



# Gloucester City Council

## Planning Committee

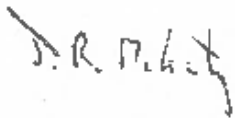
**Meeting: Tuesday, 4th February 2020 at 6.00 pm in Civic Suite - North Warehouse, The Docks, Gloucester, GL1 2EP**

<b>Membership:</b>	Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Derbyshire, Finnegan, Hanman, Hansdot, Hyman, Lugg, Toleman and Walford
<b>Contact:</b>	Democratic and Electoral Services 01452 396126 <a href="mailto:democratic.services@gloucester.gov.uk">democratic.services@gloucester.gov.uk</a>

## AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 7 - 10)  To approve as a correct record the minutes of the meeting held on 3 <sup>rd</sup> December 2019 as the meeting scheduled for 7 <sup>th</sup> January 2020 was cancelled.
<b>4.</b>	<b>LATE MATERIAL</b>  Please note that any late material in respect of the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day of the meeting.
<b>5.</b>	<b>MANOR GARDENS, BARNWOOD ROAD GLOUCESTER - 19/00672/FUL</b> (Pages 11 - 36)  <b>Application for determination:-</b>  Demolition of existing housing (23 units) and redevelopment of site to provide 46 new build dwellings (16 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 4 no. 3 bedroom houses and 2 no. 3 bedroom bungalows), formation of new access to North Upton Lane and provision of parking, landscaping, external works and stores for bikes, refuse, plant etc.
<b>6.</b>	<b>32 HAYWARD CLOSE, GLOUCESTER - 19/01127/FUL</b> (Pages 37 - 48)  <b>Application for determination:-</b>

	Single and two storey rear extension.
<b>7.</b>	<b>DELEGATED DECISIONS</b> (Pages 49 - 60)  To consider a schedule of applications determined under delegated powers during the month of December 2019.
<b>8.</b>	<b>DATE OF NEXT MEETING</b>  Tuesday, 3 <sup>rd</sup> of March 2020.



**Jon McGinty**  
**Managing Director**

**Date of Publication: Monday, 27 January 2020**

## NOTES

### **Disclosable Pecuniary Interests**

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area.  For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
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### **HUMAN RIGHTS**

In compiling the recommendations on the following reports we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence); Article 1 of the First Protocol (Right to the use and enjoyment of property) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 and also Article 1 of the First Protocol of adjacent occupiers. On assessing the issues raised by the applications no particular matters, other than those referred to in the reports, warrant any different action to that recommended.

### **EQUALITY ACT 2010**

In considering this matter, full consideration has been given to the need to comply with the Public Sector Equality Duty under the Equality Act 2010 and in particular to the obligation to not only take steps to stop discrimination, but also to the promotion of equality, including the promotion of equality of opportunity and the promotion of good relations. An equality impact assessment has been carried out and it is considered that the Council has fully complied with the legal requirements.

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## **PLANNING COMMITTEE**

**MEETING** : Tuesday, 3rd December 2019

**PRESENT** : Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Derbyshire, Hanman, Hansdot, Hyman, Lugg, Toleman and Walford

**Officers in Attendance**

Technical Planning Officer

Principal Planning Officer

Planning Officer

Planning Assistant

Solicitor, One Legal

Democratic and Electoral Services Officer

**APOLOGIES** : Cllrs. Finnegan

**1. DECLARATIONS OF INTEREST**

No declarations were made on this occasion.

**2. MINUTES**

The minutes of the meeting held on 5th November 2019 were confirmed and signed by the Chair as a correct record, subject to an amendment to reflect Councillor Hyman's apologies at the previous meeting.

**3. LATE MATERIAL**

Late material had been circulated in relation to Item 4, (RAOB Social Club - 17/00658/OUT) and Item 5, (Former Interbrew - 18/01444/FUL)

**4. RAOB SOCIAL CLUB 87 - 91 SOUTHGATE STREET, GLOUCESTER - 17/00658/OUT**

The Principal Planning Officer presented the report detailing an application for the demolition of the remainder of the former RAOB Club and construction of 14 units (C3) together with landscaping and associated works (landscaping reserved). The

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decision was previously deferred to allow for full consideration of the latest responses from Natural England and the County Highways Authority.

The Principal Planning Officer responded to Members' questions as follows:

- The Whitesmith building would be separate from the surrounding buildings.
- Correspondence had been received from Natural England in relation to the conservation of Alney Island.
- Natural England were under pressure to conserve Alney Island as a response to the potential increase of users.
- Natural England had provided assurances that the proposed measures would assist with the conservation of the Island.

Members Debate:

Councillor Toleman stated that he was pleased that the application would be going ahead. He noted that he had been concerned about the original refusal but would vote in favour of the application.

Councillor Hyman stated that he would not have supported the application originally but was pleased with the amendments and would now vote in favour of it. He noted that he wished to see all amendments carried out.

The Chair moved, and the Vice-Chair seconded the Officer's recommendation.

**RESOLVED that:** - Planning permission be granted subject to completion of a s106 obligation to secure the affordable housing, highways and ecology contributions.

and

Subject to delegation on condition 16.

**5. FORMER INTERBREW, EASTERN AVENUE, GLOUCESTER - 18/01444/FUL**

The Principal Planning Officer presented the report detailing an application for the demolition of vacant buildings and comprehensive redevelopment for employment units falling within Use Classes B1, B2 and B8 (totalling 9,574 sqm); a DIY retail warehouse within Use Class A1 (4,703 sqm); a 44 bedroom hotel within Use Class C1 with associated restaurant/pub within Use Class A3/A4 (2,018 sqm); and a drive-thru restaurant within Use Class A3/A5 (totalling 255 sqm); together with associated car parking, servicing and access; landscaping and all associated works.

The Principal Planning Officer responded to members questions as follows:



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- It was a requirement that all conditions were met. If a condition was not adhered to, then the relevant officer would be permitted to take action.
- There were 2 access points on Eastern Avenue. There would be less of a build up of traffic as there would be opportunity to take an early right turn before the main site.
- The junction was 'forward thinking' and would prioritise cycle and pedestrian movement.
- The junction would have a right turn filter, meaning that the right turn would be unobstructed.
- A further condition for the applicant to provide Gull Protection measures could be proposed.

The Chair moved, and the Vice-Chair seconded the officer's recommendation with a further condition as above:

**RESOLVED THAT:-** Planning permission be granted subject to the conditions outlined in the late material and an amendment to condition 17.

and

Subject to Gull Protection Measures being introduced on the site.

**6. 16 HETHERSETT ROAD, GLOUCESTER - 19/00487/FUL**

The Planning assistant presented the report detailing an application for a 2-storey kitchen/diner and bedroom rear extension.

The Chair moved and the vice chair seconded the officers recommendation.

**RESOLVED THAT:-** Planning Permission be granted.

**7. DELEGATED DECISIONS**

The schedule of applications determined under delegated powers during the month of October 2019 was noted.

**RESOLVED that:** - The schedule be noted

**8. DATE OF NEXT MEETING**

Tuesday, 7th January 2020.

**Time of commencement: 18:00pm**

**Time of conclusion: 18:41pm**

**Chair**

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## GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	03.12.19
Address/Location:	Manor Gardens, Barnwood Road Gloucester
Application No:	19/00672/FUL
Ward:	Barnwood
Expiry Date:	
Applicant:	Barnwood Trust
Proposal:	Demolition of existing housing (23 units) and redevelopment of site to provide 46 no. new build dwellings (16 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 4 no. 3 bedroom houses and 2 no. 3 bedroom bungalows), formation of new access to North Upton Lane and provision of parking, landscaping, external works and stores for bikes, refuse, plant etc.
Report by:	Ron Moss
Appendices:	Site location and site layout plan

### 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located on the south side of Barnwood Road in a predominantly residential area, just over 3 kilometres to the east of the city centre. The site covers an area of approximately 2.5 square kilometres and has road frontages to Barnwood Road to the north and North Upton Lane to the east, as well as a road connection to Weir Bridge Close to the west.
- 1.2 The site includes the Grade II Listed former Manor House and a community of sheltered bungalows, set within landscaped grounds with mature trees, some covered by a Tree Preservation Order. Wotton Brook crosses the southern part of the site. The site also includes a former NHS facility, Wheatstone House, located towards the east of the site and accessed from North Upton Lane.
- 1.3 The Manor House grounds specifically comprise a central garden surrounded by the above mentioned self-contained bungalows that were built in the 1980's. The bungalows are bordered by landscape walkways, which also run along the fenced off Wotton brook. Beyond the brook are further bungalows as well as a public footpath linking Upton Lane with a modern estate of houses built in the grounds of the former Barnwood House to the west. A number of large specimen trees and sections of the ramped brick garden are now all that remain of this former private garden.
- 1.4 The Manor House itself is a red brick building with stone, moulded brick details, slate tiled roof and chimneys. It is accessed via a wide tarmacked drive way and now has a small fenced garden and patio to the rear. The single depth house has been extended during the 19<sup>th</sup> and 20<sup>th</sup> centuries, but retains the northern frontage with its elegant and symmetrical c1740 origins. The House and the surrounding site are occupied by the Barnwood Trust who are a charitable organisation that provide care and accommodation for people with physical and mental health disabilities.
- 1.5 The full application proposes the demolition of the existing 23 1980's built self-

contained bungalows and replace them with 46 dwellings. The new build elements would be as one, two and three storey forms. Overall there would be 16 x 1 bedroom apartments, 3 x 2 bedroom wheelchair apartments, 21 x 2 bedroom apartments, 4 x 3 bedroom houses and 2 x3 bedroom bungalows. The two storey housing would be positioned nearest to the Manor House with the three storey apartment accommodation located slightly further away. There is an application to create a community activity hub with 2 two bedroom apartments in the Manor House itself, which is subject to a separate planning application.

