

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **5TH SEPTEMBER 2017**

ADDRESS/LOCATION : **TUFFLEY PARK**

APPLICATION NO. & WARD : **17/00616/FUL
PODSMEAD**

EXPIRY DATE : **3RD AUGUST 2017**

APPLICANT : **PODSMEAD BIG LOCAL**

PROPOSAL : **INSTALLATION OF A PLAY PARK AND
NEW FOOTPATH ON AN EXISTING GREEN
SPACE AREA.**

REPORT BY : **CAROLINE TOWNLEY**

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

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is approximately 0.6 hectares in area and is located within the south western corner of Tuffley Park. The site is located within a predominantly residential area bounded by residential properties with Laburnum Road to the south and Podsmead Place to the west. Tuffley Avenue forms the northern boundary of the wider park to the north. The park is currently used for informal recreation and formal sports.
- 1.2 The application is for the installation of an equipped children's play park and is designed to provide an inclusive play facility for children aged between 0 and 14 years of age. The application is submitted by the Podsmead Big Local group and will be funded from the National Lottery funding the group received in 2012.
- 1.3 The proposed play equipment comprises of a spider's cottage, double bay swing and nest swing, seesaw, springer, agility trail, boulder pile, mound with reinforced tunnel, balance waterlilies, boat, baby swing, accessible roundabout, double tower with spider net, cableway with ramp together with two benches and a picnic bench.
- 1.4 The play area would be enclosed by a 1000mm timber and weldmesh fence with a set of pedestrian self-closing gates to the south and 1 vehicular maintenance gates. The proposal also includes the provision of a new footpath to the play area from Laburnum Road.

- 1.5 The play area includes a 30 metre buffer to the rear garden of the closest residential property in Laburnum Road and the front of properties in Podsmead Place.
- 1.6 The siting of the proposed play area allows the retention of the same number of playing pitches within the wider park.

2.0 RELEVANT PLANNING HISTORY

- 2.1 None.

3.0 PLANNING POLICIES

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

Statutory Development Plan

- 3.2 The statutory Development Plan for Gloucester remains the partially saved 1983 City of Gloucester Local Plan ("1983 Local Plan").
- 3.3 Paragraph 215 of the National Planning Policy Framework ("NPPF") states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*'
- 3.4 The 1983 Local Plan is more than thirty years old and, according to the Inspector who dealt with an appeal relating to the Peel Centre, St. Ann Way (13/00559/FUL), '*...its sheer ages suggests it must be out of date...*' (par. 11 of the Inspector's report). Members are advised that the 1983 Local Plan is out-of-date and superseded by later planning policy including the NPPF.

Central Government Guidance - National Planning Policy Framework

- 3.5 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 (paragraph 14).

Core planning principles (paragraph 17)

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.

The NPPF includes relevant policy on;

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport, including the statement that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.
- Requiring good design and promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change, conserving and enhancing the natural environment, conserving and enhancing the historic environment

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

Emerging Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Main Modifications Version, February 2017)

- 3.6 The City Council is currently working on a new Development Plan that will comprise the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury ("JCS") and Gloucester City Plan ("City Plan") once they are adopted. On adoption, the JCS and the City Plan will provide a revised planning policy framework for the Council. In the interim period, in accordance with paragraph 216 of the NPPF, 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

The JCS was submitted to the Government for Inspection in November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The Inspector published her Interim Findings in May 2016 and the JCS authorities have now approved Main Modifications to the plan for consultation. Consultation took place in February/March 2017 and further examination hearings took place in July 2017.

The JCS has therefore reached a further advanced stage, but it is not yet formally part of the development plan for the area and the weight that can be attached to each of its policies will be subject to the criteria set out above, including the extent to which there are unresolved objections.

