

# GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	5 <sup>th</sup> June 2018
Address/Location:	Land At Barnwood Link Road Gloucester
Application No:	18/00299/FUL
Ward:	Barnwood
Expiry Date:	11.06.2018
Applicant:	Peveril Securities Limited
Proposal:	Variation of conditions 1, 3, 4, 6, 9, 10, 11, 13, 14, 16, 17, 18, 19, 22, 27, 33 of planning permission reference 14/01035/OUT for mixed use employment development (Use Classes B1, B2, B8) and car showroom. Outline application means of access not reserved. Variation to conditions sought to allow for the phased development of the site.
Report by:	Caroline Townley
Appendices:	Site Location Plan Illustrative masterplan submitted with the original application ref. 14/01035/OUT

## **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site occupies an area of approximately 5.70 hectares and is located adjacent to existing commercial leisure sites. The site is bounded to the east by the Barnwood Bypass, to the south by Corinium Avenue, to the west by the Unilever site and to the north by the railway line with residential properties beyond.
- 1.2 The site is currently disused scrub land and part of Unilever's factory car park (now disused) and is crossed by a public footpath, water main and sewer. The wider site is currently occupied by a number of leisure uses including ten pin bowling alley, gym, public house and hotel. The leisure uses have a shared car parking area with 317 car parking spaces including 9 spaces for disabled, 16 parent and child spaces and 73 spaces for the hotel (including 4 for disabled persons).
- 1.3 Outline planning permission for development for employment purposes to include a mix of Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) was granted in 2015. The application also includes a car showroom. The indicative masterplan indicates a maximum floorspace of 27,917 square metres. The illustrative masterplan shows this floorspace being accommodated in two units together with a separate building for the car showroom was granted in 2015 (ref. 14/01035/OUT). This permission is subject to 34 conditions.

- 1.4 Access in to the site is proposed from the existing access from the Barnwood Bypass by way of a new traffic all movement light controlled access. The existing arrangement includes a left in and left out priority controlled junction.
- 1.5 The current application as originally submitted seeks to vary the conditions attached to the outline permission to allow for the phased development of the site. The application originally sought to amend the conditions 1, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 27 and 33.
- 1.6 Following the advice received from consultees the application was amended to exclude amendments to conditions 7, 12 and 15 which relate to biodiversity, drainage and tree protection measures. The proposed amendments to the wording of the conditions are shown in italics in the list of recommended conditions in section 7.0 of the report.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 The following history relates to the current application site and the adjacent land now occupied by the hotel, public house, health and fitness club and ten pin bowling facility.
- 2.2 An application for the erection of restaurant, motel, filling station, picnic area and lorry park was granted outline planning permission 5<sup>th</sup> February 1991 (ref. 51149/01/OUT) and subsequently renewed on 26<sup>th</sup> October 1993 (51149/02/OUT).
- 2.3 An application for the erection of a public house, night club, health club, restaurant and car park was refuse outline planning permission on 9<sup>th</sup> June 1994. The applicants appealed against the decision and submitted an alternative outline application (ref. 94/05164/OUT) for the erection of a bowling club, health club, restaurant and drive through restaurant and car parking. This application was granted outline planning permission on 21<sup>st</sup> March 1995 and the appeal against the previous refusal was withdrawn. The subsequent application for approval of reserved matters was granted on 16<sup>th</sup> December 1997.
- 2.4 On 30<sup>th</sup> October 1996 two applications were received for the following:  
  
96/00668/OUT – Outline application for the erection of a multiplex cinema and associated car park (siting and means of access not reserved).  
  
96/00669/OUT – Outline application for leisure development including bowling/entertainment centre, health club and restaurant (siting of buildings, car parking and means of access not reserved).  
  
The applicants appealed on the grounds of non-determination on both applications. The appeals were withdrawn in January 1998 following the approval of reserved matters for the bowling centre/health club and restaurants.

