained for Parish use until the Civil war when it was badly damaged and subsequently demolished. The surviving buildings formed part of the domestic ranges, surviving due to farm reuse. The canal was later constructed through the grounds. In the 20th century the site was used for various small industrial businesses, although more recently this has started to be cleared and opened up to the public.
- 1.3 The proposals involve two buildings and the surrounding grounds, the buildings are proposed for D1 use, specifically they envisage educational/conferencing use:
- 1.4 The medieval range in the middle of the site is proposed for repair and reuse. This building includes the large brick Victorian farmhouse and a range to the north comprising a late 15th/early 16th century half timber-framed upper floor over a medieval stone built ground floor storey. It originally extended further to south and to north prior to the Victorian interventions.
- 1.5 Repairs include making the buildings weatherproof and then useable, structural repairs, repairs and additions to walls and roof, opening up and new layout changes in Victorian building, new subdivision in medieval range at the north, doors and windows including opening up of blocked windows and doors and infilling over existing windows, removal of stair in medieval range at north, new stair in Victorian building, architectural lighting, and installation of underfloor heating with associated floor raising (no excavation required and existing ground floor construction to remain in situ). There may be removal of limited areas of historic fabric where the installation of new fabric is required.
- 1.6 The brick range at the south of the site comprises remains of walls with no roof, originally a two storey range dated to the early 16th Century. Its high significance includes it being an exceptionally early brick building.
- 1.7 The proposals involve building up the walls (including timber clad facing to the east elevation and brickwork infill) and new roofing (plain tile roof to match medieval range with high level rooflights), internal partitioning, mezzanine floor, installation of underfloor heating (requiring some excavation of modern material to depth of 130mm), excavation (to a maximum depth of 1.2m) to fully expose a door in the north elevation, new services, opening up of blocked windows and doors and new doorways. The above ground works may require the removal of limited areas of in situ historic fabric.
- 1.8 Works within the grounds include a car park (part hard-surfaced, part grasscrete, 38 spaces), new paths, removal of 10 trees and new tree planting, a small garden and interpretation, new railings and gates to the perimeter, and also the construction of an access off Llanthony Road to the west between the pond and the gate. Given the high archaeological sensitivity, excavation depths of works are specified in some detail. The majority of landscaping

works are confined to excavation no more than 300mm below ground, the car park generally 100mm depth maximum with 300mm boundary edging, the access road 50-100mm with some deeper service runs cut through, and the footpath no more than 200mm. Works around the Medieval range are proposed to a depth of up to 400mm, and the garden by the Brick range up to 200mm, with the access path to the Brick Range 400 to 600mm below ground. Tree planting around the site will also require excavation.

- 1.9 The application is referred to the Planning Committee as it significantly affects the setting of grade 1 and 2* listed buildings and a scheduled monument.

2.0 RELEVANT PLANNING HISTORY

P/78/60

- 2.1 Change of use from private open space to industry and car park. Approved subject to conditions 20th May 1960.

P/824/67

- 2.2 Use of land for treatment of scrap metal and erection of machine sheds, offices and canteen. Approved subject to conditions 2nd April 1968.

P/844/67

- 2.3 Extension of site to form extra lorry and car parking. Approved subject to conditions 9th January 1968.

P/206/68

- 2.4 (Outline) Development of an industrial estate (5 plots) including construction of estate road. Approved subject to conditions 25th June 1968.

P/1010/69

- 2.5 Use of land for storage and processing of steel scrap and scrap residues. Approved subject to conditions 14th January 1970.

03/EDP/932/79

- 2.6 Formation of car parks. Approved subject to conditions 12th September 1979.

11001/01

- 2.7 Change of use to archaeological museum, office, store and hostel. Formation of car parking area and erection of toilet block. Deemed consent 25th March 1986.

11001/02

- 2.8 Change of use of canons lodge to archaeological unit. Approved subject to conditions 5th January 1987.

11001/02/LBC

- 2.9 Conversion of Victorian wing of Canons lodge to offices and storerooms. Conversion of medieval building into storerooms, workrooms and public gallery. Deemed consent 4th October 1988.

- 14/00816/FUL
- 2.10 Siting of two storage containers to south of site, for a temporary period of two years. Granted subject to conditions 12th September 2014.

- 02/00271/OUT & 14/00709/FUL (renewal)
- 2.11 Gloucester Quays outline planning permission. Mixed use regeneration, comprising re-use of buildings and new build to accommodate residential, employment, retail and leisure uses and an education centre for Gloscat including enhancement works to listed buildings and Llanthony Priory together with public transport facilities, improvements to the road network including a new bridge over the canal and associated landscaping, car parking and servicing. Granted outline permission by Secretary of State on call in 22nd June 2006 and renewal granted 4th January 2015.

3.0 PLANNING POLICIES

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

Central Government Guidance - National Planning Policy Framework

- 3.2 This is the latest Government statement of planning policy and is a material consideration that should be given significant weight in determining this application.

Decision-making

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.

Core planning principles

Planning should:

- Be genuinely plan-led;

- Be a creative exercise in ways to enhance and improve places;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Secure high quality design and a good standard of amenity;
- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future, take account of flood risk and encourage the use of renewable resources;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing brownfield land;
- Promote mixed use developments;
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs.

Promoting sustainable transport

Seeks to ensure developments generating significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Decisions should take account of whether;

- The opportunities for sustainable transport modes have been taken up;
- Safe and suitable access to the site can be achieved for all people;
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.