- 1.6 The main entrance to the site would remain from Barnwood Road and this would provide access to an entrance forecourt with parking, servicing, waiting and drop off areas. A secondary entrance on to North Upton Lane would serve the apartments in the southern part of the site, while the existing entrance on this road would be downgraded from vehicular to just pedestrian. The two proposed bungalows south of the brook would gain access from Newstead Road. Car parking provision is shown in the following locations: 35 parking spaces plus a mini bus drop off space along the Barnwood Road frontage; 22 parking spaces accessed from North Upton Lane; 4 parking spaces for the two bungalows accessed from Newstead Road; 11 parking spaces accessed from Weir Bridge Road after demolition of the garage block. This would give a total of 72 car parking spaces. 40 cycle parking spaces are shown and the application has been accompanied by a travel plan.

## 2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
19/00834/LBC	Removal of rear single storey extension and front lift shaft, internal and external alterations and extension to create a community activities hub (including community kitchen, changing and w.c. facilities, games room, IT / library, office and meeting room) and creation of 2 two bedroom apartments.	Pending Consideration	
17/00346/COU	Change of use from dwelling house to house for multiple occupation for 9 no. students	GSC	23.06.2017
44/01721/HIST	13300 (P/1191/73):- Change of use from residential to nursing home	Z45WDR	
15/00617/NMA	Non material amendment to dormer window	NPW	18.05.2015
15/00628/FUL	Enlargement of dormer window in north west elevation.	G3Y	11.08.2015
15/01143/FUL	Enlargement to dormer window	G3Y	01.10.2015
17/01153/NMA	Enlargement to dormer window	ROS96	24.11.2017
17/01330/FUL	Extension of approved dormer to existing adjacent dormer	REFUSE	23.01.2018
98/00526/COU	Change of use from C2 Nursing Home to C3 Residential Home.	PDV	26.10.1998
08/01587/COU	Change of use from C3 residential dwelling to C2 residential care home and creation of new vehicular access.	G3Y	02.02.2009

12/00440/FUL	Proposed Residential Development comprising of 3 detached dwellings, associated car parking, garaging and landscaping. (Alternative proposal to scheme previously allowed at appeal).	G3Y	03.08.2012
12/00582/FUL	Two storey rear extension, plus alterations to the side elevation and erection of front porch.	G3Y	17.08.2012
13/00105/NMA	Non material amendments to planning permission 12/00582/FUL to make alterations and additions to the approved fenestration	NOS96	22.02.2013
11/00964/LBC	Internal and external alterations to Grade 2 listed building.	WDN	12.03.2014
12/00625/LBC	Installation of insulation on the inside of external walls in rooms on the south-west and north-west corners of the building	G3L	10.01.2013
17/00462/LBC	Construct internal insulation to the inside of the external walls of the ground floor hall	RET	19.06.2017
17/00584/LBC	Construct internal insulation to the inside of the external walls and insertion of rooflights.	REFLBC	25.10.2017
17/01155/LBC	To install timber framing ready to accept an approved insulation material. This will allow a floor covering to be laid	RET	08.02.2018

### 3.0 RELEVANT POLICY

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

#### 3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

#### 3.3 Development Plan

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

SP1 - The need for new development  
 SP2 – Distribution of new development  
 SD3 – Sustainable design and construction  
 SD4 – Design requirements  
 SD6 – Landscape  
 SD8 – Historic Environment  
 SD9 – Biodiversity and geodiversity  
 SD10 – Residential development  
 SD11 – Housing mix and standards  
 SD12 – Affordable housing  
 SD14 – Health and environmental quality  
 INF1 –Transport network  
 INF2 – Flood risk management  
 INF3 – Green Infrastructure  
 INF4 – Social and community Infrastructure  
 INF6–Infrastructure delivery  
 INF7 – Developer contributions

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

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 213 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.

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

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 pre submission version of the Gloucester Local Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 February 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited - moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

A1 – Effective and efficient use of land and buildings

A2 – Affordable Housing

A5 - Specialist Housing

A6 – Accessible and adaptable homes

C1 – Active design and accessibility

D1 - Historic Environment

E2 – Biodiversity and geodiversity

E5 – Green Infrastructure; Building with nature

E6 – Flooding, sustainable drainage, and waste water

E8 – Development affecting Cotswold Beechwoods Special Conservation Area

F1 – Materials and Finishes

F2 – Landscape and Planting

F6 – Nationally described space standards

G1 – Sustainable transport

G2 – Charging infrastructure for electric vehicles

### 3.6 **Other Planning Policy Documents**

#### **Gloucester Local Plan, Second Stage Deposit 2002**

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. There are no relevant policies for this application.

## 4.0 **CONSULTATIONS**

### 4.1 **Highway Authority**

The Highway Authority raise no objection to the proposal, providing that there are conditions/ a legal agreement on any planning permission restricting the use to the Barnwood Trust Community only (private open market housing here with indicated provision considered likely to cause a deficit in onsite parking), a schedule of improvements to the surrounding footway network, the proposed vehicular access to North Upton Lane not to be brought in to use until the existing access here has been permanently closed for vehicles and for further Travel Plan details to be provided.

### 4.2 **Conservation Officer**

The Manor House is a Grade II listed heritage asset and is identified as being of special or

historical interest. As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses. The site proposed for development was originally the gardens of the Manor House. The principle of the demolition of the existing bungalows is not unacceptable. The current proposal however by virtue of the scale and density of the proposed development would harm aspects of the listed buildings garden setting which contribute positively to its significance, thereby neither preserving its special architectural or historic interest, nor sustaining its significance as a designated heritage asset. The harm would be less than substantial, albeit considerable and this harm should be taken in to account when reviewing the scheme and any public benefits.

#### **4.3 Landscape Adviser**

At present the site has a very pleasant, semi -private suburban feel with relatively low density of bungalows and other buildings set within attractive grounds that are well vegetated with mature trees and shrubs. The proposals are likely to lead to a significant change in character of the application site, especially within its eastern half. The height of the tallest of the proposed flats (block 4) would however be similar to that of the existing Manor House and thus the proposed height would not be incongruous. The character of the local area beyond the site is also quite varied and includes 3 storey buildings. Views in to the site are very limited and the proposed blocks of flats would likely be fairly well screened from public roads and footways beyond the site. The overall effect on local character is thus likely to be limited though not negligible.

#### **4.4 Tree Officer**

The Development Site Method Statement (DSMS) with regard to trees has now been updated, and the DSMS and the tree protection plan are considered acceptable. There is no objection to the proposal subject to these matters forming conditions on any approval.

#### **4.5 Contaminated Land Adviser**

No significant contamination concerns have been identified.

#### **4.6 Drainage Adviser**

The site is at very low risk of surface water flooding. The proposed Drainage strategy is to discharge surface water in to the Wotton Brook. This is considered an acceptable option given that the geology of the site is Blue Lias Clay which makes infiltration difficult. No objection is raised to the development subject to conditions for details of a Sustainable Drainage System and then for details of its management and maintenance.

#### **4.7 City Centre Improvement Officer (Environmental Protection)**

No objection to the proposed development subject to conditions on hours of construction, a dust management plan and electric vehicle charging points.

#### **4.8 Housing Strategy and Enabling Officer**

Barnwood Trust have stated that the development is not viable as either an open market or Affordable Development. They state that they are committed to delivering a scheme for households who have a disabled member and are willing to subsidise the development to meet their charitable objectives. They have offered to allocate 50% of the homes to people with local connection to Gloucester. Officers would recommend that nomination arrangements should be in-line with Homeseeker policy on local connection. All of the above would be via a voluntary agreement.

The proposal delivers a higher proportion of Category 2 dwellings than required by the City Plan. These homes are the equivalent to the former Life Time Homes Standard, and reflect best practice in delivering adaptable housing to meet the need of a diverse and aging society.

Barnwood Trust's desire to develop an intergenerational and mixed community is to be welcomed. The absence of any legal agreement means that this aim has not been formalised.

**4.9 Urban Design Adviser**

No objection. The architectural appearance of the buildings is modern and of high quality. The layout respects the open character of the site and the area of the site covered by buildings remains similar to as existing, albeit with additional units gained from higher buildings.

**4.10 Ecology Advisor**

No objection to the proposal subject to a condition on any planning permission requiring that the recommendations outlined in Chapter 4 of the Ecology report in relation to bat foraging corridors and lighting, bat roost advice, Wotton Brook protection, nesting birds, hedgehog mitigation and invasive weeds be implemented.

**4.11** The applicants report (appropriate assessment) to inform Habitat Regulations Assessment Stage 1 and Stage 2 has also been reviewed. This report assesses the pathways to likely significant effects (HRA Stage 1) of the development proposals upon relevant designated Natura 2000 sites and subsequently assesses whether these would lead to an adverse effect upon the integrity of such designated Natura sites (HRA Stage 2). The Natura 2000 sites identified by Natural England with the potential to be affected by visitor pressure from the proposed new development are Cotswold Beechwoods SAC (3.9km from development) and the Severn Estuary SPA and Ramsar site (circa 15km from development). Due to the distance of these Natura 2000 sites from the proposed development, no other likely significant effects are considered relevant.

**4.12** The conclusion of the appropriate assessment was that the impacts of increased visitor levels would be so small that there would be no significant effect on the Natura 2000 sites. It is recommended that as an additional measure homeowner packs are distributed to each residential unit to make the residents aware of the numerous areas of public space within Gloucester City and best practice guidelines to avoid damaging habitats//disturbing wildlife. In conclusion subject to these measures forming conditions on any approval, the proposed development would not affect the integrity of Cotswolds Beechwood SAC and the Severn Estuary SPA and Ramsar.

**4.13 Archaeology**

The desk based assessment submitted by the applicant has been reviewed. It concludes that the site has the potential to contain heritage assets of archaeological interest of prehistoric or Roman date (potentially Palaeolithic deposits and inhumations of Roman date.). Access constraints have made evaluation slightly difficult, however there is no objection to the proposal subject to conditions on any approval for an archaeological evaluation, details of foundations and potential necessary mitigation.

**4.14 Severn Trent Water**

No objection subject to a condition for disposal of foul and surface water.

**4.15 Natural England**

No objection, subject to the mitigation measures set out in the appropriate assessment being secured.