- 2.5 A duplicate application for the erection of a multiples cinema and associated car park (97/00192/OUT) was submitted on 11<sup>th</sup> March 1997 and withdrawn on 15<sup>th</sup> March 1999.
- 2.6 An application for the erection of a hotel and public house/restaurant was subsequently allowed on appeal and the development has been completed.
- 2.7 Outline planning permission was granted on 22<sup>nd</sup> September 2015 for a mixed use employment development (Use Classes B1, B2 and B8) and car showroom (ref. 14/01035/OUT). All matters were reserved with the exception of the means of access and scale.
- 2.8 Planning permission for the erection of a three storey extension to the existing hotel (use class C1) to provide 21 additional bedrooms; reconfiguration of the car park to provide a net increase of six parking bays and extension to existing pub garden was granted on 17<sup>th</sup> June 2016 (ref 16/00262/FUL).

### **3.0 PLANNING POLICIES**

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

#### **National Guidance**

- 3.2 National Planning Policy Framework (NPPF) and Planning Practice Guidance.

#### **Development Plan**

#### **Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)**

- 3.3 Relevant policies from the JCS include:

SD1 - Employment  
 SD3 – Sustainable design and construction  
 SD4 – Design requirements  
 SD6 – Landscape  
 SD9 – Biodiversity and geodiversity  
 SD14 – Health and environmental quality  
 INF1 –Transport network  
 INF2 – Flood risk management  
 INF3 – Green Infrastructure

#### **City of Gloucester Local Plan (Adopted 14 September 1983)**

- 3.4 The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 215 of the 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.*' Therefore it is considered that the 1983 Local Plan is out-of-date and superseded by later planning policy including the NPPF and the Joint Core

Strategy. None of the saved policies are relevant to the consideration of this application.

### **Emerging Development Plan Gloucester City Plan**

- 3.5 The Gloucester City Plan (“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. As the Plan is at an early stage, it is considered that it carries limited weight in accordance with paragraph 216 of the NPPF

### **Other Planning Policy Documents Gloucester Local Plan, Second Stage Deposit 2002**

- 3.6 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. 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:

#### **E.4 – Protecting Employment Land**

- 3.7 All policies can be viewed at the relevant website address:- national policies: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>  
Gloucester City policies: <http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

## **4.0 CONSULTATIONS**

- 4.1 **Highways England** – No objection is raised.
- 4.2 **Environment Agency** – No objection.
- 4.2 **Highway Authority** – Of the previously recommended highway conditions only those relating to the provision of fire hydrants, vehicle access and the submission of a construction method statement are proposed to be amended to allow for the phasing of the development. This is considered acceptable and no highway objection is raised.
- 4.3 **Drainage Advisor** – Raised concerns in relation to the original proposal to amend condition 12 relating to drainage. The applicant has since withdrawn the request to amend condition 12.
- 4.4 **City Archaeologist** – No objection to the implementation of the archaeological condition on a phased basis.

- 4.5 **Contaminated Land Advisor** – No adverse comments in relation contaminated land.
- 4.6 **Tree Officer** – No justification has been given to vary the existing condition relating to the requirement for tree protection measures. The applicant has since withdrawn the request to amend condition 15.

## **5.0 PUBLICITY AND REPRESENTATIONS**

- 5.1 Neighbouring properties were notified and press and site notices were published. No letters of objection have been received.
- 5.2 The full content of all correspondence on this application can be viewed on:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

## **6.0 OFFICER OPINION**

### **Legislative background**

- 6.1 An application under Section 73 of the 1990 Act allows for the variation or removal of conditions associated with an existing planning permission. This application seeks to vary conditions to allow for a minor material amendment.
- 6.2 The National Planning Practice Guidance (PPG) advises that there is no statutory definition of ‘minor material amendment’ but that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 6.3 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.
- 6.4 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.
- 6.5 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.
- 6.6 The application proposes to amend a number of conditions attached to the outline planning permission permitted under application 14/01035/OUT to allow for the development to be undertaken on a phased basis. The

amendments will allow for the submission of the information required by condition to be submitted relating to individual phases of development as opposed to the site as a whole. The details approved will then subsequently be implemented for each individual phase. The conditions that the application seeks to amend are:

Conditions 1, 3 and 4 (matters relating to the submission of the reserved matters), 6 (noise management plan), 9 (archaeology), 10 (materials), 11 (contaminated land), 13 (landscaping scheme), 14 (implementation of approved landscaping), 16 (flood management plan), 17 (construction method statement), 18 (hours of construction), 19 (restriction on use of power tools during construction), 22 (lighting scheme), 27 (vehicular access) and 33 fire hydrants).