Requiring good design

Emphasis is retained on good design, seeking to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character and history while not discouraging innovation, ensure safe and accessible environments, and are visually attractive as a result of good architecture and appropriate landscaping. Permission should be refused for development of poor design that fails to take opportunities for improving areas.

Meeting the challenge of climate change, flooding and coastal change

In terms of flooding, authorities should direct development away from high flood risk areas, but where development is necessary, make it safe without increasing flood risk elsewhere. The use of sustainable drainage systems is encouraged.

Conserving and enhancing the natural environment

Sets out that the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising impacts on biodiversity and providing net gains where possible;
- Prevention of unacceptable risks or adverse affects by pollution;

Authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight.

Authorities should aim to conserve and enhance biodiversity by applying the following principles;

- If significant harm cannot be avoided, mitigated or compensated for, refuse permission;
- Opportunities to incorporate biodiversity in and around developments should be encouraged;
- Refuse permission for development resulting in the loss or deterioration of irreplaceable habitats unless the need for and benefits of the development clearly outweigh the loss.

Developments should be prevented from contributing to or being put at unacceptable risk from soil, air, water or noise pollution, remediate and mitigate land where appropriate, and limit the impact of light pollution.

Conserving and enhancing the historic environment

Retains the general approach to protect and enhance heritage assets, and to require applicants to assess the significance of assets affected by development proposals, including any contribution made by their setting.

Authorities should identify and assess the particular significance of any heritage asset that may be affected taking account of the available evidence and expertise.

In determining applications, Authorities should take account of;

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness.

Great weight should be given to the asset's conservation. The more important the asset, the greater the weight. Significance can be harmed or lost through alteration or destruction of the asset or development within its setting. Any harm or loss should require clear and convincing justification.

Where substantial harm or total loss of significance of an asset would occur, applications should be refused unless it can be demonstrated that this is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

- the nature of the asset prevents all reasonable uses of the site; and
- no viable use of the asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a proposal will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Authorities should look for opportunities for development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Planning conditions

Planning conditions should only be imposed where they are

- Necessary;
- Relevant to planning and to the development to be permitted;
- Enforceable;
- Precise; and
- Reasonable in all other respects.

The National Planning Practice Guidance has also been published to accompany and in part expand on the National Planning Policy Framework.

For the purposes of making decisions, the NPPF 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 NPPF. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

The Development Plan

3.3 Section 38 of the Planning and Compulsory Purchase Act 2004 has established that - “The development plan is

(a) The regional spatial strategy for the region in which the area is situated, and

(b) The development plan documents (taken as a whole) which have been adopted or approved in relation to that area.

If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy that is contained in the last document to be adopted, approved or published (as the case may be). If 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.”

Local Plan

- 3.4 The statutory development plan for Gloucester remains the City of Gloucester Local Plan (Adopted 1983 and partially saved until the Local Development Framework is adopted). Under the terms of the NPPF, weight can be given to these policies according to their degree of consistency with the NPPF.

A.2 – Particular regard will be given to the City’s heritage in terms of archaeological remains, listed buildings and conservation areas.

- 3.5 Subsequent to the 1983 plan there has also been the City of Gloucester (Pre-1991 Boundary Extension) Interim Adoption Copy October 1996), and City of Gloucester First Stage Deposit Local Plan (June 2001).

- 3.6 Regard must also be had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. This cannot be saved as it is not a formally adopted plan, however with it being adopted for development control purposes it is still judged to be a material consideration.

- 3.7 Allocations:

Site of nature conservation interest Grade D - B.3
Scheduled monument
Floodplain
Public Open Space – OS.1
Area of principal archaeological interest
Mixed use allocation

Policies:

B.3 – Sites of nature conservation interest C&D)
B.7 – Protected species
B.10 – Trees and hedgerows on development sites
FRP.1a – Development and flood risk
FRP.6 – Surface water runoff
FRP.10 – Noise
FRP.11 – Pollution
FRP.15 – Contaminated land
BE.1 – Scale, massing and height
BE.4 – Criteria for the layout, circulation and landscape of new development
BE.7 – Architectural design
BE.12 – Landscape schemes
BE.20 – Extensions
BE.21 – Safeguarding of amenity are relevant.
BE.22 – Alterations to and development within the curtilage of listed buildings
BE.23 – Development affecting the setting of a listed building
BE.31 – Preserving sites of archaeological interest
BE.32 – Archaeological assessment

BE.34 – Presumption in favour of preserving archaeology
BE.35 – Scheduled Ancient Monument
BE.36 – Preservation in situ
BE.37 – Recording and preserving archaeology
TR.9 – Parking standards
TR.12 – Cycle parking standards
TR.31 – Road safety
TR.33 – Provision for cyclists/pedestrians
OS.1 – Protection of public open space

Emerging Plan

- 3.8 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.