**4.16 Civic Trust**

The panel has no objection to the style of the architecture, but would prefer to see buildings which are no more than 1.5 storeys in height. The proposal constitutes overdevelopment.

**5.0 PUBLICITY AND REPRESENTATIONS**



- 5.1 Neighbouring properties were notified and press and site notices were published.
- 5.2 11 letters of objection received, raising the following issues
- a) The proposal would fail to respond positively to the character of the area, which is of 2 storey detached and semi-detached properties set back from the highway edge.
  - b) The proposal would not be of appropriate design, scale and form, and would therefore be contrary to policy SD4 of the Joint Core Strategy.
  - c) The failure to respond positively to the character of the area would ensure that the proposal would be contrary to Section 12 and paragraph 127 of the National Planning Policy Framework.
  - d) Block 4 is shown as a large 3 storey building that would dominate the street scene of North Upton Lane.
  - e) The indicated raised walkways are representative of 1960's/1970's inner city, high rise flats.
  - f) The height and scale of the proposals would be overbearing on the existing dwellings in Manor Gardens and Weir Bridge Close.
  - g) The proposal due to its height and scale would cause harm to the character and setting of the listed Manor building, thereby making it contrary to policies SD8 and SD10 of the JCS.
  - h) The two proposed bungalows would fall within the untouched part of the historic gardens.
  - i) The proposal by reason of its height and location would result in an unacceptable loss of light to the residents of 17 and 18 Manor Gardens.
  - j) Loss of light to future occupants due to existing trees.
  - k) Potential for overlooking between occupiers of the proposed blocks, particularly between Block 4 and Block 1 and from Blocks 1 and 2 to the proposed houses.
  - l) The proposed balconies would lead to the potential for the overlooking of neighbouring properties in North Upton Lane.
  - m) For the above reasons the proposal would be contrary to policy SD14 of the JCS.
  - n) The submitted ecology appraisal establishes that a number of the trees on Wotton Brook support roosting bats, while the brook provides suitable foraging / commuting habitat for bats. Concern is raised that light pollution from the proposal could have an unacceptable impact on bat foraging and commuting routes. The proposal therefore can not satisfy policy SD9 of the JCS.
  - o) A number of mature trees appear likely to be removed as part of this proposal and there is potential to cause damage to other trees. Further information should be provided.
  - p) The application proposes the relocation of the existing vehicular access closer to the road access with Lilliesfield Avenue, which could result in conflict between pedestrian and vehicle users in this area.

- q) The proposed removal of the existing 4 bollards on North Upton Lane raises concerns for pedestrian safety as they were put in to stop vehicles from mounting the kerb to turn left on to Barnwood Road, when traffic backs up along North Upton Lane.
- r) Tracking diagrams need to be provided for the refuse vehicle before a decision is made on the application.
- s) Number of car parking spaces would appear insufficient for the number of new dwellings, which could lead to parking in neighbouring streets to the detriment of the amenity of occupiers living on the street. Furthermore no visitor parking appears to be provided for the tradesmen, carers and emergency vehicles.
- t) The proposed car parking is shown scattered around the edges of the site and not where it would be most needed, close to the accommodation as the apartments would be geared to those with ability issues. Also why are there so many cycle racks shown.
- u) Concern as towards future ownership and occupation of the units and the impact that might have on vehicle numbers. The homes appear to currently be on subsidised assisted housing rental agreements with the tenants and what would prevent sell off for residential development opportunities. If housing were sold, then there would be no landlord to resolve parking disputes.
- v) It is stated that the pedestrian access on North Upton Lane is to increase foot traffic to Barnwood Road, however the only crossing point is a zebra crossing further down Barnwood Road. This could make a big difference to people with limited mobility.
- w) Loss of sunlight to properties in North Upton Lane, in particular no.1.
- x) There is potential for the brook to flood.
- y) Concern in relation to the environmental harm from the demolition and construction phase. The whole redevelopment would be likely to cause significant disruption to the neighbouring occupiers and surrounding road ways.
- z) Excessive number of two bedroomed flats in the proposal in relation to one bedroomed flats , which is contrary to local need.
- aa) People with ability needs should surely be better located in ground floor development rather than on first or second floors.
- bb) Too much development is shown concentrated in a small area, and a divide both physical and community wise, will be created in relation to the existing lower scale bungalows.
- cc) The proposed footbridge across the brook would create a security problem as people would use it to short cut to North Upton and Barnwood Lane. The path from Weir Bridge Close could equally be a security problem, potentially used by bikes and moped riders.
- dd) The peaceful, tranquil and therapeutic ambiance that currently exists on the site would be lost.

5.3 1 letter of support received, stating the following:-

- a) There is a need for good quality accessible housing;
- b) The scheme is to be applauded for being a well designed modern, attractive and accessible scheme with good connectivity;

- c) The proposal would make effective use of the site and retains the character and setting of the dwelling house.

5.4 The following 2 objections have been received in relation to the revisions to increase the car parking:-

- a) There is still insufficient car parking provision for the carers, family and other visitors to the site.
- b) Some concerns expressed that the new parking spaces impede access from the parking area to footpaths, would reduce turning abilities and have involved the loss of a couple of trees.
- c) The number of two bedroomed units has increased

5.5 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

### 6.1 ***Legislative background***

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 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.

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

- Principle
- Design, layout and landscaping
- Impact on the Listed Building
- Archaeology
- Affordable Housing
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Ecology
- Economic considerations

### ***Principle***

6.5 Policy SD10 of the JCS allows for infilling within the existing built up areas of the City Gloucester. In terms of the broad principles of development, the site is within the built up area of the City, is in a sustainable location for residential use and would contribute to housing supply.

6.6 As the site is located within the built up area of the city, the principle of development is considered to be acceptable in accordance with JCS Policy SD10, subject to

assessment against other planning considerations in the remaining sections of this report.

### ***Design, Layout and Landscaping***

- 6.7 The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD4 sets out requirements for high quality design, while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network.
- 6.8 The applicant Barnwood Trust provides accommodation for people with disabilities and mental health challenges. It has a strategy of seeking to provide more inclusive accommodation and is seeking to move away from the more traditional institutionalised approach. The concept here is to construct a scheme that builds in belonging to obtain a more inclusive community with an element of the development being open to able persons to help obtain a mixed and balanced community.
- 6.9 The proposed new buildings consist of one, two and three storey forms, with the lower two storey houses placed in close proximity to the Manor House and the highest three storey element positioned further away by the brook. One of the key design concepts is to maintain as much of the attractive lawned and treed gardens as possible as it is recognized that this is very much part of the character of the area. The proposed development is therefore predominantly shown to the east of the site to allow the central grassed and treed area to remain intact and remain a focal feature. Additional development is then shown to the south, with the existing bungalows bordering the main garden area to the west and the listed Manor House building bordering to the north.
- 6.10 The majority of the units would be provided in the apartment blocks. To break up the massing of the apartment blocks, they have been designed to appear as separate houses in perpendicular orientation to one another and stepping down the site with the natural drop of the landscape. This helps create a variety of built forms with differing storey heights. In the middle of the apartment blocks is then shown a parking court, while the ground floor apartments all would have space for a buggy to be parked outside their door. Open deck walkways would link the apartments, allowing people to interact with their neighbours in line with the inclusivity concept, while double aspect windows would provide good viewing and surveillance. This would be further enhanced by full height windows for the lounges and bedrooms. The provision of external space in the form of balconies and terraces would then allow even the non ground level dwellings to have personal amenity space.
- 6.11 The apartments are all shown with generous space standards of 58 – 78 square metres, which would be well above national minimum space standards. Within each of the individual apartments, consideration has been given to the Wheel Chair Housing Guide and Lifetime Homes Standards with layouts set for wheel chair users and apartments 'care ready' to allow for future adaptations to suit changing needs. The apartments would all exceed Part M Category 2 of Building Regulations in accordance with emerging policy C1.
- 6.12 The four proposed houses would be given private garden space as would the two bungalows. The houses would look out over the shared play area and are shown located between the apartments and the listed Manor House. The two bungalows would then be located to the south of the site at the end of Newstead Road. This part

of Newstead Road is characterized by bungalows and the two bungalows would accord with the street scene. They would also all be fitted out as fully wheelchair accessible to Category M Part 3.

- 6.13 In terms of appearance the apartment blocks and houses have sought to mimic design features from the listed Manor House, including steep pitched roofs with natural slate or similar, first floor string courses, gable ends, chimneys and dormers. Further detailing would include recessed brick work, textured brick patterning and soldier courses, with the brick choice proposed as light and red multi bricks to again ensure the development would relate to the listed building. At the same time the proposal has also introduced some more modern features including providing the dormers on the apartments in powder coated aluminum and metal work, large feature windows to habitable rooms, glazed bricks located at front entrances to aid wayfinding and the open deck walkways. It is considered that this design approach of combining traditional features of the listed Manor House with a modern approach of creating a light, spacious and airy development is acceptable in the context of Policy SD4 of the JCS.
- 6.14 As stated previously the landscape setting has played a key part in the design concept of this proposal, with the recognition of the benefits that the outdoor space, planting and greenery would bring to the inhabitants of the development. The grass land and trees within the centre of the site would form a large focal garden feature identified as 'the lawn' on the Landscape Masterplan with a residents terrace to the north and a wild flower meadow to the south. Further smaller garden areas are shown located off the main lawn in the form of the Quiet Garden, Water garden, Apple orchard and Cherry Walk. A Natural Play area and a herb and kitchen terrace would further compliment the landscape areas. These differing garden areas all interlink with each other, via the central lawn feature. Many of the trees on the site would be retained, while a condition on any approval would seek to ensure 'large' trees would constitute part of the detailed landscape plan.
- 6.15 The development would all be interlinked via a network of pathways through the site, including a new bridge across Wotton Brook. This would ensure good access/egress and permeability throughout and into/out of the site from Barnwood Road, North Upton Lane and Weir Bridge Road.
- 6.16 In light of the above it is considered that the design is of high quality in accordance with the requirements of the NPPF and Policy SD4 of the JCS.