All other conditions will remain unchanged.

- 6.7 The proposed changes are considered to be insignificant and reasonable in the context of the original planning permission to allow the development of the land to proceed on a phased basis and therefore are acceptable.

#### Conclusion

- 6.8 The principle of development for the development of this site was established by the granting of outline planning permission in 2015. The current application seeks only to amend 16 of the conditions attached to the original outline planning permission. The proposed changes will allow the development to proceed on a phased basis and do not change the overall requirements or wording of the conditions. All other matters in relation to the previous application remain unchanged.

- 6.9 The proposal is therefore considered acceptable in accordance with the principles outlined in the NPPF and relevant policies of adopted JCS. The proposed amendments to the wording of the conditions will not result in any adverse impact in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area. The proposal is acceptable and accordingly it is recommended that planning permission be granted.

## **7.0 RECOMMENDATIONS OF THE CITY GROWTH AND DELIVERY MANAGER**

- 7.1 That planning permission is granted subject to the following conditions:

#### Condition 1

Approval of details of the appearance, landscaping and layout (hereinafter called "the reserved matters") *for the development*, or phase of development, shall be obtained from the Local Planning Authority.

Application for approval of the reserved matters *for the development, or each phase of the development, on the site* shall be made to the Local Planning Authority before the 22<sup>nd</sup> September 2020.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 2

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last reserved matters to be approved.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 3

Approval of the reserved matters shall be obtained from the Local Planning Authority in writing before any development, *or phase of development*, takes place *on site*, *or that phase of development on site*.

Reason

To enable the Local Planning Authority to exercise proper control over these aspects of the development and to ensure that the development accords with local and national planning policy guidance.

Condition 4

Plans and particulars of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved *for the development*, *or that phase of development*, *on the site*.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 5

The development hereby approved shall be carried out strictly in accordance with the approved unnumbered site location plan received by the Local Planning Authority on 30th August 2014 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 Second Deposit City of Gloucester Local Plan (2002).

Condition 6

Details to be submitted for approval for reserved matters shall include a Noise Management Plan *for the development*, *or that phase of development*, to include any mitigation measures that may be necessary to control noise emanating from the site, *or that phase of the site* and ensure there is no adverse impact on the occupiers of neighbouring properties. The approved

scheme shall be implemented before the occupation of the unit to which it relates and maintained for the lifetime of the development.

Reason

In order to protect the amenity of occupiers of nearby properties in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 7

Details to be submitted for approval for reserved matters shall include a strategy identifying how the biodiversity of the site will be maintained over the long term and include the association with the Horsbere Brook and its importance with regards to green infrastructure. The approved scheme shall be implemented in accordance with a timescale to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the nature conservation interest and biodiversity of the site is protected in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 8

No development shall take place until full details of the proposed method, mitigation and translocation strategy for the Slow Worm population has been submitted to and approved in writing by the Local Planning Authority the approved strategy shall be carried out as approved.

Reason

To ensure that appropriate measures are in place prior to the commencement of any works to safeguard and maintain a protected species in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 9

No development or demolition (including all groundworks) shall take place within the application site, *or that phase of the site* until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation *for the site, or that phase of the site*, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost in accordance with paragraph 141 of the National Planning policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).



#### Condition 10

No development shall take place *on the site, or that phase of the site* until samples of materials to be used externally *for the development, or that phase of the development*, 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 ensure a satisfactory appearance of the development in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 11

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part D has been complied with in relation to that contamination.