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

- 3.9 The following policies are of relevance and the plan is subject to representations through the consultation which affects the weight that can be attributed to the policies:

SD1 – Presumption in favour of sustainable development
SD5 – Design requirements
SD9 – Historic environment
SD10 – Biodiversity and geodiversity
SD15 – Health and environmental quality
INF1 – Access to the transport network
INF2 – Safety and efficiency of the transport network
INF3 – Flood risk management
INF4 – Green infrastructure

All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; and Department of

4.0 CONSULTATIONS

- 4.1 Historic England has considered the associated application for scheduled monument consent, which has already been granted. They raise no objection to the planning application noting the benefit for the long term reuse of the buildings. Once implemented the works should result in the removal of the buildings from the 'at risk' register. Conditions are proposed as required by the City Archaeologist and Conservation Officer.
- 4.2 The Civic Trust welcomes the application. They are pleased that a solution is in negotiation for the adjacent GQLLP land and note that the re-roofing of the tithe barn may have to wait for a second phase. They note that archaeology will be crucial and endorse the safeguards proposed by the archaeologist. They remain concerned about the proximity of the medieval wall to Llanthony Road and the proposed access from a congested part of the road, which is in a poor state of repair and causing damage to the wall. They would also like to see the access moved to the 'Sainsbury' junction provided a satisfactory wall could be found around the brick range.
- 4.3 The Highway Authority raises no objection subject to conditions to secure a revised access, the proposed pedestrian improvements, a construction method statement, an event management plan and provision of the parking and turning facilities prior to occupation.
- 4.4 The Environment Agency raised no objection to the building conversion but flagged up the need to comply with the sequential test, and currently object given the land raising and absence of compensation works. This matter is currently under consideration by the Environment Agency in light of new information.
- 4.5 The Canal and River Trust has no comments.
- 4.6 The Conservation Officer raises no objection subject to conditions to secure approval of all external materials, including landscaping, approval of flues, ventilation extracts, meter boxes and cables/aerials, building recording, details of the fixing of perimeter railings and infill gates, lighting, and interpretation materials.
- 4.7 The Environmental Protection Officer raises no objection subject to a condition to control noise from plant and equipment associated with the proposals.
- 4.8 The City Archaeologist notes the importance of the site but overall raises no objection subject to a condition to secure a programme of archaeological work.
- 4.9 Contaminated land consultants note that no potential contaminated land issues have been identified and have no adverse comments to make.

- 4.10 The Tree Officer makes several suggestions for improvements, and recommends conditions to secure a landscape plan and tree protection.
- 4.11 The Landscape Architect has not commented.
- 4.12 The Neighbourhood Service Manager raises no objection subject to conditions on ecology.
- 4.13 The Drainage Engineer has sought further clarification on the surface water management proposals. He raises no objection in respect of flood compensation in light of the new information. The surface water details are being worked on by the applicant and updated Drainage Engineer comments will be reported at the Committee Meeting. He recommends a condition to secure a flood warning and evacuation plan.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 38 neighbouring properties were notified, and press and site notices were published.
- 5.2 Two representations have been received.

Gloucester Quays LLP owns land that falls broadly within the Priory grounds. They note a healthy level of agreement between the parties, and that they will be submitting an application for works to complete the Trust's vision for the Priory on GQLLP land. GQLLP warmly welcomes the proposals.

A further comment has been received from a member of the public offering support for the proposal, and may be summarised as follows;
The Priory is a vital part of Gloucester's heritage and much of it is at risk;
The proposal is a once in a lifetime opportunity to stabilise the remains and enhance them and the site for the benefit of the community;
Access may be considered a problem but given likely usage levels it is not one that intelligent management cannot resolve. The solution should not harm the remains;

The consequences of rejecting the proposal would lead to further deterioration and would amount to cultural vandalism.

- 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 or at <http://glcstrplnng12.co.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=NVA0CDHMC0000>.

6.0 OFFICER OPINION

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

- Conservation and design
- Archaeology
- Traffic and transport
- Flood risk and drainage
- Ecology
- Trees
- Residential amenity

6.2 The Authority has adopted a Screening Opinion that the proposals are not Environmental Impact Assessment development.

Conservation and design

6.3 The site is of national importance, recognised by the scheduled monument designation, and the buildings proposed for works here are grade 1 and 2 listed. The site also neighbours the Docks Conservation Area. Historic England has already processed a scheduled monument consent based on the proposals, which has been granted subject to conditions.

6.4 In broad terms, the repair and reuse of the buildings is most welcome in conservation terms. They have deteriorated with lack of use and all the buildings and the monument are on the heritage at risk register.

6.5 The majority of issues raised at pre-application stage by the Conservation Officer have been addressed, which are positive changes and lessen the visual impact of the works. The principles of repair are accepted but detailed further work needs to be approved, and this is secured by the scheduled monument consent.

6.6 The medieval range is shown to be heavily altered and the timber frame may have been reused from another building. The works would be a light touch repair. A significant change is the replacement of the brick infill between the timber frame with a less harmful lathe and lime mortar panel. The remainder of works are designed to have low impact on the buried archaeology and buildings. The internal underfloor heating would be within a raised floor above the late medieval surfaces and floors.

6.7 The brick range is a more significant building and may be the earliest brick building in Gloucestershire, and has few alterations other than some later openings and blocking of windows. The works will allow its reuse, and are designed to have minimum impact on the building.

6.8 Certain details would need to be subsequently approved under condition. The scheduled monument consent covers a range of these including detailed 'listed building' conditions. Also, for example, the building recording as requested by the Conservation Officer is also covered by the scheduled monument consent. In my view the planning permission need only cover 'planning application' matters e.g. those associated with the external elevations of the buildings and the landscaping works.

- 6.9 Subject to conditions the proposals would comply with policies BE.1, BE.4, BE.7, BE.20, BE.22 and BE.23 of the 2002 City of Gloucester Second Deposit Local Plan, policies SD5 and SD9 of the Pre-Submission Joint Core Strategy, and the NPPF, and with the duties under S66 of the 1990 Planning Listed Buildings and Conservation Areas Act.

