

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **2nd FEBRUARY 2016**

ADDRESS/LOCATION : **LAND TO EAST OF STEPHENSON DRIVE,
WATERWELLS**

APPLICATION NO. & WARD : **15/01534/FUL
QUEDGELEY FIELDCOURT**

EXPIRY DATE : **25th FEBRUARY 2016**

APPLICANT : **BARNWOOD LAND LTD**

PROPOSAL : **ERECTION OF SIX B8 UNITS WITH
ASSOCIATED ANCILLARY OFFICES,
PARKING AND LANDSCAPING.**

REPORT BY : **FIONA RISTIC**

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

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This new application is for a development which was approved in 2012 but expired in June 2015. The application is unchanged from the previous approval. The application site comprises an undeveloped 0.5ha plot of land that lies at the north easternmost corner of Waterwells Business Park at the junction of Stephenson Drive and Naas Lane and forms part of a larger site granted planning permission on 9th April 2002 (ref. 01/00675/FUL), for the erection of 9 units for Business (Class B1), General Industrial (Class B2) and Storage and Distribution (Class B8).
- 1.2 To the south of the site are a mix of commercial business units, to the west Stephenson Drive and the public open space of Waterwells Playing Field, to the north Naas Lane and residential units and to the east an access lane to residential dwellings and the dwelling and business known as Lynton Fields.
- 1.3 The application seeks the erection of a new building to provide 1705qm of new B8 (storage and distribution) floor space. The plans show the building to be subdivided into 6 no. units of equal size, each providing 284sqm of internal floor space. No mezzanines are proposed. The application does refer to the capability of the units to be sub-divided to provide ancillary office floor space. This would be capped at 30% in the conditions to ensure the correct parking ratio.

- 1.4 The building would be located towards the northern boundary of the site with access, parking and manoeuvring to the south. The building would comprise a staggered row of 3 blocks and would measure 75.8m wide in total with each unit being 23.5m deep.
- 1.5 The building would measure 6.85m to the eaves and 8.74m to the roof ridge. Currently the site has been slightly excavated such that it sits lower than both Stephenson Drive and Naas Lane. The proposal seeks to raise levels on the site so that the finished floor level of the building will be similar to the height of Stephenson Drive and Naas Lane. This will involve the site being built up in parts by up to 0.9m.
- 1.6 It is proposed that the building will be predominantly light metallic silver vertical profile metal cladding with mid grey horizontal cladding over. A 2.3m high brick plinth will run around the entire building except for the corner features which are proposed to have merlin grey cladding.
- 1.7 The eaves, fascia and soffits and rainwater pipes are also proposed to be Merlin grey.
- 1.8 The southern elevation would comprise the front of the building and would feature 6 no. 4.5m high white up and over loading doors and 6 no. 2.5m wide glazed and canopied entrance features. Lighting is proposed over each entrance door.
- 1.9 The rear elevation to Naas Lane is broken up as a result of the 6 no. units being staggered into 3 blocks of 2. The panelling and Kenilworth multi-red brickwork help to visually break up the mass of the building.
- 1.10 A landscape scheme has been submitted as part of the application which respects the approved strategic landscape strategy for Waterwells by retaining the existing native hedge on the eastern boundary of the site and providing a 4 m buffer adjacent to it. The setting of the buildings back from Naas Lane ensures that there would be a strategic deep buffer along Naas Lane (as on the approved strategic landscape strategy) which will be planted with a mix of Austrian Pine, Ash, Field Maple, Oak and Birch, all extra heavy standards between 4.25 and 6m high, shrub planting is proposed beneath the trees.
- 1.11 On the Stephenson Road frontage 3 no. extra heavy Whitebeam are proposed adjacent to the site access and set back behind the visibility splay. A native hedge mix is proposed between the building and the back edge of the footway.