- 3.7 Relevant policies from the JCS (Main Modifications) are:

SD1 Presumption in favour of sustainable development

SD5 – Design requirements

SD7 - Landscape

SD15 – Health and environmental quality

Gloucester City Plan

The Gloucester City Plan ("City Plan") is at a less advanced stage than the JCS. The City Plan will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Draft Gloucester City Plan 2017 takes forward the results of previous consultations and was subject to consultation January and February 2017. The Plan is at an early stage and therefore carries limited weight.

- 3.8 On adoption, the Joint Core Strategy and the City Plan will provide a revised planning policy framework for the Council.

Gloucester Local Plan, Second Stage Deposit 2002

- 3.9 Regard is also 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, albeit of limited weight.

2002 Plan policies

- 3.10 Members are advised that the following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight:

FRP.10 (Noise)
BE.6 (Access for All)
BE.13 (Landscape Schemes)
BE.21 (Safeguarding of Amenity)
TR.9 (Parking Standards)
TR.12 (Cycle Standards)
TR.31 (Road Safety)
BE.5 (Community safety)
TR.31 (Road safety)
OS.1 (Protection of Public Open Space)
SR.2 (Playing Fields and Recreational Open Space)

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/.

CONSULTATIONS

- 4.1 **Highway Authority** – No Highway objection is raised.
- 4.4 **Sport England** – It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England’s Playing Fields Policy, which is presented within its Planning Policy Statement titled ‘A Sporting Future for the Playing Fields of England’.

Sport England’s policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Having assessed the application, Sport England is satisfied that the proposed development meets the following Sport England Policy exception:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

This being the case, Sport England **does not wish to raise an objection** to this application.

- 4.7 **Landscape Architect** – The recommended minimum buffer for a LEAP (Local Equipped Area for Play), which is the type of facility being proposed at Tuffley Park, is 20 metres between the play area fence and the nearest residential property. The proposal for Tuffley Park is to locate the play area 30 metres from the nearest property boundary which exceeds the both the City Council' and local guidance and national guidance from Fields in Trust (formerly the National Playing Fields Association).

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 24 neighbouring properties were notified and a site notice was displayed.
- 5.2 As a result of this publicity 33 letters of representation have been received. Of these letters 32 are objections to the application raising the following issues:
- Concerned about knife crime and disruption being brought to the neighbourhood.
 - No need for the park. There are numerous alternatives within walking distance including in Scott Avenue and The Oval. Quite happy with the facilities already available. Council's funds could be put to better use.
 - Increase in traffic, on-street parking and mopeds. Will not be able to park near our property which is unfair on residents. Also have Blackbridge, rugby and football pitches which generate a large number of vehicles and dangerous parking. Cars parked on both sides of the road will become a dangerous hazard to children wanting to cross the road with blocked vision and for drivers.
 - Money available for the park is a grant with no provision for upkeep and vandalism.
 - Anti-social behaviour by older children is a concern. Such parks appear to be a meeting point for older children and gangs creating noise and disturbance. Already a problem with the use of recreational drugs, drug dealing, sexual activity and drink in the area and gangs of youths congregating in the evening particularly on the log benches. Proposal will make this worse. Concern about vandalism.
 - Consider park will be used for the wrong reasons and parents of young children will not feel safe taking them there to play.