Archaeology

- 6.10 As noted Llanthony Secunda Priory scheduled monument covers part of the priory complex and its significance lies in the buried as well as standing remains. The buried remains are highly significant, of national importance.
- 6.11 There are some limited areas of excavation proposed, including to insert new flooring and to fully expose the door opening in the brick range, as well as the landscaping and servicing proposals. The City Archaeologist is content with the proposals subject to an archaeological condition. The works are designed to have minimum impact on the buried archaeology. It has been shown that the ground level has been raised and the medieval surfaces are deeply buried. The landscaping should only therefore remove modern deposits. Where the works may impact on medieval deposits the applicant has provided a suitable mitigation strategy of archaeological monitoring and recording. The large area for the car park is in an area where considerable depths of modern dumped deposits are shown.
- 6.12 The only area where this may not be the case is the tree planting to the north where further investigation is needed to ensure no medieval deposits are harmed. The condition would secure this.
- 6.13 Subject to conditions the proposals would comply with policies BE.31, BE.32, BE.34, BE.35, BE.36 and BE.37 of the 2002 Second Deposit Local Plan, policy SD9 of the Pre-Submission Joint Core Strategy, policy A.2 of the 1983 Local Plan and the NPPF.

Highways

Accessibility

- 6.14 The college car park immediately to the north has 150 spaces available for public use on weekdays from 4:30pm to 10pm and on weekends and bank holidays from 9am to 10pm. There is a link for pedestrians via the canalside (also a national cycling route) to the Docks where there is further public car parking. Pedestrians can also link to the south along the canalside towards the Sainsburys and built and consented residential areas, and also out to the west and Llanthony Road. The railway station is approximately 20mins walking distance and less than 10 by bicycle. Nearest bus stops are outside Sainsburys close by to the south, linking to the city centre and south to Quedgeley and into Stroud district. 10 cycle spaces are proposed. The Highway Authority considers the site to be in an accessible location.

Vehicular access issues

- 6.15 There is an existing opening onto Llanthony Road that is apparently used for events, maintenance and the like. This part of Llanthony Road is a straight 2-

lane single carriageway although there are plans to widen the road here to a dual carriageway (not likely to be delivered for a few years). The access is about 65m north of the junction with Sudmeadow Road and 45m south of the junction with Hemmingsdale Road. There is a 30mph speed limit. The existing access has substandard visibility to the left due to the Priory wall, and is situated between this constraint close to the south side and by the pond close to the north side.

- 6.16 An issue arises in the proposed intensification of this access point for vehicles. Current trip generation is relatively low – a few trips made weekly by trustees; 2 vehicles on a day, monthly, for maintenance; and monthly ‘volunteers days’ (estimated 10 vehicles). In addition, large events take place where there is managed, marshalled and regulated traffic at the site, and includes access to the site by large heavy goods vehicles. The applicant considers that the development would lead to only minimal increase in vehicular use of this access.
- 6.17 The accident analysis shows that between January 2012 and December 2014 25 collisions were recorded, 19 slight, 6 serious, none fatal, within the study area, although no recorded accidents at the existing access on Llanthony Road.
- 6.18 A revised junction is currently proposed – showing a small island of raised markings to enforce a left in/left out operation. Manual for Streets recommends a visibility splay of 40m on a 30mph road. This can be achieved to the right but to the left only 20m is achievable. The applicants consider that risks of collision while turning left out of the site are limited.
- 6.19 A swept path analysis shows that a large refuse vehicle can manoeuvre into and out of the site safely with some lane overrun. Although the Trust will seek to limit or totally prevent large HGV vehicles for events, a drawings is submitted to show that such access is also achievable, although it requires both lanes and would be organised outside of busy periods and also marshalled.
- 6.20 In terms of the access suggestions made in representations for land to the south, this may well be an aspiration ultimately, although the applicants are not in control of the land.
- 6.21 The applicant also proposes to encourage visitors to use the city centre and access the site by sustainable modes of transport, provide information on city centre car parks, and manage the use of the parking spaces on site during events, based on limiting use to essential operational parking and spaces for disabled people, and timed arrivals of larger vehicles – with marshalling also if required.
- 6.22 The Highway Authority comments that the existing access is significantly substandard to the south in respect of visibility and actually propose a longer splay than the applicants given the 85th percentile speeds recorded in their monitoring report of 34mph. The Highway Authority is not content with the

access design mitigation as proposed, but suggests a condition to secure an acceptable access detail. It has been agreed that enhancements could be made to the road improvement scheme to accommodate the site access. Amendments to include a narrow central reservation to physically restrict right turning movements and improvements to visibility to the right would be required.

- 6.23 They propose 3 options – access in the proposed location but with additional measures to prevent right turning traffic including a central reservation on Llanthony Road and bringing back the fence line to the north on the site; access onto the Marstons car park with a cycle/pedestrian access retained to Llanthony Road; or access onto the Peel owned cul de sac to the south.

