

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **4th OCTOBER 2016**

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

APPLICATION NO. & WARD : **16/01022/FUL
QUEDGELEY FIELD COURT**

EXPIRY DATE : **22nd NOVEMBER 2016**

APPLICANT : **BARNWOOD LAND LTD**

PROPOSAL : **ERECTION OF 6 B1/B8 INDUSTRIAL UNITS
TOGETHER WITH ASSOCIATED 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 of the same design as one which was approved at the planning committee in February 2016 (ref 15/01534/FUL). The only difference is that the description is for six B1 and B8 units and the previous scheme was for six B8 units with ancillary offices. The application site comprises an undeveloped 0.5ha plot of land that lies at the north eastern most 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 B1(c) and 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.
- 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. The eaves, fascia and soffits and rainwater pipes are also proposed to be Merlin grey.
- 1.7 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.
- 1.8 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.
- 1.9 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.
- 1.10 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
- 2.7 15/01534/FUL - Proposed B8 Units with associated ancillary offices, parking and landscaping- granted – 25/02/16

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 benefits from planning permission for industrial units with B8 use under reference 15/01534/FUL which was a resubmission of previous permission for the same use under reference 12/00295/FUL.

These permissions were subject to a planning condition limiting the proportion of B1 use on the site to 30% as a B1 office or R&D use would exhibit a much higher demand for car parking. This application seeks to amend this condition to allow for the units to have a B1(c) class use along with the B8 use.

The Technical Note has used the TRICS database to find surveys of similar sites with a B1(c) use and has undertaken an accumulation study to determine the likely car parking requirement of the change in land use. This shows a peak car park accumulation of 16 vehicles which is well within what can be accommodated within the car park.

This shows that a B1(c) use would be acceptable in terms of the availability of car parking within the site. There is however still material difference in terms of parking provision between B1(c) and the other uses falling within use class B1 such as office and therefore I would recommend that a planning condition to restrict the elements of these uses.

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(a) and B1(b).
- 2) Vehicular access to be laid out before works commence on site
- 3) Vehicular parking and turning and loading/unloading facilities should be provided before buildings are occupied
- 4) Keep visibility splay clear
- 5) Submission of Construction Method
- 6) Cycle storage for 12 bicycles.

Environmental Health

Repeat the comments from the February permission -

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

They have requested that the previous comments from 15/01534/FUL are repeated. "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

No response received

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 three times 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. There are likely to be more jobs created from a B1/B8 mix so that is a positive consideration.

Drainage (Lead Local Flood Authority)

I refer to the above planning application, which the Lead Local Flood Authority previously objected on 12th September, 2016 due to insufficient detail provided in the FRA and Drainage Strategy. Following further discussion with the planning officer it is now confirmed that the proposal meets the requirements of a major application for which the LLFA is statutory consultee.

The LLFA have no further objections to this application based on the information provided as the proposal meets the requirements of a Major application for which the LLFA is a statutory consultee, however a detailed drainage design is yet to be developed, I would recommend the following conditions should apply to any planning approval.

Condition

Prior to the commencement of development details of Filtration trench (Drawing no. DR1 Rev c) and flow control chamber details discharging at 2l/second be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason

To prevent the increased risk of flooding, It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Condition

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+ climate change event has been submitted to and approved in writing by the Local Planning Authority.

The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason

To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Condition

No development shall be put in to use/occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

NOTE 1 :The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

Drainage Engineer

The surface water drainage proposals for application 16/01022/FUL are the same as those which were approved for the above application. No objection subject to the same condition as previously being on the permission.

Severn Trent Water

I can confirm we have no objections to the site proposals subject to the inclusion of the following:

1. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.

2. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

3. We advise that there may be a public sewer located within the application site and encourage the applicant to investigate this. Please note that public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. If there are sewers which will come into close proximity of the works, the applicant is advised to contact Severn Trent Water to discuss the proposals and we will seek to assist with obtaining a solution which protects both the public sewer and the building.

4. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

Landscape Officer

No objections - repeat condition for landscape plan

5.0 PUBLICITY AND REPRESENTATIONS

5.1 A site notice was erected and press notice published and fifteen neighbouring properties were consulted. 1 letter was received with the following points –

A letter from 'Caversham' opposite the site has stated that they live adjacent to the proposed development site. We ask you to consider adding the thickest, most dense and mature tree line you possibly can and please consider also a wooden (not metal and industrial looking) fence between the tree line and the units to help further obscure the industrial units especially in the winter months. This will allow us as residents to maintain as much a residential look to our street as we can. If implemented correctly this small request would massively improve the outlook from our properties by almost completely obscuring the industrial units which would in turn help to maintain the very important residential look and feel to our street. Other than that we have no objections to the proposed plan.

Response – The Council's Landscape Architect has assessed the submitted landscape plan and considers that the proposed planting would provide a good screen for the residents of Naas Lane.

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 and 15/01534/FUL approved 25/02/16. 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). The only difference between this application and 15/01534/FUL is that this application is for B1 and B8 use whereas the previous scheme was just B8 with ancillary offices. The policy team have stated that a mix of B1 and B8 is more beneficial than sole B8 as it is likely to be a higher employment generator.

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 permissions in 2012 and 2015. 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. The Council's landscape officer has agreed a good buffer with extra heavy standard trees from the beginning to provide screening. 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 extra heavy standard 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 Council's Highways Engineer has assessed the scheme and is satisfied that the proposed parking layout would accommodate the trip generation for a B1(c) use at the site. However, as there is a material difference in terms of parking provision a condition restricting the gross floor area of the scheme in B1(a) and B1(b) use to no more than 30% is requested.

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 no objection to the proposal but have requested additional information by condition.

7.0 CONCLUSION/REASON FOR APPROVAL

- 7.1 The proposal is identical in design to a scheme approved in 2012 and again in 2015. The only difference is that the proposed use would be B1 and B8 not just B8 with ancillary offices. Given the points made above it is considered reasonable that the application be recommended for approval with the suggested conditions.
- 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 permission be granted subject to the following conditions:

Condition 1

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

Reason

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, drawing numbers 6793/PL01a 6793/PL02b 6793/PL03g 6793/PL04 rev C, 6793/PL05b, 6793/PL06a, 6793-PL 18, 2838-001 Rev B and DR1 rev C received 19th August 2016 and the Highways report received 16/09/16 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 19th August 2016 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 19th August 2016. 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 units are occupied 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 purposes within use class B1(a) and B1(b).

Reason

Any more of the above 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.

Condition 18

No works shall commence on site until the vehicular access has been 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.

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.

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.

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.

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.

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.

Condition 24

The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water and 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). The proposals

shall include details of how the sub base attenuation will operate to include details of the location, capacity and connectivity of the storage and details of Filtration trench (Drawing no. DR1 Rev c) and flow control chamber details discharging at 2l/second. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure satisfactory drainage of the site and avoid flooding in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local plan (2002). It is important that these details are agreed prior to the commencement of development as any works on site could have implications for the drainage in the locality.

Condition 25

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+ climate change event has been submitted to and approved in writing by the Local Planning Authority.

The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason

To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Condition 26

No development shall be put in to use/occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

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.

3. We advise that there may be a public sewer located within the application site and encourage the applicant to investigate this. Please note that public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. If there are sewers which will come into close proximity of the works, the applicant is advised to contact Severn Trent Water to discuss the proposals and we will seek to assist with obtaining a solution which protects both the public sewer and the building.

Decision:

Notes:

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Person to contact: Fiona Ristic
(Tel: 396716)

16/01022/FUL

**Land To East
Stephenson Drive
Quedgeley
Gloucester**

Planning Committee 04.10.2016