2.0 RELEVANT PLANNING HISTORY

- 2.1 95/00126/OUT – Outline application for comprehensive development of land for Class B1, B2 and B8 employment, with ancillary A1, A2 and A3 uses, open space, park and ride car park, landscaping, associated drainage and highway works.- Granted outline permission-18.07.1997.
- 2.2 01/00675/FUL - (Amended Plans) Erection of 9 no. units for Business (Class B1), General Industrial (Class B2) and Storage and Distribution (Class B8).
Granted subject to conditions 05.04.2002
- 2.3 02/00659/FUL – Erection of unit for B1 (business), B2 (general industrial) and B8 (storage and distribution) uses – revised design of Unit A (previously approved under 01/00675/FUL).
Granted subject to conditions 04.09.2002.
- 2.4 07/01263/FUL – Erection of B1, B2 and B8 Business Unit with associated parking, access and landscaping.
Withdrawn 28.04.2008.
- 2.5 08/01634/FUL - Proposed B8 Business units with associated ancillary offices, parking, access and landscaping – granted – 08/04/09
- 2.6 12/00295/FUL - Proposed B8 Units with associated ancillary offices, parking and landscaping. – granted – 15/06/12

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Submission Document 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 does 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.

- 3.5 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
- Relevant policies from the City of Gloucester Second Deposit Local Plan (2002) are:
- 3.6 BE.1 Scale, massing and height
BE.7 Architectural Design
BE.12 Landscape Schemes
BE.21 Safeguarding of Amenity
TR.9 Parking Standards
TR.12 Cycle parking standards
TR.31 Highway Safety
FRP.6 – Surface water runoff
FRP.15 – Contaminated Land
- 3.7 Waterwells Business Park is identified as a major employment allocation (EC.1) in the Gloucester City Second Deposit Local Plan (August 2002).
- 3.8 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

Highways

The application site has previously benefited from planning permission for the same application permitted under application number 12/00295/FUL for which the permission has recently expired.

There are no material changes between the application that was previous permitted on the site and the current application to be determined, for this reason the recommendation of the Highway Authority remains the same as that submitted for the previous application dated 29th May 2012.

Therefore I recommend that no highway objection be raised subject to the following conditions being attached to any permission granted:-

- 1) No more than 30% of the gross floor area shall be designated within use class B1.
- 2) No works shall commence on site until the vehicular access has been laid out and constructed in accordance with the submitted plan drawing no.
- 3) The buildings hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan drawing no 6793/PL03g
- 4) The area within the visibility splay around the bend adjacent to the north-west corner of the site shown on submitted drawing no. 6793/PL03g is to be cleared of any obstruction between a height of 0.6m and 2m above ground level and thereafter maintained for as long as the use exists.
- 5) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing
- 6) Notwithstanding the submitted drawing the development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 12 bicycles

NOTE: The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works

Env Health

It is very difficult to predict the types of business that can utilise a B8 use. As such, I am minded to impose the below conditions to protect residential properties on Naas Lane/ Stephenson Drive with my main concern being the properties directly across the road to the north of the application site. As and when occupiers are found for the units I would invite them to apply to vary the below conditions if required.

I would recommend approval subject to the following conditions being attached:

Construction Phase:

- Restriction of hours during construction
- No burning of materials/substances during construction phase

End Use:

- Scheme of measures for controlling noise
- Restriction on hours of delivery
- Restriction on hours of opening

Contaminated Land

The proposed development is on the site of the former Naas Lane/Watermills Farm landfill site which is known to have received inert, industrial, commercial and household waste and is likely to produce gas from degradation processes. The applicant did submit a ground investigation report as part of the previous application. This has been assessed but did not have gas monitoring or analysis carried out. It is therefore recommended that a gas protection condition should be included on the permission.

Quedgeley Parish Council

Not to plant or erect any building, fence or hedge row that could restrict the view of the visibility splay. Restrict hours of operation. –

Response - Both of these points are reflected in the proposed conditions

Urban Design

No response

Police

No response

Policy

The Planning Policy team have been consulted on the application described above. This site has been granted planning permission for B8 units twice before. The site is located within Waterwells Business Park which is one of the primary employment locations in the City and is shown as an employment commitment on the 2002 2nd Deposit City Plan proposals map. There are therefore no policy objections to the principal of the proposal for the use of the land for employment purposes. The large expanse of roof should have measures included for gull protection.

Drainage (Lead Local Flood Authority)

I have reviewed the above application in relation to surface water drainage and flood risk on and from the site. From the documents supplied the Lead Local Flood Authority (LLFA) objects to this application due to a lack of information.

Further information is required from the applicant including the following:-

- Pre and post development surface water runoff rates.
- Details of any peak flow control restricting runoff to the equivalent greenfield runoff rate up to and including the 1 in 100 year rainfall event.
- Details of any attenuation features which should be designed to attenuate all flows up to and including the 1 in 100 year rainfall event (plus 20% increase for climate change).
- Details of flow exceedance routes for rainfall events in excess of the 1 in 100 year storm.
- Evidence that consideration has been given to the use of sustainable drainage (SuDS) through the SuDS hierarchy.