- Peoples concerns have not adequately been taken on board. People were not adequately consulted or kept up to date, consultation evening was not well run. Once the project is finished the community group will distance themselves from it.
- Potential benefits of the park for young people are outweighed by the negatives.
- Too close to residential properties and the Council guidelines on how far away such a project can be from the boundary of a house are flawed because they do not take into account all of the legitimate concerns of residents. Need to provide for litter and appropriate signage. Concerned about litter and broken glass on the football pitches.
- Dogs already allowed to foul on the pavements and no action is taken.
- Entrance to the park from Laburnum Road should be closed with access from Tuffley Avenue.
- This is a very deprived area and the money could be spent in a much better way including through engagement with young people, pavement repair, graffiti cleaning and filling potholes.
- Devaluation of homes and increased house insurance premiums. Car insurance is already more in this area.
- Should be sited away from houses. Would be better to site the playground closer to the clubhouse so that the facilities for children and adults could be used. Do not want children and adults urinating in front of houses as has been done by some football teams.
- Loss of privacy. High climbing frames would allow people to look over into most of our garden.
- Residents concerned about personal security and safety will not feel safe to leave their homes at night. Will be concerned about leaving my house with youths watching.
- Football pitches are very close to the play area which could be dangerous.
- Will be an eyesore.
- Proposal is very unfair on householders living opposite who are all older people. Will increase noise and disturbance. Most residents are retired and do not want screaming children and teenagers hanging around. Will produce a disruptive atmosphere when trying to enjoy time in private garden space. This would disrespect their human rights by disregarding their opposition
- Effect on the character of the area.
- No one has taken into consideration any of our points as a neighbourhood. Feel it is being pushed onto residents and is just a way of parents getting rid of their children without them having to be supervised.
- Overbearing
- Overdevelopment of the site.
- Environmental Impact
- Out of keeping with the area
- Precedent for future development.
- Loss of trees.

5.3 A letter from The Berkeley Domecq Consultancy on behalf of the residents of nos. 1-5 Podsmead Place has been received raising the following additional objections:

- It is understood that the Applicant has claimed support from some 200 plus households but no prior consultation has taken place with the residents of properties most likely to be affected. This would be normal practice for a community project and it is requested that the applicant conducts a consultation exercise with the residents in Podsmead Place and Laburnum Road.
- The layout plan shows a pathway connecting to the existing public access gate in Laburnum Road. This is a large gate set into the railing boundary fence and requires users to slide a lockable 'handle' to open and close the gate. Question whether small children from local housing would be expected to open and close the gate unaided as it appears to be the only means of access to the play park. On the north side, the pathway exits the play park directly onto the adult football pitch buffer area. It appears to encourage them to roam freely across Tuffley Park. Questions what is proposed when football matches or other sports activities are taking place?
- The spiders cottage and agility rail are planned to be located nearest to objectors properties. These items are designed to attract energetic and competitive use and likely to give rise to high pitched shrieking and screaming. The 30 metre buffer extends to the front gardens of properties in Podsmead Place. There is nothing to attenuate noise. Question whether the applicant has properly considered the layout or merely accepted a layout that fits all the play items in the available space.
- Should the expectation be that children using the play park be accompanied by adults and/or supervised a Play Park Attendant. A planning condition of this nature would be extremely difficult to enforce. Even if imposed the play park will create a 'meeting point' for older youths. The play equipment will be potentially misused and damaged and littered with hazardous /potentially dangerous items.
- Nearest parking is in Laburnum Road, Polar Close and Podsmead Place (mainly single lane). Will cause severe congestion, obstruction and inconvenience.
- There is a substantial car parking area at the far end of Tuffley Park (accessed from Tuffley Avenue) but this is further to walk and will not be so conducive.
- There is an open area in the south-eastern corner of Tuffley Park (near the Winget Clubhouse and the car park). Questions why or if it has not been considered.
- Questions what other locations have the applicant considered. Improvements to the Blackbridge site has revitalised it and it appears to have an extensive grassed area that would lend itself to a play park. At Blackbridge there are ample places to park and surrounding properties provide an element of security without suffering the potential nuisances that will be experienced by houses in Podsmead Place.

- It is clear that much more needs to be evaluated and considered before the proposed play park project can proceed.
- Objectors ask that the Council refuse the current application to give the opportunity for other locations to be assessed and reconsider the items of play equipment to be installed to minimise the damaging effects upon neighbouring residents.

5.4 A petition objecting to the application has also been submitted with 31 signatories.

5.5 1 letter of support has been received raising the following issues:

- Received a letter calling for objections to the proposed play park. Sad to hear the news that the park may not be going ahead due to objections.
- Believe the park is something that this area truly needs as it is a family area with lots of young children. Regularly enjoy using the playing fields but a park would add so much more to the area.