Impact assessment

- 6.24 Estimated day to day traffic would be 14 two-way trip in a day and maximum 7 in the busiest hour, from employees and attendees at meetings. An estimated 4000 visitors per year to the grounds is envisaged. An average of 22 visitors per day is expected, and the applicants envisage that they are likely to walk, either from residential areas or as combined trips with another attraction. Users of the site for lectures by the college are envisaged by the applicant to be already travelling to the college and so the impact would be negligible.
- 6.25 Overall they envisage a small increase in vehicular trips and a negligible impact.
- 6.26 For day events/exhibitions, a maximum of up to 288 people can be expected on site. With restricted use of the car park, other existing car parks in the vicinity, and the likely weekend/evening timing of events, trip generation in and out of the site is considered by the applicant to remain low.
- 6.27 For large events, the maximum number of visitors could be up to 1250 per day. These are each generally once a year and at weekends generally. Again the applicants envisage that the vast majority will be expected to walk to the site. As above, access to the car park could be limited. In terms of impact on car park demand and supply in the city centre, they are likely to attract significantly less visitors than the Tall Ships festival, which is accommodated by existing parking.
- 6.28 There would also be some use of the access by various construction vehicles. The amended access is proposed at the start of the contract. Furthermore, hours of deliveries by HGVs would be outside peak periods and routed to use left in/left out manoeuvres.
- 6.29 Subject to conditions, the proposals comply with policies TR.9, TR.12, TR.31 and TR.33 of the Second Deposit Local Plan, policies INF1 and INF2 of the Pre-Submission Joint Core Strategy and the NPPF. No highway objection is raised.

Flood risk and drainage

- 6.30 The site is partially in flood zones 2 and 3, including zone 3b - the functional floodplain. Work by the applicant to compare the fluvial model data from the

Environment Agency against site topographic levels proves that the flood mapping is broadly accurate. The existing and proposed use is classified as 'less vulnerable' by the applicant, although I would consider the education use appears to be 'more vulnerable'. Given the flood zoning, the sequential test and exception test are required anyway.

Sequential test

- 6.31 In terms of the sequential test I consider that there are no reasonably available sites for the proposals in a lower risk flood zone. This is due to the inherently site-specific nature of the proposals – repairing, rebuilding and converting listed buildings, which are a material benefit from the scheme. The Drainage Engineer agrees that given the nature of the proposal, further work is not required on the sequential test. It does need to pass the exception test. The first part of the test is passed by virtue to the nature of the project – sustainability benefits to the community that outweigh flood risk. It also needs to demonstrate that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. The Drainage Engineer is satisfied in respect of safety subject to conditions to cover outstanding issues. In terms of impact on flood risk elsewhere the issues of land raising bear detailed consideration:

Land raising issues

- 6.32 The proposals involve some localised land raising within the floodplain, a net loss of c. 1106m³, said to be required principally due to archaeological constraints. This is considered to be a significant volume in a sensitive flood area and mitigation is required. The Environment Agency has no objection to the restoration of the existing buildings, it is these elevated landscaping/access works that are of concern. Without a compensation scheme they do not consider that the exception test is passed and object in principle.
- 6.33 The Environment Agency has suggested the possibility of relocating car parking to the canalside as a lower risk area to negate the need for compensation. However in my view this would be undesirable in design and conservation terms, furthermore the area right next to the canal is outside the applicant's control.
- 6.34 The Gloucester Quays outline planning permission is highly relevant in this respect. This application included the Priory site alongside other land on a much wider basis, and the proposals removed floodplain capacity. It was agreed with the Environment Agency at that point (and this has recently been agreed again in the renewal application) that the 1 in 100 year flood level was 11.18m AOD. Given it was an outline application and there was no certainty about building positions and footprints, an assumption was made that it would be necessary to raise all land in the site (including the Priory) out of the floodplain (i.e. raise any land below 11.18m AOD). The proposed raised area included approximately half of Llanthony Priory.
- 6.35 This land raising was shown to result in the potential loss of up to 35,000 m³ of floodplain, for which the agreed mitigation is the removal of the dock branch

railway embankment at Over, in three stages (comprising 38,500 m³). The whole of the embankment is below the 11.18m AOD. Two stages of removal have been completed, the other is programmed to be completed by March 2025. As it turns out a topographical survey indicates that the works undertaken to date have actually removed 16,005m³ (instead of the 14,500m³ envisaged) so there is already a further net benefit.

- 6.36 Additional works in the Gloucester Quays site associated with the separate Marstons public house development have resulted in a further 2251m³ being removed from the floodplain. At the present time there is a running net 'benefit' to the floodplain, as over 16,000m³ has been removed and c.7000m³ imported so far.
- 6.37 Overall, the headline figures are that 38,500m³ removal is proposed for the Gloucester Quays site, to mitigate 35,000m³ of land raising which is a robust appraisal based on wholesale raising of swathes of the site including half of the Priory site. In reality it is only sporadic raising of the Priory site and this does not propose to bring up to 11.18m AOD anyway which was the basis for the volume of compensation required.
- 6.38 I have provided information to the Environment Agency in this regard and we await their review and confirmation of their position regarding this application. However it would appear that the land raising proposed on this site is already compensated for by works associated with previous development proposals for the site.

Surface water attenuation

- 6.39 The development would increase the impermeable areas within the site and increase the volume of surface water runoff. It is understood that the site does not have an existing positive drainage system, so flows will need to be attenuated to Greenfield values.
- 6.40 Some options for SuDS features are set out but the method of surface water drainage is not clear at the moment; various options are suggested including permeable paving, swales, cellular crates, rain gardens, rainwater harvesting, and a strategy is considered to be achievable. Further clarity is required before we reserved details to a condition.
- 6.41 Drainage, Archaeology and Planning Officers have discussed options for the site, and are comfortable at the present time that a solution can be found to provide mitigation that would not damage archaeology. The pond is one potential source of attenuation. A second larger area is the south west part of the proposed car park where there are no archaeological deposits. As such I am content that a solution could be found to the attenuation requirement under condition. In the meantime we await some further clarification from the applicant to support these suggestions.