Drainage Engineer

Even though planning consent was granted previously for this site, this new application has to be treated as a stand-alone application using current criteria / standards.

There does not appear to be any drainage related information associated with this application on the planning portal.

Given the lack of drainage information, I agree with the LLFA position.

Flood Risk At The Site

The site is in Flood Zone 1 and is not therefore considered to be at risk of fluvial flooding.

The surface water flood maps don't indicate any significant issues at the site. However, we know from local knowledge that there are surface water flooding issues on Naas Lane adjacent to Lynton Fields. Indeed, the buildings at Lynton Fields have suffered from flooding a number of times in recent years.

Impact Of The Development On Flood Risk Elsewhere

- Loss In Floodplain Storage Volume – not applicable as Flood Zone 1
- Surface Water Runoff Rates

Due to the history of flooding at the adjacent site (Lynton Fields) it is particularly important that the surface water is carefully managed here.

The site is currently Greenfield (no existing positive drainage system) and so Greenfield runoff rates should be used. In the absence of long term storage, flows should be throttled back to QBar for all events up to the 100 year + cc event, but be no more than 5 l/s/ha. QBar is typically 2.5 – 3.5 l/s/ha for the Gloucester area.

The applicant will need to provide details of:

- Proposed impermeable area
- Attenuation method and volume
- Flow control method and rate
- Outline drainage plan showing SuDS features

SuDS (Water Quality)

In line with National SuDS guidelines, we require a minimum of two robust treatment stages for surface water runoff derived from vehicular areas.

Severn Trent Water

No response

Landscape Officer

No objections

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 A site notice was erected and press notice published and fifteen neighbouring properties were consulted. No comments have been received.

6.0 OFFICER OPINION

6.1 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.

6.2 It is considered that the main planning issues with regard to this application are:

- Principle of Development
- Siting and design
- Residential Amenity
- Landscape Design
- Highway safety
- Drainage

Principle of Development

6.3 The site is within the area allocated as a major employment land commitment, EC.1, in the Second Deposit Gloucester City Local Plan (August 2002) and also within the area covered by the original outline planning permission for Waterwells (95/00126/OUT).

6.4 The principle of erecting employment units on the site has previously been established under planning permissions 01/00675/FUL and 02/00659/FUL and a similar consent for six units granted on 08/04/09 (reference 08/01634/FUL) and the same design approved under reference 12/00295/FUL approved 15/06/12. The principle of the proposed development on the site is therefore considered to be acceptable and accords with local plan policy EC.1 of the Gloucester City Council Second Deposit Local Plan (2002).

Siting and Design

6.5 The proposed buildings are sited to the north of the site with the access adjacent to the southern boundary. The proposed siting achieves a visual break between the buildings to the south of the site and the proposed units.

6.6 With regard to the nearest residential property to the south-east

- The south eastern corner of the proposed building will be 19.6m from the north western corner of the bungalow known as Lynton Fields.
- The proposed building will be sited forward of the bungalow with a gap of 20m maintained between the southern elevation of the proposed building and the northern elevation of the existing building to the south of the site.
- The existing mature eastern boundary hedge will be retained and managed.

- 6.7 There are three residential properties across Naas Lane to the north of the site. Given the use of the building it is difficult to achieve a large amount of glazing in the building, but it is considered that the use of different materials and the glazed corner feature improves the elevational interest and the building will be reasonably well screened with the landscaping to the north.
- 6.8 It has always been a requirement of the local planning authority that any proposed building on this site is of a high quality design, as the site effectively marks the entrance into Waterwells, and achieves a measure of overlooking towards the Waterwells Playing Fields. It is considered that the proposal accords with policy BE.1 of the Gloucester City Council Second Deposit Local Plan (2002).