5.6 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, or via the following link, prior to the Committee meeting:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=17/00616/FUL>

6.0 **OFFICER OPINION**

Legislative background

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

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

Residential Amenity

6.4 Paragraph 17 of the NPPF provides that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in Policy SD15 of the JCS which provides that new development should not harm local amenity

including the amenity of neighbouring occupants and Policy BE.21 of the 2002 Plan which seeks to protect amenity.

- 6.5 The existing park and application site are located in a predominantly residential area with properties in Podsmead Place and Laburnum Road adjacent to the park. The City Council's guidelines for 'New Housing and Open Space' SPG provides guidance for siting children's play areas near to residential properties. The proposed play area would be classed as a Local Equipped Area of Play (LEAP). The guidelines for such a provision are to provide a minimum 20 metre buffer between the play area fence and the nearest property boundary.
- 6.6 The current National Guidance is provided by Fields in Trust (formerly the National Playing Fields Association) in its document entitled Guidance for Outdoor Space and Play: 2015. This document advises that a "*suitable relationship can be created by using the minimum buffer zones for specific facilities. These off-set distances ensure that facilities do not enable users to overlook neighbouring properties, reducing the possibility of conflict between local residents and those at play*". The recommended minimum buffer zone for a LEAP is 20 metres separation between the activity zone and the habitable room façade of dwellings.
- 6.7 The current layout and siting of the proposed play area provides a 30 metre buffer from the play area fence to the closest rear boundary garden fence of houses in Laburnum Road and 30 metres to the front boundary of properties in Podsmead Place which exceeds both the Councils guidelines and those provided by Fields in Trust.
- 6.8 The land is currently used as an open park with playing pitches and as such is open to members of the public for uses such as dog walking, informal play and formal sports. No trees will be lost as a result of this proposal. There is currently no restriction on its use and there will be noise associated with these activities.
- 6.9 Supervision of children using the play park will be the responsibility of the children's parents or guardians and is not a matter that would be appropriate or reasonable to condition.
- 6.10 The highest point of the agility trail is 2.10 metres; the double tower with spider net is at its highest point 3.08 metres with the spider's cottage a maximum of 4.15 metres to the ridge of the roof.
- 6.11 It is acknowledged that the provision of play equipment on the site will increase activity in this area of the park and there is potential for additional noise and disturbance. However, given that the proposal exceeds the minimum separation distance to residential properties it is considered that this is an acceptable relationship and the proposal would not result in any undue impact in terms of disturbance, overlooking or overbearing impact that would warrant a refusal of planning permission.

- 6.12 Issues relating to the devaluation of property prices and increases in insurance premiums are not material planning considerations that would justify a refusal of planning permission.

Protection of Formal Playing Pitches

- 6.13 A plan has been prepared and submitted in support of the planning application indicating that the existing provision of football and cricket pitch layout and availability and how they can continue to be accommodated with the inclusion of the proposed play area.
- 6.14 On the basis that the development is located on existing playing fields Sport England is a statutory consultee. Sport England have commented that they have considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England'. Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply. In this instance Sport England has confirmed that it is satisfied that the proposed development meets its exception policy E3 on the basis that the proposal will not result in the loss or inability to make use of any playing pitch and no objection is raised to the application.