#### **A. Site Characterisation**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, *or that phase of the site* whether or not it originates on the site. The contents of the scheme *for the site, or that phase of the site* are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report *for the site, or that phase of the site* is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- I. a survey of the extent, scale and nature of contamination;
- II. an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- III. An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

### **B. Submission of Remediation Scheme**

A detailed remediation scheme to bring the site, *or that phase of the site*, to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme *for the site, or that phase of the site*, must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme *for the site, or that phase of the site*, must accord with the provisions of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

### **C. Implementation of Approved Remediation Scheme**

The approved remediation scheme *for the site, or that phase of the site*, must be carried out in accordance with its terms prior to the commencement of development *on the site, or that phase of the site*, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works *on the site, or that phase of the site*.

Following completion of measures identified in the approved remediation scheme, *for the site, or that phase of the site*, a verification report (referred to elsewhere as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

### **D. Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development, *or that phase of the development* that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part A, and where remediation is necessary a remediation scheme *for the development, or that phase of the development* must be prepared in accordance with the requirements of part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme *for the development, or that phase of the development*, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part C.

### **E. Long Term Monitoring and Maintenance**

A monitoring and maintenance scheme *for the site, or that phase of the site*, to include monitoring the long-term effectiveness of the proposed remediation,

and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme *for the site, or that phase of the site*, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out *on the site, or that phase of the site*, must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### Reason

To ensure that appropriate measures are in place prior to the commencement of any works to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SD14 of the adopted Joint Core Strategy (2017).

#### Condition 12

The development hereby permitted shall not commence until details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the results of further investigations into exactly which brownfield areas drain to the existing balancing pond and proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage (SUDS). The approved scheme shall be implemented prior to the first use of the development and maintained thereafter for the life of the development. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

#### Reason

There is currently a lack of clarity over exactly which pre-development brownfield areas drain to the existing balancing pond. To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), Paragraph 103 of the National Planning Policy Framework and to ensure that the existing brownfield rates are reduced in accordance with Gloucester City Council's SFRA (Strategic Flood Risk Assessment). The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

#### Condition 13

No development shall commence on site, *or that phase of the site*, or machinery or materials brought onto the site, *or that phase of the site*, for the purpose of development until a landscape scheme *for the site, or that phase*

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

#### Reason

To ensure that appropriate measures are in place prior to the commencement of development to ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 14

The landscaping scheme approved under condition 13 above *for the site, or that phase of the site*, shall be carried out concurrently with the development hereby permitted *on the site, or that phase of the site*, and shall be completed no later than the first planting season following the completion of the development *on the site, or that phase of the site*. 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 Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 15

All trees and hedgerows to be retained shall be protected in the course of construction works by secure fencing of a type and location to be agreed in writing by the Local Planning Authority prior to the commencement of development on any phase. The protective measures, which shall accord with BS5837 - Trees in Relation to Construction, shall be maintained throughout the construction period and no soil or materials shall be placed within the protected areas.

#### Reason

To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 16

Prior to the commencement of development *on the site, or that phase of the site*, a Flood Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Management plan shall include procedures for the evacuation of the site, *or that phase of the site*, in the event of flooding and the design and location of appropriate signage and flood warning notices to make employees and visitors to the site aware of the potential flood risk at the site, *or that phase of the site*, and evacuation procedures during times of flood. The approved Management Plan *for the site, or that phase of the site*, shall be implemented prior to the first occupation of the development *or that phase of development*, with the approved notices kept legible and clear of obstruction and maintained as such for the life of the development.

#### Reason

To ensure that appropriate measures are in place prior to the commencement of development to ensure that owners, occupiers and visitors to the site are aware that the site is at risk of flooding and have suitable evacuation procedures in place in accordance with the National Planning Policy Framework and in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 17

No development, *or phase of development*, shall take place, including any works of demolition, until a Construction Method Statement for the site, *or that phase of the site*, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period *on the site, or that phase of the site*. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. measures to control the emission of dust and dirt during the demolition and construction phases from ground works, haul roads, stockpiles and material handling/removal.
- vii. specify details of the light from security compounds
- viii. specify details for the storage of waste.