Residential Amenity

- 6.9 The nearest residential property is located to the south-east of the site. The building would measure 6.85m to the eaves and 8.74m to the ridgeline. This is the same as the previous permission in 2012. The change in the ground level is the same as the previously approved permission.
- 6.10 As the south eastern corner of the proposed building will be 19.6m from the north western corner of the bungalow known as Lynton Fields it is considered that the proposed height will not cause an adverse impact on the amenity of the neighbouring dwelling, Lynton Fields and therefore is considered to be acceptable.
- 6.11 There are three residential properties across Naas Lane. There will be no windows facing these properties and the building would be screened by the landscape buffer so it is not considered that the amenity of these properties would be significantly affected. Considering potential noise from the site there are a number of conditions which restrict the hours of operation and hours of construction at the site. There are also conditions to ensure that no alarm boxes face residential properties and that all doors facing residential properties to the north and south-east shall only be used in an emergency. With the suggested conditions it is considered that the proposal therefore accords with policy BE21 of the Gloucester City Council Second Deposit Local Plan (2002).

Landscape Design

- 6.12 The application has been accompanied by a proposed landscape scheme, which is acceptable, and in accordance with the approved strategic landscape strategy for Waterwells. It includes the planting of mature native trees on the landscape strip fronting Naas Lane.
- 6.13 The landscape scheme will provide a setting for the building and will improve the street scene of both Naas Lane and Stephenson Drive. There would be a minimum distance of 5.72m from the proposed buildings to the pavement

edge on Naas Lane. The proposal therefore accords with policy BE.12 of the Gloucester City Council Second Deposit Local Plan (2002)

Highway Safety

6.14 The proposal is the same as that approved in 2012. There are no material changes between the proposals so the recommendation of the Highways Authority remains the same and no highway objection is raised. The proposal therefore accords with policy TR.31 of the Gloucester City Council Second Deposit Local Plan (2002).

6.15 Drainage

Although the scheme is the same as that approved in 2012, this application has to be considered using the current standards. The site is in flood zone 1 and is not at risk of fluvial flooding. However, we know from local knowledge that there are surface water flooding issues on Naas Lane. Given this history it is important that the surface water is carefully managed here. The Council's Drainage Engineer and Lead Local Flood Authority have requested additional information and details of how the design will incorporate SuDs features. The applicant has been asked for this information. It is likely that the submitted information will meet the requirement of the Lead Local Flood Authority and Drainage Engineer. Provided this is the case the proposal would comply with policy FRP.6 of the Gloucester City Council Second Deposit Local Plan (2002).

7.0 CONCLUSION/REASON FOR APPROVAL

7.1 The proposal is identical to a scheme approved in 2012. Given the points made above it is considered reasonable that the application be recommended for approval. There is an outstanding issue of drainage details at present this is reflected in the recommendation in paragraph 8.1.

7.2 The application proposal would be an efficient use of employment land within an allocated Business Park. The proposal has been carefully assessed and it is considered that the building and layout is of an acceptable design and it will not have an adverse impact on the residential amenity of neighbouring residential dwellings. Accordingly the proposal is considered to comply with Policies BE.1, BE.7, BE12, BE.21, TR.9 and TR.31 of the Second Deposit Gloucester City Local Plan (2002) and policy in the NPPF.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

8.1 That subject to the Lead Local Flood Authority and City Council's Drainage Engineer confirming they have no objections to the proposal, authority be delegated to the Development Control Manager to grant planning permission subject to the conditions set out below together with any additional drainage related conditions recommended by the LLFA and City Council Drainage Engineer.

Condition 1

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 2

The development hereby permitted shall be carried out in accordance with the application form, Design and Access statement, Transport statement, drawing numbers 6793/PL01a 6793/PL02b 6793/PL03g 6793/PL04 rev C, 6793/PL05b, 6793/PL06a and 2838-001 rev B received 25th November 2015 and any other conditions attached to this permission.

Reason

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

Condition 3

No above ground construction shall take place until details or samples of facing and roofing materials to be used externally have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

To safeguard the character of the area in accordance with Policy BE7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

The landscaping scheme as shown on the approved drawing No. 2838-001 Rev B and received by the local planning authority on 25th November 2015 shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policies BE4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

The development hereby approved shall be carried out in accordance with the level details illustrated on drawing no. 6793/PL03g received by the local planning authority on 25th November 2015. Levels on the site shall be maintained as per the approved drawing and shall not be altered at any time. .

Reason

In order to safeguard the visual amenity of the street scene and the residential amenity of neighbouring dwellings in accordance with Policies BE.9 and BE.21 of the Gloucester City Second Deposit Local Plan (2002).

Condition 6

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 08:00 to 18:00, Saturday 08:00 to 13:00 nor at any time on Sundays, Bank or Public Holidays.