Protection of the development

- 6.42 The applicants are limited in some respects because of the historic interest of the site – e.g. moving buildings around or raising floor levels above the flood

level. There are however some limited raising of floor levels proposed in both buildings although they will remain below the design flood level.

- 6.43 The Environment Agency recommends use of appropriate flood resilient materials and positioning of electrical supplies above predicated flood levels. Flood resilience measures for the buildings proposed by the applicants include flood barriers/gates for doors, emergency covers for airbricks, raised boilers, tiled/concrete floor surface for removal of flood waters, concrete floors, non-return valves in new plumbing, and no studwork partitions being used in ground floors.
- 6.44 The safest route from the development is shown to be via Llanthony Road. Access to and from the site during the design flood event is considered to be dangerous, however as a commercial use and with the impact dependant on meteorological conditions, the consultants advise that a 12 hour minimum warning could be given. They propose to register for the Environment Agency flood warning and also propose an evacuation plan to address this point.
- 6.45 Subject to conditions, and further clarification on the surface water drainage proposals to give comfort as to the solution, the proposals would comply with policies FRP.1a and FRP.6 of the Second Deposit Local Plan, policy INF3 of the Pre-Submission Joint Core Strategy and the NPPF. No objection is raised in these terms.

Ecology

- 6.46 An extended phase 1 ecological report has been submitted, including great crested newt, badger and bat surveys. Great crested newts and badgers are not present. There is a low number of common toads. There is some bat activity at the site, although it is low. Common pipistrelle and brown long-eared bat roost are in the Medieval Range and farmhouse, and common pipistrelle in the stables. These are minor day roosts. The site also provides potential nesting habitat for birds. Recommendations are put forward by the applicants to deal with toads and bats.
- 6.47 Given the protected species involved it is necessary to consider the derogation tests. The development is for an overriding public interest and there is no alternative, given the historic nature of the site and buildings, the importance of its preservation and its uniqueness. The buildings are to be retained and the habitat around the site is to be improved. With some precautions by condition, the favourable conservation status of the species will be maintained. Conditions are therefore recommended to secure a bat mitigation strategy, and a lighting strategy.
- 6.48 Subject to conditions, the proposals comply with policies B.3 and B.7 of the Second Deposit Local Plan, Policy SD.10 of the Pre-Submission Joint Core Strategy and the NPPF.

Trees and landscaping

- 6.49 New planting is proposed as well as the removal of trees to enable the landscape works. Although some suggestions for amendments are made by

the Tree Officer there is no overall objection, including in respect of the tree removal, and the landscaping condition provides for some flexibility as to the eventual solution. A tree protection plan is also necessary by condition.

- 6.50 Subject to conditions, the proposals comply with Policies B.10, BE.4 and BE.12 of the Second Deposit Local Plan (and there is no effect on Policy OS.1), Policy INF4 of the Pre-Submission Joint Core Strategy and the NPPF.

Residential amenity

- 6.51 There are residential properties just across Llanthony Road to the west at Hemmingsdale Road and Sudmeadow Road, as well as planning permission for residential development immediately to the south and across the canal. I do not consider the proposed use is likely to cause any significant harm to the amenities of local residents however I recommend a condition to control construction times.
- 6.52 Subject to this condition, the proposals comply with policies FRP.10, FRP.11 and BE.21 of the Second Deposit Local Plan, Policy SD15 of the Pre-Submission Joint Core Strategy and the NPPF.

Contamination

- 6.53 A contaminated land report was also submitted. This has been reviewed by the Council's contaminated land consultants, who have no adverse comments to make. The proposals comply with Policies FRP.11 and FRP.15 of the Second Deposit Local Plan Policy SD15 of the Pre-Submission Joint Core Strategy and the NPPF.

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 Subject to conditions the proposal would comply with relevant policies of the 1983 Local Plan, the City of Gloucester Second Deposit Local Plan and the 2014 Pre-Submission Joint Core Strategy.
- 7.3 In respect of the NPPF, I consider that the proposal is sustainable development. The Development Plan is out of date in several respects, and the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole, nor do specific policies of the NPPF indicate development should be restricted, subject to the imposition of certain conditions.
- 7.4 I therefore conclude that the material considerations indicate that planning permission should be granted subject to conditions.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

8.1 That subject to the Environment Agency withdrawing its objection, planning permission is granted subject to the conditions listed below:

Condition

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

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition

The development hereby permitted shall be carried out in accordance with the drawings referenced;