#### Reason

To reduce the potential impact on the public highway and to safeguard residential amenity and prevent pollution in accordance with Policies INF1 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and paragraph 35 of the National Planning Policy Framework.

#### Condition 18

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site, *or that phase of the site*, outside the following times: Monday-Friday 8.00am-6.00pm, Saturday 8.00am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

#### Reason

To protect the amenity of local residents in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 19

During the construction phase no power tools or machinery shall be used on the site *or that phase of the site*, 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 SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition20

No materials or substances shall be burnt within the application site during the construction phase.

#### Reason

To safeguard residential amenity and prevent pollution in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 21

During the full term of the construction (including preparatory groundworks) no construction traffic connected with any aspect of the development (including delivery vehicles) shall park on Liddington Road.

#### Reason

To safeguard residential amenity and prevent pollution in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 22

The development, *or phase of the development*, shall not be occupied until details of a lighting scheme to illuminate the external areas of the application site, *or phase of the site*, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the lighting fixtures, their location on the site/on the buildings, and the extent of illumination. The scheme *for the site, or that phase of the site*, is also to include details on how the impact of how floodlights and external lighting will be minimised. The

approved lighting scheme shall be implemented prior to the commencement of the use of the development, *or phase of the development* and maintained for the duration of the use of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason

To reduce unnecessary light pollution and its impact upon crepuscular fauna, to safeguard local amenities and in the interests of crime prevention in accordance with Policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 23

No built development shall take place within Flood Zones 2 and 3 as identified on the Environment Agency Flood Maps.

Reason

To protect the development from flooding in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 24

There must be no buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the bank of the Horsbere Brook unless agreed otherwise in writing by the Local Planning Authority.

Reason

To maintain access to the watercourse for maintenance or improvement and provide overland flood flows in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 25

The total provision of gross floorspace in each Use Class shall not exceed:

- 11,973 square metres of Class B1 (business use).
- 20,583 square metres of Class B2 (general industrial use).
- 20,538 square metres of Class B8 (storage or distribution use).

As defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

The total gross floorspace figure for Classes B1, B2 and B8 uses on the site shall not exceed 26,217 square metres.

Reason

In the interests of highway safety to ensure that there are no additional vehicle movements on the surrounding public highway that have not been assessed as part of the planning submission which would result on additional use of a road considered unsuitable to serve further development contrary to Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 26

The finished floor levels of the proposed units shall be set at least 300mm above surrounding ground levels.

#### Reason

To protect the development from flooding in accordance with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 27

Prior to the occupation of the development *or phase of the development*, hereby permitted, the vehicular access shall be laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The access arrangements shall be broadly in accordance with the submitted drawing no. 33150/PHL/202 Rev A. The approved access shall be shall be maintained in accordance with the approved details thereafter.

#### Reason

To reduce potential highway impact by ensuring that a safe and secure access is laid out and constructed that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraphs 32 and 35 of the National Planning Policy Framework.

#### Condition 28

Unless full details of a scheme of alternative floorspace combinations is submitted to and approved in writing by the Local Planning Authority no greater than 1,900 square metres of Class B1 Use or 7,000 square metres of Class B2 Use or 2,900 square metres Car Showroom use, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), shall be brought into beneficial use prior to the Elmbridge Improvement Scheme drawing no SD 25988.P.002 Rev U being implemented.

#### Reason

To ensure that the Elmbridge Court Roundabout junction has sufficient capacity to accommodate the additional vehicle movements generated by the development in accordance with Paragraph 32 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

#### Condition 29

Prior to works commencing on the new signalised junction with the A417 and site access road the existing lay-by on the southbound carriageway shall be relocated to the north of the railway bridge in accordance with details to be submitted to and approved in writing by the Local Planning Authority and completed in all respects. These details shall be broadly in accordance with drawing no PHL-203 Rev C.