#### **Impact on Listed Building**

- 6.17 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with development which affects a listed building or its setting, the local authority 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The property known as 'The Manor House' is a grade 11 designated heritage asset and is identified as being of special architectural and historic interest.
- 6.18 Policy SD8 of the JCS recognises the part that the City's built, natural and cultural heritage play in respect of local identity, quality of life and the economy. Heritage assets will be conserved and enhanced as appropriate to their significance. This is reflected in policy D1 of the emerging City Plan.
- 6.19 The Council's Conservation Officer (CO) has no objections to the demolition of the Wheatstone building and garages as these are not of historic or architectural value. There are also no objections to the demolition of the bungalows.

6.20 Nevertheless, the CO considers the development on the scale as proposed would be inappropriate for the historic context and harmful to the setting of the grade II Manor House, with the opinion that the scheme is of high density and massing in the context of the two storey Grade II designated asset and within its setting of the historic gardens. The CO has further concerns that the new proposed second entrance would result in greater areas of car parking and hardstanding within the garden area further exacerbating the harm. In conclusion the CO states that the proposal would cause harm, albeit less than substantial harm to this heritage asset. In the range of less than substantial harm the CO considers the proposal to be at the higher end, i.e. considerable.

6.21 Paragraph 196 of the National Planning Policy Framework states that *‘Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’* The less than substantial harm to the setting of the Grade II Listed Manor House can be balanced against the importance of providing a high quality inclusive development for persons with mental and physical needs. It is recognised that the proposal would bring a certain mass of development into the original grounds of the Manor House, however care has been taken to ensure the greater height and bulk of the scheme, i.e. the apartments are located at a distance from the Manor House itself. Key features of the Manor House are copied in to the development (see paragraph 6.13), the trees and lawned areas that form the character of the previous garden would be retained as much as possible and an innovatively designed development utilising linked walkways, big windows and upper level open areas. The design quality would be significantly higher than the existing buildings which are proposed to be demolished. Additionally, the proposal would provide large units both set up with adaptations and future proofed for further adaption. This proposal would be an enlightened approach to move away from a more traditional institutionalised scheme towards an inclusive mixed and balanced community development, seeking to provide buildings and an outdoor environment for the maximum benefit of the occupiers. The development would also add a further 23 much needed residential units towards the Council’s housing supply whilst the economic benefits arising both during and post construction weigh in favour of the development.

6.22 In light of the above, whilst considerable importance and weight is given to the fact that the proposal would result in less than substantial harm to the Grade II listed Manor House, on balance, it is considered that the public benefits arising from the proposals would outweigh that less than substantial harm.

### ***Archaeology***

6.23 The site has the potential to contain heritage assets of archaeological interest of prehistoric or Roman date (potentially Palaeolithic deposits and inhumations of Roman date.). The Council’s archaeologist states that there is no objection to the proposal subject to conditions on any approval for an archaeological evaluation, details of foundations and potential necessary mitigation.

### ***Affordable Housing***

6.24 The NPPF states that where local authorities have identified the need for affordable housing, policies should be set for meeting this need on site, unless off site provision or a financial contribution can be robustly justified. Policy SD12 of the JCS provides that a minimum of 20% affordable housing will be sought on sites of 11 or more dwellings in the Gloucester City administrative area. The supporting text at paragraph 4.13.6 explains that the policy reflects the viability of differing value areas that exist across the JCS, hence the requirement for a 40% contribution within

Cheltenham and Tewkesbury but only a 20% contribution within Gloucester. However, bullet 10 of the Policy provides that the viability of the site may enable additional levels of affordable housing to be provided. The emerging City Plan refers to a 25% affordable housing level. The Plan has recently been endorsed by the Council for consultation and submission. The evidence base supporting the City Plan supports the requirement for 25% and is more up to date than the JCS evidence base.

- 6.25 However, bullet point 9 of the Policy states that *'If a development cannot deliver the full affordable housing requirement, a viability assessment conforming to an agreed methodology, in accordance with Policy INF7 will be required...'*
- 6.26 In this case the applicant has submitted a viability appraisal to seek to demonstrate that there is insufficient viability in the scheme to provide affordable housing. This appraisal has then been assessed by an independent party appointed by the Local Planning Authority to ensure proper scrutiny.
- 6.27 The independent assessor has viewed the proposal by initially looking at a scenario where 35 of the 46 units would be a form of affordable housing and then where all the units were provided at market housing value. Their conclusion was that in the first scenario there would be a negative Residential Land Value of - £2, 785,454, while in the second, the proposal came out with a negative Residential Land Value of - £856,950. This approach shows that there is insufficient viability in the development for affordable housing provision.
- 6.28 Policy SD12 does then suggest that where there is an issue with regard to viability, then developers should consider securing public subsidy to assist the delivery of affordable housing. The applicant has responded to this point by stating they are not a Registered Provider nor an Investment Partner of Homes England and are therefore not entitled to any Affordable Housing Grant from Homes England. They confirm that they will be putting their own funding into the scheme to enable it to be brought forward.
- 6.29 In conclusion it is recognised that the development would be unable to provide affordable housing nor any other form of s106 contributions. The Barnwood Trust have undertaken to voluntarily accept nominations from Gloucester City Council for vacancies arising from 25% of the scheme which is allocated to those with a Gloucester connection, and who meet eligibility criteria, however this would not be secured through the planning system.

### **Traffic and Transport**

- 6.30 Policy INF1 'Transport Network' states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.
- 6.31 In terms of sustainable transport measures the site can be seen to have strong inter connectivity with the surrounding area, with pedestrian routes linking to Barnwood Road, North Upton Lane, and Weir Bridge Road. This would allow occupants access to local facilities such as Hucclecote Road/Brook field Road stores at just over 500m away and Hucclecote surgery/Lloyds pharmacy at 550m. There are also frequent buses along Barnwood Road, while Insley Garden bus stops are approximately 200m away to enable trips to/from the city centre. A travel plan has also been

submitted with the application and compliance with the plan would form a condition on any approval.

- 6.32 The applicant's Transport assessment has recognised however that some junctions lack tactile paving provision and some are misaligned. A situation that would be very unhelpful for the inhabitants of the proposal. At the junction of North Upton Lane with Barnwood Road there is a requirement for tactile paving to aid visually impaired pedestrians, while at the Chertson Court junction with Barnwood Road there is a requirement for a pedestrian dropped kerb crossing, including dropped kerbs and tactile paving to assist in pedestrian movements to and from the Church Lane bus stops and Post Office. There is also the issue of the bollards on the pavement along North Upton Lane, which could impede pedestrians with mobility or visual impairments. Any approval of planning permission would be subject to conditions to address these matters.
- 6.33 Within the site itself significant provision would be made for cycle parking with the provision of 40 spaces, while revised plans have now shown the car parking provision increased by 14, to 72 spaces overall. Both the Highway Authority and local residents had expressed concern with the original level of parking provision and the potential for the proposed development to be occupied by non-disabled people who would be likely to own and seek to park more vehicles. Local residents felt that this would lead to overspill parking into the neighbouring streets. Discussions are ongoing in respect of these issues and **an update will be provided at Committee.**
- 6.34 Overall therefore, the Highway Authority have concluded that they are satisfied with the access arrangements, subject to conditions for the submission of details for improvements of the surrounding road network, the closure of the North Upton Lane access to vehicular traffic before occupation, further details of the travel plan, layout of cycle and car parking before occupation. As set out above discussions are still ongoing in respect of the adequacy of parking provision. In relation to the resident's concerns over the impact of construction traffic, it should be noted that any approval would be subject to a condition for a construction management plan that would include routing of vehicles and parking. In conclusion the proposal can be seen to accord with Policy INF1 of the JCS.
- Residential amenity***
- 6.35 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 SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.
- 6.36 Residents in North Upton Lane have raised concerns with the respect to the proximity of the apartment blocks to their properties. It should be noted however that under the nearest relationships Block 1 of the apartments would be over 26 metres from the front elevation of no.7 North Upton Lane, while Block 4 would be over 30 metres from the front elevation of no.11 North Upton Lane. At these distances there would be no material overlooking of the dwelling houses. Whilst the front gardens of the North Upton Lane would not normally be considered private amenity space, there would still be around 20 metres from the nearest elevations of the proposed apartments to the front edges of the North Upton Lane properties, which would also form a satisfactory distance relationship. The occupier of no.1 North Upton Lane has raised concern in relation to potential loss of light, however the nearest property in the proposed development would be one of the smaller 2 storey dwellings, which would be over 30 metres away.



6.37 Within the development itself there is a close relationship between the western elevation of Block 3 and the existing neighbouring bungalows numbered 17 and 18, which have facing flank elevation windows. There would still be circa 20 metres between these buildings and the windows to the bungalows are secondary bedroom windows, so this relationship is considered acceptable in relation to overlooking. There would also be the potential for overlooking of the proposed apartments at first floor level via the side element to the first floor balconies on the eastern end of block 1, western end of block 3 and western end of block 5. It is therefore recommended that there is a condition on any approval for these balconies to be designed with a privacy screen so as to avoid any undue overlooking.

6.38 In terms of amenity for the potential residents, the bungalows and houses are shown with rear gardens, while the occupiers of the apartments would have balconies and small external amenity areas. This provides an element of private amenity, while all occupiers would have access to the variety of gardens around the site. Overall a good standard of amenity would be provided to accord with policy SD14.

#### ***Drainage and flood risk***

6.39 The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems.

6.40 The majority of the site is in Flood Zone 1 and is at low risk of surface water flooding. There is a very small strip of land bordering the banks of Wotton Brook that falls within Flood zones 2/3, however all built forms would be out of this area. The Lead Local Flood Authority state that the proposed Drainage Strategy to discharge surface water in to the Wotton Brook would be acceptable. No objection is raised to the development subject to conditions for details of a Sustainable Drainage System and then for details of its management and maintenance.