Highway safety and parking

- 6.15 It is recognised that the proposed play park may generate additional trips to the existing park. However, as the overall use of the site would remain as recreational play space with just the addition of a number of play apparatus the existing space could be utilised for similar levels and trips for varying recreational activities. The Highway Authority does not consider that the play park would generate a significant increase in trips and associated vehicles which would detrimentally impact on highway operation or on-street parking demand, which is unrestricted within the majority of surrounding streets. It would be expected the majority of trips would be generated locally by residents within walking/cycling distance. On this basis the Officer concludes that the introduction of the proposed play area would not result in a detrimental highway safety issue so as to warrant a refusal of planning permission.
- 6.16 The Highway Authority has, however, recommended that two or more Sheffield type cycle stands are provided within or close to Tuffley Park to promote cycle trips and sustainable travel in accordance with the National Planning Policy Framework. The Applicant has been made aware of this recommendation and I am currently waiting for a response as to whether it will be possible to incorporate these into the current scheme.

Alternative locations for the play area

- 6.17 It is understood that the applicant looked at two possible sites for the play area and due to ownership issues the only viable site was Tuffley Park. The Community Group also undertook its own consultation with regards to the proposal prior to finalising the plans and the submission of the planning

application. The applicant has advised that a petition was created by a local resident seeking the provision of a children's play area. Following the receipt of this the Community Group sent a consultation document and covering letter to 280 residents on the Oaklands Park Estate. A further letter was sent to residents inviting them to an open meeting in March 2017 held by the field entrance on Laburnum Road with representatives from play manufacturers, Podsmead Big Local and the City Council available to provide additional information and answer questions.

- 6.18 As part of the formal planning application 24 neighbouring properties were notified of the application in writing and a notice was displayed on site.
- 6.19 The application has to be assessed on the acceptability of the application as submitted and alternative locations cannot be considered as part of the planning process.
- 6.20 Section 7 of the NPPF sets out the importance of good design of the built environment and how it is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Part of the criteria is that decisions should aim to "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion".
- 6.21 The proposed siting and design of the play equipment is considered to have all the components of a well-designed, overlooked, safe and secure area providing benefits to the wider community and limiting the opportunity for anti-social behaviour. How the facility is ultimately used cannot, however, be controlled under the planning system.

Future Maintenance of the Play Area

- 6.22 The play area is located on public open space and the City Council will be responsible for its future maintenance, repair and management following the completion of the project on the same basis that all play areas are maintained on land owned by the City Council.
- 6.23 The Applicant has agreed to fund the purchase and installation of two litter bins within the play area and for the cycle stands as recommended by the Highway Authority. These elements can be secured through a planning condition.

7.0 CONCLUSION

- 7.1 The NPPF advocates a presumption in favour of sustainable development and identifies the three dimensions of sustainable development as economic, social and environmental. Access to high quality open spaces and opportunities for sport and recreation are highlighted as an important aspect of healthy communities.
- 7.2 The site is located within an existing area of public open space currently used for informal recreation and formal sports provision. It is well located within a

residential area. The proposal to provide an equipped children's play area on this land could be undertaken by the City Council under its permitted development rights and the proposal only requires planning permission because it is proposed by a Community Group.

- 7.5 This application has been considered in the context of the policies and guidance referred to above. It is considered that the proposed use, design, scale and siting of the development is appropriate and is in accordance with both the national and local guidelines for equipped children's play areas. The proposal would have an acceptable impact on the amenity of neighbours and no significant adverse impact on the local area, highway safety or the provision of formal playing pitches. The development is therefore considered to be consistent with the policies and guidance referred to in the report and there are no material considerations that indicated that planning permission should be refused.

8.0 RECOMMENDATIONS OF THE HEAD OF PLANNING

That planning permission is granted subject to the following conditions:

Condition 1

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

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved Site Location Plan, Fence Detail Plan and Layout Plan received by the Local Planning Authority on 7th June 2017 except where otherwise required by conditions of this permission.

Reason

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

Condition 3

The Play Area shall not be open to the public until litter bins and facilities for cycle parking have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity in accordance with Policy BE.4 of the Second Deposit City of Gloucester Local Plan and to ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities

for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework.

Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Decision:

Notes:

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

17/00616/FUL

Tuffley Park
Tuffley Avenue
Gloucester

Planning Committee 05.09.2017