Survey as existing

24305_E_000_Location Plan

24305_E_001B_OS plan

24305_E_002A_Topographical Plan

24305_E_100C_MR Existing Ground Floor Plan

24305_E_101C_MR Existing Ground Floor Ceiling Plan

24305_E_102C_MR Existing First Floor Plan

24305_E_103B_MR Existing First Floor Ceiling Plan

24305_E_120C_MR Existing Elevations East

24305_E_121C_MR Existing Elevations North and South

24305_E_122C_MR Existing Elevations West

24305_E_130B_MR Existing Sections A to B

24305_E_131B_MR Existing Sections C to D

24305_E_135B_MR Existing Section E

24305_E_136B_MR Existing Section F

24305_E_210C_BR Existing Floor Plan

24305_E_230B_BR Existing Elevations North and West

24305_E_231B_BR Existing Elevations South and East

Proposed General Arrangement

24305_G_100E_MR Proposed Ground Floor Plan

24305_G_102E_MR Proposed First Floor Plan

24305_G_120G_MR Proposed Elevations East

24305_G_121F_MR Proposed Elevations North and South

24305_G_122G_MR Proposed Elevations West

24305_G_129_MR Proposed Window Strategy

24305_G_130B_MR Proposed Sections A and B

24305_G_131B_MR Proposed Sections C and D

24305_G_135B_Mr Proposed Section E

24305_G_210J_BR Proposed Ground Floor Plan

24305_G_211B_BR Proposed First Floor Plan

24305_G_230G_BR Proposed Elevations North and West

24305_G_231G_BR Proposed Elevations South and East

24305_G_240B_BR Proposed Sections A and B

24305_G_241B_BR Proposed Section E

Landscape

D4702.P100.001C Landscape Masterplan_Stage D (* note subject to requirements for an amended access detail)

D4702.P100.002A Landscape Excavations_Stage D

D4702.P100.003 Landscape Kerb Details_Stage D

D4702.P100.004A Landscape Construction Details_Stage D

D4702.P100.005A Landscape Planting Strategy_Stage D

D4702.P100.006A Landscape Entrance Gate and Railing Details_Stage D (* note subject to requirements for an amended access detail)

D4702.P100.007 Landscape Electrical Details_Stage D

D4702.P100.008 Landscape Tree Removal Plan_Stage D

D4702.P100.009 Landscape Structures Detail_Stage D

M&E

BR Electrical 1 14.050.E101_P0

BR Electrical 2 14.050.E201_P0

BR Mechanical 14.050.M100_P0

MR Electrical 1 14.050.E100_P0

MR Electrical 2 14.050.E200_P0

MR Mechanical 14.050.M101_P0

Site Services 14.050.ME700_P0

Structural Engineer

BR Roof Structure 7318_03_P1

MR Floor Structure 7318_02_P1

MR Repair 7318_01_P1

(all received by the Local Planning Authority on 26th September 2015), and

D4702.P100.012 Landscape levels alterations_Stage D (received by the Local Planning Authority on 13th January 2016),

except where otherwise required by conditions of this permission.

Reason

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

Condition

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work (watching brief, evaluation, excavation and building recording) in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

to make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework and Policies BE.36, BE.37 and BE.38 of the Gloucester Local Plan (2002 Second Stage Deposit).

Medieval range

Condition

Prior to the commencement of any external works to the medieval range/Victorian farmhouse, details and samples of all new external materials (to walls (including mortar and brick bond where applicable), roofs, windows, doors, eaves, verges, barge boards, etc) shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the materials are appropriate to their context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Prior to the commencement of any external works to the medieval range/Victorian farmhouse, details of the proposed finishes for all external joinery shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the development is appropriate to its context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Prior to the commencement of any external works to the medieval range/Victorian farmhouse, details of external repairs to the buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the materials are appropriate to their context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Prior to the commencement of any external works to the medieval range/Victorian farmhouse, details of flues, ventilation extracts, meter boxes, cables/aerials, and any other external services to the buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the materials are appropriate to their context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Brick range

Condition

Prior to the commencement of any external works to the brick range details and samples of all new external materials (to walls (including mortar and brick bond where applicable), roofs, windows, doors, eaves, verges, barge boards, etc) shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the materials are appropriate to their context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Prior to the commencement of any external works to the brick range details of the proposed finishes for all external joinery shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the development is appropriate to its context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Prior to the commencement of any external works to the brick range details of external repairs to the buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the materials are appropriate to their context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Prior to the commencement of any external works to the brick range, details of flues, ventilation extracts, meter boxes, cables/aerials, and any other external services to the buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason

To ensure that the development is appropriate to its context and in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

External works

Condition

Notwithstanding that indicated on the submitted plans, hard surface finishes for the access roads, car parks, footpaths/cycle ways, and any external circulation areas shall be implemented only in accordance with details and samples that have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the development is appropriate to its context and in the interests of preserving and enhancing the setting of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.23 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

Soft landscaping shall be implemented only in accordance with a landscape scheme that has been submitted to and approved in writing by the local planning authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.

Reason

In order to protect the visual amenities of the area and in the interests of preserving and enhancing the setting of the listed buildings and the scheduled monument in accordance with Policies SD5, SD9 and INF 4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 17 and 58 of the National Planning Policy Framework and Policies BE.4, BE.12, BE.23 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

The fixing of perimeter railings and infill gates shall take place only in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

External lighting shall be installed only in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason

in the interests of preserving and enhancing the special interest of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

External interpretation material (e.g display lecturns) shall be installed only in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of their location and form, and the visual and written content.

Reason

in the interests of preserving and enhancing the setting of the listed buildings and the scheduled monument, in accordance with Policies SD5 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 58 and 131 of the National Planning Policy Framework and Policies BE.7, BE.22 and BE.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition

No development including demolition or site clearance shall be commenced on the site or machinery or material brought onto the site for the purpose of development until full details regarding adequate measures to protect trees and hedgerows have been submitted to and approved in writing by the local planning authority. This shall include:

(a) Fencing. Protective fencing must be installed around trees and hedgerows to be retained on site. The protective fencing design must be to specifications provided in BS5837:2005 or subsequent revisions, unless agreed in writing with the local planning authority. A scale plan must be submitted and approved in writing by the local planning authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the local planning authority. Such fencing shall be maintained during the course of development,

(b) Tree Protection Zone (TPZ) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within

the TPZ, unless agreed in writing with the local planning authority. The TPZ shall be maintained during the course of development

Reason

To ensure adequate protection to existing trees which are to be retained and to retain habitat, in the interests of the character and amenities of the area and protecting biodiversity in accordance with Policies SD10 and INF 4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraph 17 the National Planning Policy Framework and Policies B.10 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

Flood risk/drainage

Condition

The use hereby permitted shall not commence until robust emergency flood warning and evacuation plans have been submitted to, and approved in writing by, the Local Planning Authority. The use shall operate only in accordance with the approved plans.