Reason

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

Condition 7

Before the development here by permitted commences a noise management plan shall be submitted and approved in writing by the local planning authority which specifies how noise from deliveries taken at site and deliveries dispatched from site shall be controlled so as not to cause a noise nuisance. The use of the development shall be carried out in accordance with the approved details.

Reason

In order to protect the amenity of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002). This information needs to be received in advance of construction commencing as it is fundamental.

Condition 8

The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the hours of 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason

To safeguard the amenities of the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

The use hereby permitted shall only be allowed to operate between the hours of 7.00am - 7:00pm Monday to Friday and 9.00am – 5.00pm Saturday, Sunday and Bank Holidays.

Reason

In the interests of the amenities of existing residential property in the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 10

No power tools or machinery shall be used on the site during the construction period, other than portable hand tools between 08:00 and 08:30hrs Monday – Friday or between 08:30 and 09:00hrs Saturdays.

Reason

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

Condition 11

No outside storage shall take place within the curtilage of the site.

Reason

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

Condition 12

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

Reason

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

Condition 13

There shall be no outside working at the site before 08:00am Monday to Friday and 9am Saturday, Sunday and Bank Holidays.

Reason

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

Condition 14

All doors facing residential premises to the north and south-east shall only be used in an emergency and shall be kept closed at all other times.

Reason

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

Condition 15

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

Reason

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

Condition 16

No materials or substances shall be burnt within the application site during the construction phase or at any other time.

Reason

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

Condition 17

No more than 30% of the gross floor area shall be used for any purpose within use class B1.

Reason

Any more B1 use on the site would result in a demand for car parking in excess of the on-site provision and require additional parking provision or other control measures to prevent overspill parking causing a detrimental impact on highway safety on the adjacent highway in accordance with paragraph 35 of the NPPF and policy TR.9 of the Gloucester City Council Local Plan (2002).

Condition 18

Prior to the occupation of any units the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no. 6793/PL03g with the area of access road within at least 20m of the carriageway edge of the public road surfaced in bound material, and shall be maintained for the duration of the development.

Reason

To ensure that safe and suitable access is provided in accordance with paragraph 32 of the NPPF and policy TR.31 of the Gloucester City Council Local Plan (2002).

Condition 19

The buildings hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan drawing no 6793/PL03g, and those facilities shall be maintained available for those purposes for the duration of the development.

Reason

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with paragraph 35 of the NPPF and local plan policy TR.31 of the Gloucester City Council Local Plan (2002)

Condition 20

The area within the visibility splay around the bend adjacent to the north-west corner of the site shown on submitted drawing no. 6793/PL03g is to be cleared of any obstruction between a height of 0.6m and 2m above ground level and thereafter maintained for as long as the use exists.

Reason

To minimise conflicts between traffic and cyclists or pedestrians in accordance with paragraph 35 of the NPPF and local plan policy TR.31 of the Gloucester City Council Local Plan (2002)

Condition 21

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. provide for the parking of vehicles of site operatives and visitors;
- ii. provide for the loading and unloading of plant and materials;
- iii. provide for the storage of plant and materials used in constructing the development;
- iv provide for wheel washing facilities;
- v. provide measures to control the emission of dust and dirt during construction

Reason

To minimise conflicts between traffic and cyclists or pedestrians in accordance with paragraph 35 of the NPPF and local plan policy TR.31 of the Gloucester City Council Local Plan (2002)

Condition 22

Notwithstanding the submitted drawing the development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 12 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA

Reason

To ensure that opportunities for sustainable transport are taken up and exploited in accordance with paragraph 32 and 35 of the NPPF and local plan policy TR.12 of the Gloucester City Council Local Plan (2002)

Condition 23

Gas protection measures should be incorporated within the foundations of the proposed structures, these shall be approved in writing by the Local Planning Authority prior to commencement of the development.

Reason

To ensure that the risks to buildings and their occupants from potential landfill gas are adequately addressed in accordance with policy FRP.15 of the

Gloucester City Council Second Deposit Local Plan (2002). These details need to be provided in advance of construction as they are fundamental.

Notes to Applicant

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 Gloucester City Council Building Control Team on 01452 396771 for further information.

2. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

Decision:

Notes:

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Person to contact: Fiona Ristic
(Tel: 396716)

15/01534/FUL

Land To East
Stephenson Drive
Quedgeley
Gloucester

Planning Committee 02.02.2016