#### ***Ecology***

6.41 Policy SD9 of the JCS provides that the biodiversity and geological resource of the JCS will be protected and enhanced

6.42 The Natura 2000 sites identified by Natural England with the potential to be affected by visitor pressure from the proposed new development are Cotswold Beechwoods SAC (3.9km from development) and the Severn Estuary SPA and Ramsar site (circa 15km from development). A Habitat Regulations Assessment was undertaken that concluded no significant impacts on these sites are predicted as a result of the proposed development, subject to the mitigation measure of providing a home pack for all new residents with details of other places to visit and if visiting the above sites, how to minimise harmful impact. Natural England concur with this view and have no objection

6.43 The Council's ecology advisor also has no objection to the proposal subject to a condition on any approval to secure biodiversity enhancements. Policy SD9 of the JCS is considered to be met.

#### **Economic Considerations**

- 6.44 The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. Further, paragraph 3.1.9 of the JCS identifies that it is important to ensure that sufficient housing is made available to support the delivery of employment and job growth. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some weight to the case for granting permission.

### ***Overall Balancing and Conclusions***

- 6.45 The proposals to demolish the existing buildings within the curtilage of the Manor House are uncontentious.

- 6.46 It is recognised that the proposal would cause less than substantial harm, albeit at the higher end to the setting of the Grade 11 Listed Manor House. The less than substantial harm to the setting of the Grade 11 Listed Manor House can however be balanced against the importance of providing a high quality inclusive development for persons with mental and physical needs. This proposal would be an enlightened approach to move away from a more traditional institutionalised scheme towards an inclusive mixed and balanced community development, seeking to provide well-designed, adaptable, spacious and 'light' buildings with an outdoor environment for the maximum benefit of the occupiers. The development would also add a further 23 much needed residential units towards the Council's housing supply. Overall the balance is considered to be in favour of the development. These social benefits are supplemented by the economic benefits referred to above. Whilst considerable importance and weight is given to the fact that the proposal would result in less than substantial harm to the Grade II listed Manor House, on balance, it is considered that the public benefits arising from the proposals would outweigh that less than substantial harm.

- 6.47 The application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance 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, subject to conditions.

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

- 7.1 That planning permission for application reference: 19/00672/FUL is **GRANTED** subject to the following conditions:

### **Time limit**

#### **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.

### **Plans**

#### **Condition 2**

The development hereby permitted shall be carried out in accordance with the following approved drawings:-

Site Plan - Drawing no. AA6514 -2001 Rev F

Ground and First Floor Plan – Drawing no. AA6514 -2002 Rev D  
Second Floor and Roof Plan – Drawing no. AA6514 -2003 Rev C  
Long Elevations – Drawing no. AA6514 -2004 Rev B

Short Elevations Drawing no. AA6514 -2005 Rev B  
Long Elevations with materials – Drawing no AA6514 -2006 Rev B  
Long Section - Drawing no. AA6514 -2007 Rev B  
External Bin store - Drawing no. AA6514 - 2008 Rev B  
Site Location Plan – Drawing no. AA6514 -2013 Rev A  
Proposed Site Block Plan - Drawing no. AA6514 -2014 Rev A  
Tree Report – Bartlett Consulting Development Site Impact Assessment ref: JH/170053/Rv 1/sh  
Tree Constraint Plan with existing site layout JH.170053.TCP.Rev A  
Demolition Plan - Drawing no. AA6514 -2012 Rev B  
Cotswold Ecology Preliminary Ecological appraisal dated April 2019

### **Reason**

To ensure that the development is carried out in accordance with the approved plans and documents and in accordance with policies contained within the Joint Core Strategy.

### **Archaeology Condition 3**

No development or groundworks other than demolition to slab shall commence within the site until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. No development or demolition shall take place within the site other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives, and;

- An archaeological impact assessment;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- A programme of community and public engagement and outreach; and
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

### **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 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

### **Highways**

#### **Condition 4**

The development shall not be occupied until details of the following schedule of improvements have been submitted to and approved in writing by the Local Planning Authority :-

- 1) Tactile paving at the junction of North Upton Lane with Barnwood Road;
- 2) A pedestrian dropped kerb crossing, including dropped kerbs and tactile paving at Chertson Court junction with Barnwood Road;

3) Removal of the bollards on the pavement along North Upton Lane.

The works shall then be carried out in accordance with the details so approved before occupation of the dwellings.

**Reason:**

To ensure that the appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the NPPF to give priority first to pedestrian and cycle movements and facilitate the access to high quality public transport facilities that encourage public transport use in accordance with paragraph 110 of the NPPF.

**Condition 5**

The vehicular access to North Upton Lane hereby permitted shall not be brought in to use until the existing vehicular access to North Upton Lane has been permanently closed to vehicular traffic and the footway has been re-instated in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

**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 scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the NPPF.

**Condition 6**

Notwithstanding the submitted Travel Plan, no dwelling hereby permitted shall be occupied until a Travel Plan have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the details and timetable therein.

**Reason**

The development would generate a significant amount of movement and to ensure that the appropriate opportunities to promote sustainable transport are taken up in accordance with paragraphs 108 and 110 of the NPPF.

**Condition 7**

No development shall take place, including any works of demolition, until a Demolition and 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:

1. specify the type and number of vehicles;
2. provide for the parking of vehicles of site operatives and visitors;
3. provide for the loading and unloading of plant and materials;
4. provide for the storage of plant and materials used in constructing the development;
5. provide for wheel washing facilities;
6. specify the intended hours of construction operations;
7. specify measures to control the emission of dust and dirt during construction

**Reason**

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with the National Planning Policy Framework.

**Condition 8**

No dwelling hereby permitted shall be occupied until the 40 proposed cycle parking spaces have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be retained for the lifetime of the development in accordance with the approved details.

**Reason**

In the interest of sustainable development and to accord with the NPPF.

**Condition 9**

The car parking/dropping off and turning areas shown on drawing no. AA6514-2001 Rev F shall be constructed and marked out ready for use before occupation of any of the dwellings hereby permitted and shall thereafter be retained as such for the lifetime of the development.

**Reason**

To ensure adequate parking provision on site and to accord with the NPPF.

**Design****Condition 10**

Notwithstanding the approved drawings, no work shall commence on the construction of the external facades/elevations of the buildings until details of the following have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details:-

- Scaled drawings at 1:10 for doors, windows and their recesses, brick and panel details
- Scaled drawings 1:5 or 1:10 for landscaping details – walls, ramps, boundary treatment to include works to North Upton Lane boundary, bin and bike storage
- Scaled drawings for roof details
- Scaled drawings and details for the installation of rainwater goods
- Details of ventilation flues and grills.
- Details of safety measures for roof if access is required.
- Details of lighting
- Details for meter boxes
- Details for security measures – external CCTV
- Details of seagull mitigation
- Details of any cable TV installation and the location of any associated equipment.

**Reason**

To ensure the satisfactory appearance of the development in accordance with policy SD4 of the Joint Core Strategy.

**Condition 11**

Before occupation of any of the residential units hereby permitted the side elements to the first floor balconies on the eastern end of Block 1, western end of Block 3 and western end of Block 5 shall be constructed in accordance with details showing how overlooking is to be mitigated which shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with these approved details.

**Reason**

To prevent overlooking in accordance with policy SD14 of the JCS.

## **Landscaping**

### **Condition 12**

Before occupation of the proposed development details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall include proposed trees that would grow to substantial size and shall be carried in accordance with the approved details before occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in 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 defects period.

### **Reason**

In the interest of the visual amenity of the area and to accord with policy SD 4 of the Joint Core Strategy

### **Condition 13**

No demolition, site clearance or building operations of any type shall commence nor equipment, machinery or materials be brought on site until tree protection measures have been installed in accordance with the tree retention and protection plan (ref JH/170053/TCP Rev A), and the tree protection measures outlined in the Bartlett Consulting Tree Report dated 17<sup>th</sup> July 2018. The tree measures shall remain in place until all construction and associated ground works have been completed.

### **Reason:**

To protect the trees and character of the area, and to accord with policy SD4 of the Joint Core Strategy

## **Drainage**

### **Condition 14**

No dwelling hereby permitted shall be 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 maintenance plan shall fully detail the access that is required to meet surface water management components for maintenance purposes as well as showing safe and sustainable removal and disposal of waste from the drainage system, detailing the materials to be used and standard of work required including a method statement. The approved SuDS maintenance plan shall be implemented in full for the lifetime of the development.

### **Reason**

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding, and to accord with policy INF2 of the Joint Core Strategy.

### **Condition 15**

Prior to the commencement of the development details of the proposed foul water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the development hereby permitted.

### **Reason**

In order to ensure that satisfactory foul drainage arrangements are provided in accordance with policy INF2 of the Joint Core Strategy

**Levels****Condition 16**

Prior to the commencement of development, a detailed plan, showing the levels of the existing site, the proposed levels of the site, the proposed slab levels of the buildings approved and a datum point outside of the site, shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason**

In order to define the permission and ensure that the development is of a scale and height appropriate to the site in accordance with policy SD4 of the Joint Core Strategy.

**Environmental Protection****Condition 17**

No demolition or construction works shall be carried out outside the following hours:

Monday to Friday – 0800 to 1800 hours

Saturday – 0800 to 1300 hours

No such works shall be carried out on Sundays, Public or Bank Holidays.

**Reason**

To safeguard the amenities of the area, having regard to Policy SD14 of the Joint Core Strategy

**Condition 18**

No dwelling hereby permitted shall be occupied until five Electric Vehicle (EV) 'rapid charge' points have been provided on the site in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The EV rapid charge points shall be retained on site for the lifetime of the development.

**Reason:**

To ensure a sustainable development and to accord with policy SD3 and INF1 of the Joint Core Strategy

**Condition 19****Biodiversity enhancements**

Prior to the occupation of any of the dwellings hereby permitted the recommendations in Chapter 4 of the Cotswold Ecology Preliminary Ecological appraisal dated April 2019 shall be carried out in full.