Reason

To demonstrate that the development will be safe for its lifetime, taking into account the vulnerability of users and thus to ensure that the development passes the Exception Test in line with the NPPF, Policy FRP.1a of the City of Gloucester Second Deposit Local Plan 2002 and Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition

The development hereby permitted shall not commence until details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and shall be implemented prior to the first occupation of the development for the use hereby permitted and maintained thereafter for the life of the development.

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 Policies SD15 and INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 100 and 103 of the NPPF and Policies FRP.1a, FRP.6 and FRP.11 of the City of Gloucester Second Deposit Local Plan 2002.

Amenity

Condition

Noise generated from items of plant and equipment associated with this application 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.

Reason

To safeguard the amenity of the area in accordance with Policies FRP.10, FRP.11 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002), Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014 and Paragraphs 17, 109, 120 and 123 of the National Planning Policy Framework.

Condition

Construction work and the delivery of materials shall be limited to the hours of 0800 hours to 1800 hours Monday to Friday, 0800hours to 1300hours on Saturdays and no construction work or deliveries shall take place on Sundays or Bank Holidays.

Reason

To safeguard the amenity of the area in accordance with Policies FRP.9, FRP.10 FRP.11 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002), Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014 and Paragraphs 17, 109, 120 and 123 of the National Planning Policy Framework.

Ecology

Condition

Prior to commencement of development a bat mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall cover timing of works, protection of existing roosts, the need for a licences bat ecologist to supervise and the provision of compensatory bat boxes in accordance with an associated timescale. The approved strategy shall be implemented as part of the development.

Reason

For the protection of European protected species and to be in accordance with Policies SD10 and INF 4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 109 and 118 of the National Planning Policy Framework and Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002.

Condition

Prior to the commencement of development a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include provisions to minimise impacts on bats. The development shall be implemented only in accordance with the approved strategy.

Reason

For the protection of European protected species and to be in accordance with Policies SD10 and INF 4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, Paragraphs 109 and 118 of the National Planning Policy Framework and Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002.

Highways

Condition

The buildings shall not be occupied for the use hereby permitted until provision has been made for 10 bicycles to be parked at the site near to the buildings.

Reason

To ensure that the opportunities for sustainable transport modes are taken up in accordance with Section 4 of the NPPF, INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014, and Policy TR.12 of the Gloucester City Council Revised Second Stage Deposit Local Plan.

Condition

Notwithstanding that shown on the submitted plans, prior to occupation of the buildings for the use hereby approved, precise engineering details of the vehicular, pedestrian and cycle accesses to the site shall be submitted to and approved in writing by the Local Planning Authority and completed in their entirety in accordance with the approved details. The accesses shall thereafter be maintained in their approved condition for the duration of the use.

Reason

To ensure that safe and suitable access is provided in accordance with section 4 of the National Planning Policy Framework, and Policies TR.31 of the City of Gloucester Second Deposit Local Plan 2002 and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition

Prior to occupation of the buildings for the use hereby approved the installation of lighting along the footpath linking from Llanthony Road to the canal tow path (in so far as this link is within the application site) shall be completed in all respects and maintained as such thereafter.

Reason

To ensure that the opportunities for sustainable transport modes are taken up in accordance with Section 4 of the NPPF, Policy TR.33 of the City of Gloucester Second Deposit Local Plan 2002, and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction
- viii. Vehicle routing strategy including Banksmen and hours of operation outside of peak hours of the adjacent road network
- ix. improvements to the layout of the existing access to safely accommodate vehicle movements.

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance Section 4 of the National Planning Policy Framework and Policies TR.31 of the City of Gloucester Second Deposit Local Plan 2002 and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition

Prior to occupation of the buildings for the use hereby permitted an Event Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall deal with any event outside the day to day operation of the use hereby permitted that will be likely to generate significant additional traffic volumes. The management of any such event shall adhere to the approved plan throughout the event period.

Reason

To reduce the impact on the adjacent public highway from infrequent events to ensure safe and suitable access is provided that minimises conflict between traffic, cyclists and pedestrians in accordance with Section 4 of the NPPF, and Policies TR.31 of the City of Gloucester Second Deposit Local Plan 2002 and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition

The buildings shall not be occupied for the use hereby permitted until the vehicular parking and turning facilities have been provided in accordance with the submitted plan no. D4702.P100.001 C, and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with Section 4 of the National Planning Policy Framework, Policy TR.31 of the City of Gloucester Second Deposit Local Plan 2002 and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Note

In accordance with the requirements of the National Planning Policy Framework 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.

Protected species note

Nesting birds note

Decision:

Notes:

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Person to contact: Adam Smith
(Tel: 396702)

15/01271/FUL

Llanthony Priory
Llanthony Road
Gloucester

Planning Committee 02.02.2016