### Reason

To reduce potential highway impact by ensuring that a safe and secure access is laid out and constructed that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraphs 32 and 35 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

### Condition 30

No building on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public Highway to that building have been completed to at least binder course level and the footway(s) to surface course level.

### Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework.

### Condition 31

Prior to any works commencing on site details of the diversion (including any temporary works required to maintain safe use) of the existing cycleway/footway from Welveland Lane to Liddington Road shall be submitted and approved in writing by the LPA, those details once approved shall be implemented prior to occupation of the proposed development.

### Reason

To ensure that appropriate measures are in place prior to the commencement of development to minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework.

### Condition 32

The approved Travel Plan shall be implemented in accordance with the details and timetable therein, and shall be continued thereafter, unless otherwise agreed in writing by the Local Planning Authority.

### Reason

To ensure that the opportunities for sustainable transport modes are taken up in accordance with paragraphs 32 and 36 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

### Condition 33

No development shall commence on site, *or phase of the site*, until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants for the benefit of the commercial development in a location agreed with the Local Planning Authority and should meet the

requirements of Building Regulations Approved Document B Volume 2 Sections 15 &16 (Fire Hydrants/Water Supplies and Vehicle Access). The commercial development buildings shall not be occupied until the hydrants have been provided to the satisfaction of the Local Planning Authority.

Reason

To ensure that appropriate measures are in place prior to the commencement of development to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Condition 34

No construction of any building shall commence until details of measures to discourage seagulls from nesting and roosting on the building have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the occupation of any building, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the appearance of the development and to avoid nuisance caused by nesting and roosting seagulls, in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Note 1

Work under this Approval, directly affecting a public right of way, should not be commenced until a Diversion Order is confirmed and operational.

Note 2

For the avoidance of doubt the indicative layout plan has been provided for illustrative purposes only to demonstrate that the scale of development proposed can be satisfactorily accommodated on the site.

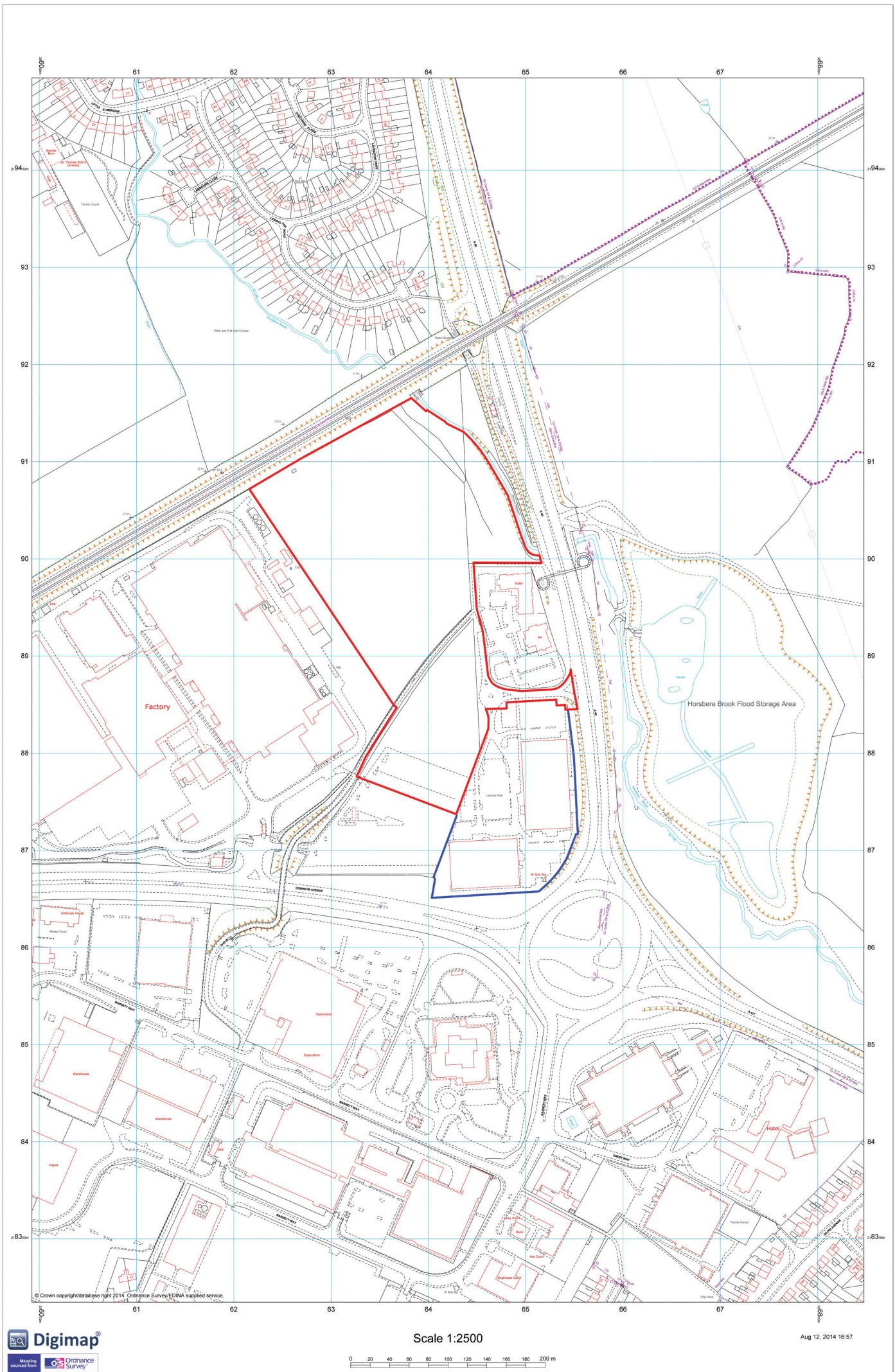
Decision: .....