**Reason**

To enhance the biodiversity of the site in accordance with Policies CSP1 and SD9 of the adopted Joint Core Strategy

**Condition 20**

## **Cotswold Beechwoods SAC and the Severn Estuary SAC and Ramsar**

On each occupation of each dwelling hereby permitted, homeowner packs shall be distributed to the occupier making them aware of the numerous areas of public open space within Gloucester city and existing foot/cycle path networks and public transport links to reach these city parks. In addition, the homeowner packs shall include best practice guidelines to avoid damaging habitats and/or disturbing wildlife in the protected sites.

### **Reason:**

To ensure no adverse effects on the integrity of the Cotswolds Commons and Beechwoods SAC as a result of the development. Beechwoods SAC as a result of the development.

## **Waste Management**

### **Condition 22**

Prior to the occupation of any of the dwellings hereby permitted the refuse recycling and storage provision as shown on the approved plan shall be implemented and thereafter retained for the lifetime of the development.

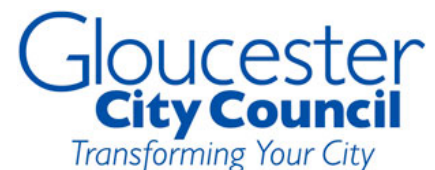
### **Reason**

In the interest of amenity in accordance with policy SD14 of the JCS .

### **Informatives.**

1. The proposed development would involve works to be carried out on the public highway and the applicant/developer is required to enter in to a legally binding Highway Works agreement including an appropriate bond with the County Council before commencing these works.

**Person to Contact:** Ron Moss (396835)





Planning Application:	19/00672/FUL
Address:	Manor Gardens Barnwood Road Gloucester
Committee Date:	

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Schedule Of Accommodation

	1B Apart.	2B Apart.	2 Bed Apart WC.	3 Bed House	3 Bed Bungalow
GF	5	7		1	4
FF	5	8		1	0
SF	6	6		1	0
Total	16	21		3	4

Total Units - 46

Red parking spaces are those added during planning consultation  
72 Parking Spaces in total; 68 north of the Brook and 4 spaces for the two new cottages south of the Brook.



The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.  
Do not scale drawing. Figured dimensions to be worked to in all cases.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record  
All intellectual property rights reserved.

Rev	Date	Description	Dwn	Ckd	Drawn	CH
B	29/05/2019	Amendments prior to Planning			Checked	CC
C	12/06/2019	Boundary Line			Date	04/04/19
D	17/12/2019	Parking Added			Scale @ A1	1 : 500
E	18/12/19	Extra Parking Highlighted				
F	09/01/2020	Additional parking added				

Manor Gardens  
Site Plan

AA6514-2001  
REV F  
Planning

PRP  
prp-co.uk  
Surrey  
020 8339 3600



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## GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	22.01.2020
Address/Location:	32 Hayward Close, Gloucester, GL4 4RJ
Application No:	19/01127/FUL
Ward:	Barnwood
Expiry Date:	24.12.2019
Applicant:	Mr & Mrs Lewis
Proposal:	Single and two storey rear extension
Report by:	Mr James Caldwell
Appendices:	Appendix A: Site Location Plan, Appendix B: Site Layout Plan, Appendix C: Existing and Proposed Elevations

### 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 32 Hayward Close (hereafter referred to as ‘The Property’) is a southeast-facing, two-storey, detached dwelling house. It is not a listed building, nor in a conservation area and is not subject to any other site-specific planning constraints.
- 1.2 The proposal would be for a rear extension comprising of both two-storey and single-storey elements. The proposed extension would replace an existing conservatory and a set of bay doors, both appear to be enlargements to the original dwelling. Both the two-storey and single-storey elements of the proposal would extend 3.14m beyond the original rear elevation of The Property and in combination would extend across the entire 8.0m width the original rear elevation of the existing dwelling. The two-storey element of the proposal would have a pitched roof with the ridge running perpendicular to, and set down lower than, that of the existing dwelling, with an eaves height of 4.95m and a maximum height of 6.50m. The single-storey element of the proposal would have a lean-to roof sloping away from the existing rear elevation of the property, with an eaves height of 2.55m and a maximum height of 3.50m.
- 1.3 The Property has an external appearance of facing brick walls, a concrete tiled roof and white UPVC windows. The proposed development would use materials to match that of the existing dwelling. The single-storey element of the proposal would have a skylight in the lean-to roof and a set of two glazed doors on the rear elevation. The two-storey element of the proposal would have a first-floor rear-facing window and on the ground floor; a set of three glazed bifold doors in the rear elevation.

### 2.0 RELEVANT PLANNING HISTORY

- 2.1 There is no relevant site history.

### 3.0 RELEVANT PLANNING HISTORY

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

### 3.2 National guidance

**3.3 Development Plan**  
**Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)**

Relevant policies from the JCS (Main Modifications) include:

SD4 – Design requirements

SD14 – Health and environmental quality

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

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.)*' The majority of the policies in the 1983 Local Plan are 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.

**3.5 Emerging Development Plan**

**Gloucester City Plan**

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 Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited- moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies include:

A.9 – Extensions to existing dwellings

**3.6 Supplementary Planning Guidance/Documents**

Gloucester City Council; Home Extensions Guide 2008

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 No consultations were required for the application.

**5.0 PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified.

5.2 No representations were received.

## 6.0 OFFICER OPINION

### 6.1 *Legislative background*

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 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.

6.4 It is considered that the main issues with regards to this application are as follows (Case Officer to list. Potential headings below:

### *Design, Layout and Landscaping*

6.5 The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design.

6.6 The proposed development would be entirely to the rear of the property and not visible from the street. The two-storey element of the development proposal would be set down from the main dwelling and would appear subservient. The proposed development would be constructed using materials that match the existing dwelling, being sympathetic to the character and appearance of the dwelling.

6.7 Based on this assessment, the proposed development would not have the potential to cause significant impact or harm to the character and appearance of either the existing dwelling or the street scene. Therefore, the proposal is in accordance with the National Planning Policy Framework, Policy SD4 of the Joint Core Strategy and Policy A.9 of the emerging Gloucester City Plan.

### *Residential amenity*

6.8 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 SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

- 6.9 No. 32 Hayward Close is located to the southwest adjacent to The Property. The potential for No. 32 to experience any overbearing or overshadowing impact is mitigated by the positioning of the rear elevation of No. 32 being set 3.2m further back than that of The Property. The proposed development would have no side-facing windows and the first-floor rear window would not represent an increase for the potential for an overlooking impact compared to the existing. No. 32 has both ground-floor and first-floor windows side/northeast-facing windows that would experience a loss of light impact as a result of the proposed development. However, the first-floor window appears to serve a hallway and the ground-floor window serves a kitchen for which there is another larger window on the rear elevation. On balance, that the loss of light impact would be significant enough to outweigh all other material planning considerations.
- 6.10 There are neighbouring properties whose gardens back onto the northeast boundary, with the next nearest dwelling being at a distance of 10.5m away. It is not considered that these properties would be unduly impacted by the proposed development.
- 6.11 For these reasons it is not considered that the proposals would have an unacceptable impact on the living conditions of the occupiers of neighbouring property, in line with guidance in the NPPF and policy sd14 of the JCS.

### **Conclusion**

- 6.12 This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance 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 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**

- 7.1 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 application form, and drawing numbers: RGR19.03-05, RGR19.03-04 and RGR19.03-03, except where these may be modified by 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 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

### **Condition 3**

The external facing materials to the development hereby permitted shall match in colour, form and texture to those of the existing building.

### **Reason**



To ensure the satisfactory appearance of the development in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

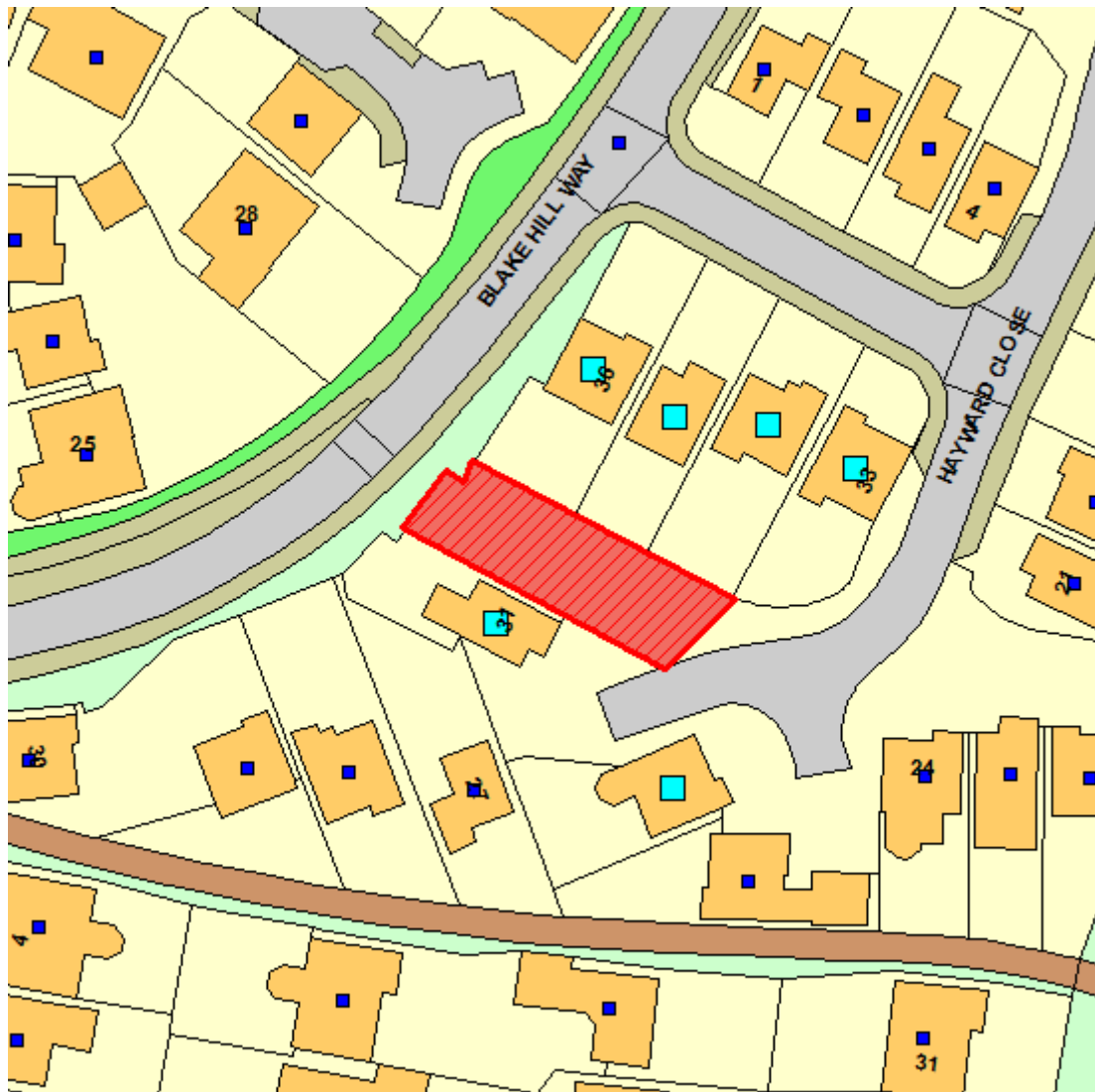
**Person to Contact:** Mr Paul Skelton (07785 242725)

## Appendix A: Site Location Plan

Planning Application: | 19/01127/FUL

Address: | 32 Hayward Close Gloucester  
GL4 4RJ


Committee Date: |



## Appendix B: Site Layout Plan



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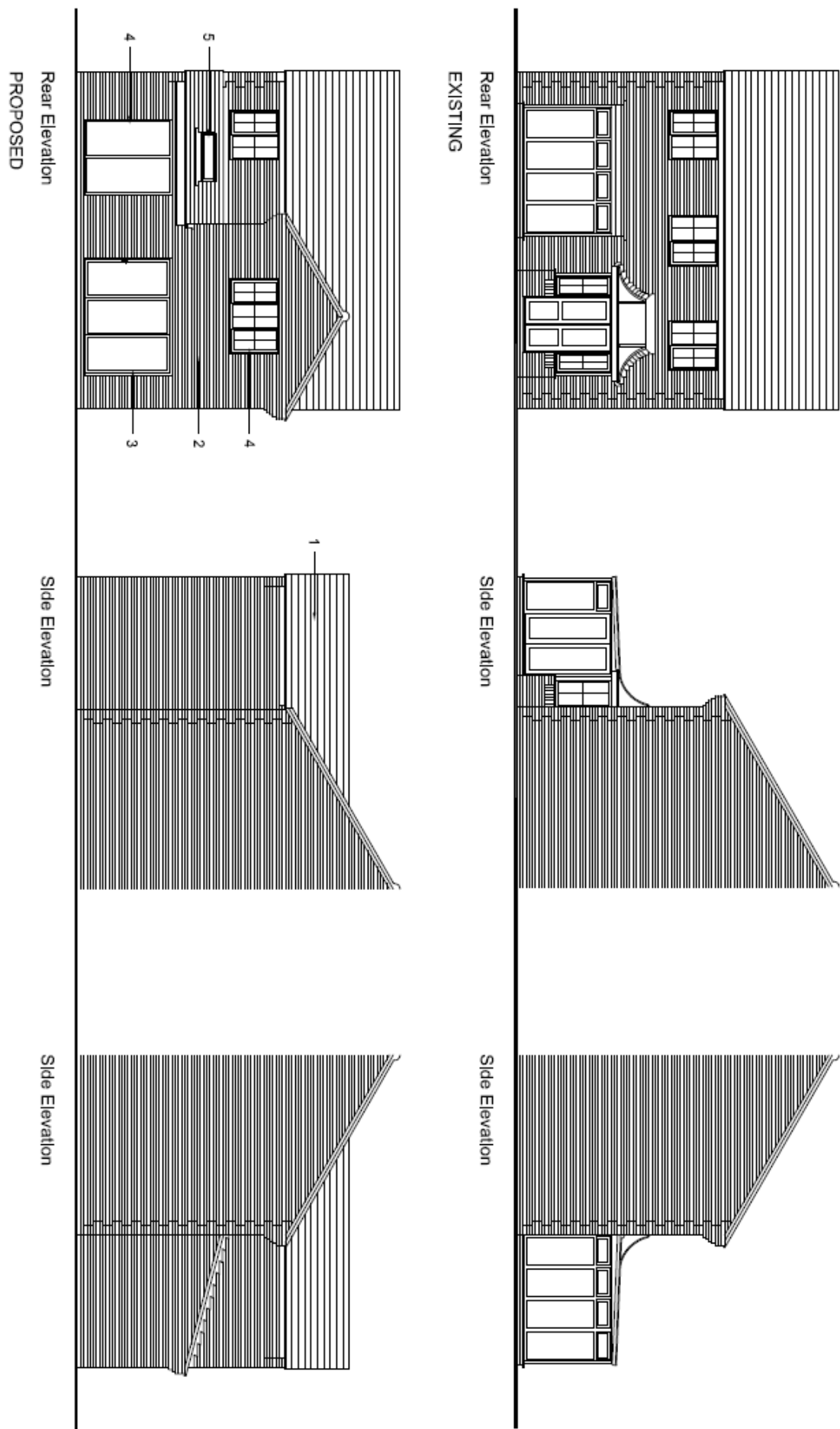
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Project 32 Hayward Close, Abbeymead, Gloucester						
Drawing Title Proposed Block Plan						
Date Oct 2019	Scale 1:500 @ A4	Drawn GMP	Status PA	Job No. RGR19,03	Dwg No. 03	Rev. -

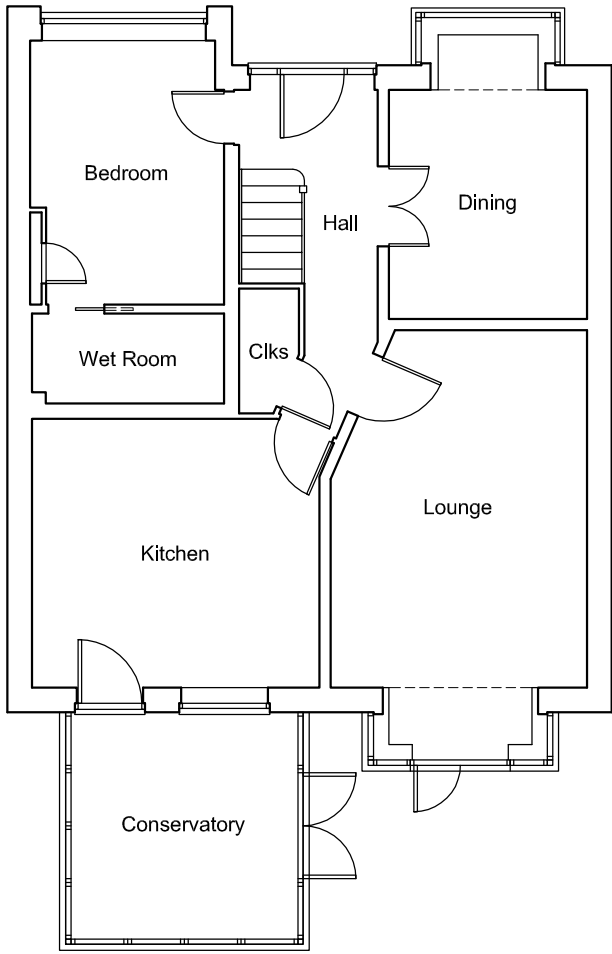
7 Bath Mews • Bath Parade • Cheltenham • GL53 7HL

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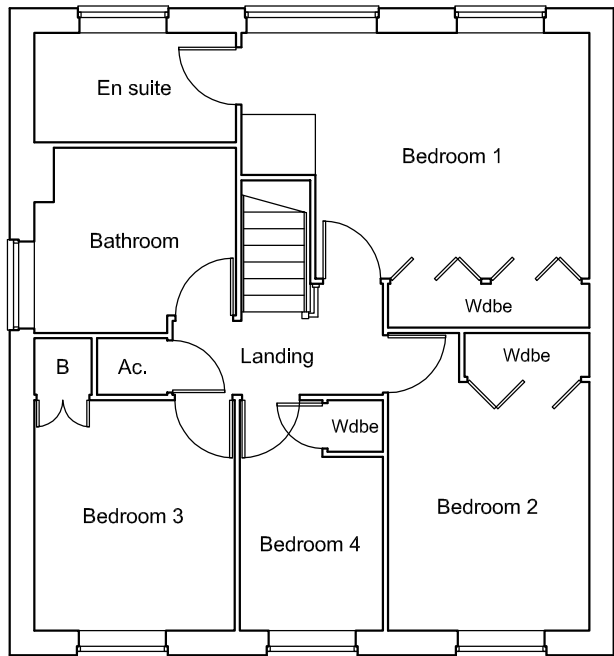
[www.urbanaspects.co.uk](http://www.urbanaspects.co.uk)