Notes: .....

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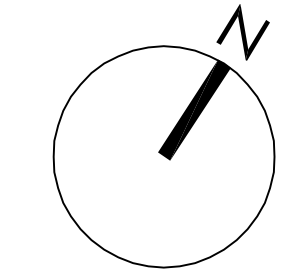
Person to contact: Caroline Townley  
(Tel: 396780.)





NO WARRANTY TO BE TAKEN FROM THIS DRAWING  
 The drawings are issued for the site and are the work of the consultant. The consultant does not accept any liability for any errors or omissions that may be present in the drawings and is not responsible for the accuracy of information provided.

**CDM - RESIDUAL RISKS**  
 The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design. Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.



**Floor Area Schedule**

**Proposed Industrial Unit**

14,244 m2 net floor area Work shop  
 6,294 m2 net floor area 2 storey Office  
 20,538 m2 gross floor area  
 397 Parking Spaces  
 18 Disabled Parking spaces  
 69 Cycle & M/Cycle Spaces

**Proposed Office Units**

5679 m2 gross floor area 3 storey Office  
 166 Parking Spaces  
 10 Disabled Parking spaces  
 38 Cycle & M/Cycle Spaces

**Proposed Car Showroom**

1,370 m2 ground floor area  
 330m2 First floor area  
 1,700m2 gross floor area  
 215 Parking Spaces  
 5 Disabled Parking spaces  
 6 Cycle & M/Cycle Spaces

- Notes**
- Existing Footpath to be diverted to new route.
  - Wildlife buffer maintained along eastern boundary and brook as advised by ecologist.
  - Area/capacity of balancing pond to be confirmed by separate drainage study.

Proposed Site Plan

C	Clients Amendments	16.03.15	MTS	MTS
B	Clients Amendments	18.03.15	MTS	MTS
A	First Issue	05.03.15	MTS	MTS
REVISIONS		Date	Drawn	Checked

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Project:  
 Severn Centre  
 Barnwood, Gloucester

Drawing title	Status
Masterplan 2015	PRELIMINARY
Scale - unless otherwise stated	1:1250 at A1
Drawing Number	130661/110
Rev	C



18/00299/FUL

Land At  
Barnwood Link Road  
Gloucester

Planning Committee 05.06.2018