**Appendix C: Existing and Proposed Elevations:**

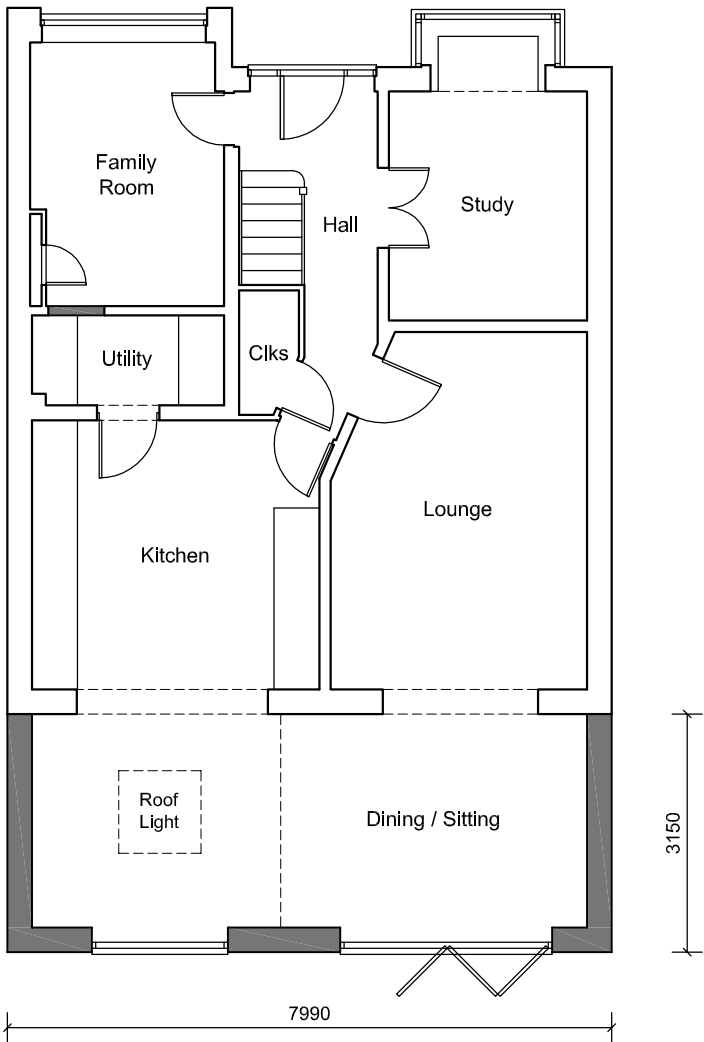




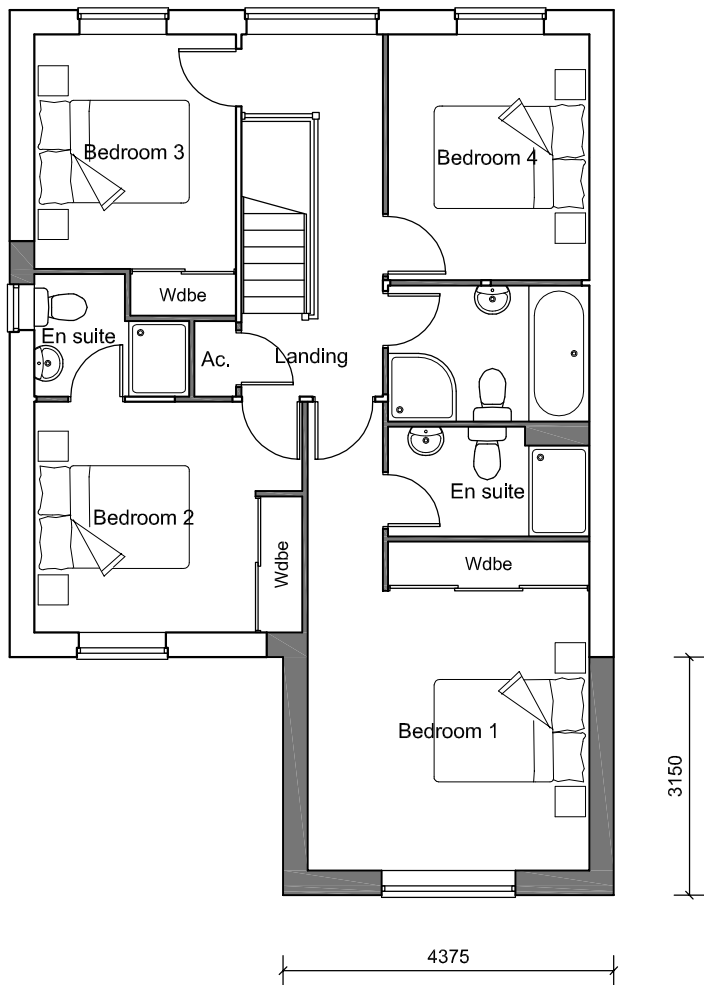
Ground Floor  
EXISTING



First Floor




Ground Floor  
PROPOSED



First Floor

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Client						
Project						
Drawing Title						
32 Hayward Close, Abbeymead, Gloucester						
Existing & Proposed Floor Plans						
Date	Scale	Drawn	Status	Job No.	Drg No.	Rev.
Oct 2019	1:100 @ A3	GMP	PA	RGR19.03	04	-

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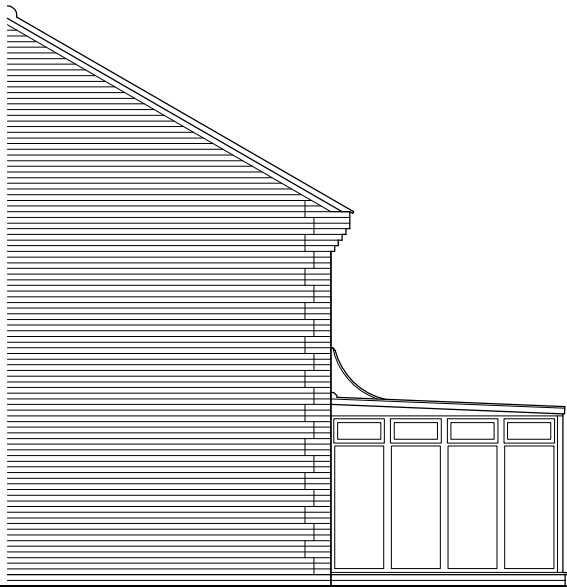
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Rear Elevation  
EXISTING



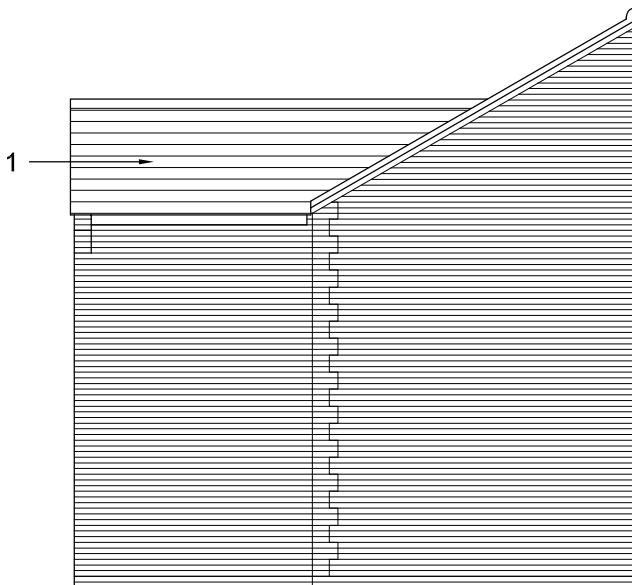
Side Elevation



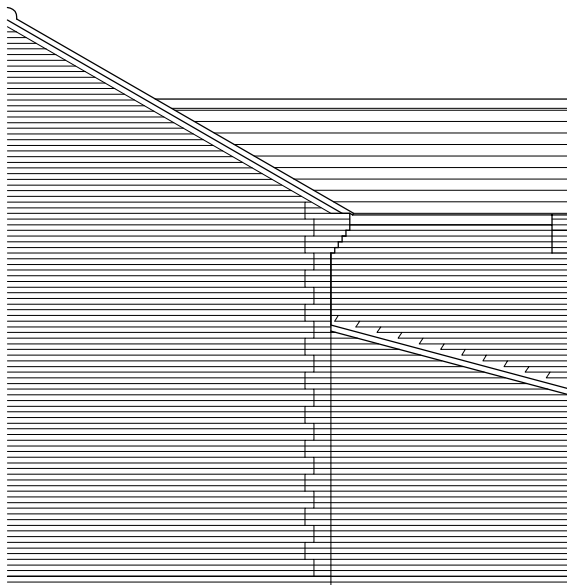
Side Elevation



Rear Elevation  
PROPOSED



Side Elevation




Side Elevation

Materials

1	Concrete tiles to match existing
2	Facing brickwork to match existing
3	White PVCu doors to match existing
4	White PVCu windows to match existing
5	1140 x1180mm Velux roof light

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Client <div></div>				<div></div>		
Project 32 Hayward Close, Abbeymead, Gloucester						
Drawing Title Existing & Proposed Elevations						
Date Oct 2019	Scale 1:100 @ A3	Drawn GMP	Status PA	Job No. RGR19.03	Drg No. 05	Rev. -

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## Abbeydale

19/01095/FUL

CALDJ 9

Pine Way Gloucester GL4 4AE

First floor side, single storey rear extensions and conversion of garage into habitable room

G3Y

05/12/2019

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## Abbeymead

19/01234/LAW

GIBBJ 9

Daffodil Close Gloucester GL4 4AF

Single Storey Rear Extension

LAW

31/12/2019

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## Barnwood

19/01056/LAW

GIBBJ 3

Woodend Close Gloucester GL4 3TY

Attic conversion and creation of dormer

LAW

02/12/2019

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19/01057/FUL

RHIAM Sainsbury's

Supermarket Barnett Way Gloucester GL4 3RT Revised scheme for the expansion of the existing goods online distribution hub and associated alterations to the service yard.

G3Y

19/12/2019

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19/01089/TPO

JJH 19

Prices Ground Gloucester GL4 4PD

Large Wellingtonia in the rear garden

TPDECS

09/12/2019

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19/01092/ADV

FEH

McDonalds Northbrook Road Gloucester GL4 3BU

The installation of 4 no. New digital freestanding signs and 1 no. 15" digital booth screen.

GFY 05/12/2019

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19/01116/FUL

RHIAM

The Coach House 96 Barnwood Road Gloucester GL4 3JH

Minor material amendment of planning application 17/01379/FUL which was for the demolition of existing two storey dwelling, attached garage and detached garage. Erection of 9 dwellings with car ports and new parking area, extension of existing access around flats and provision of new parking area. The application seeks to alter the elevations of the proposed dwellings.

GP 19/12/2019

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19/01131/FUL

FISHM 59

St Lawrence Road Gloucester GL4 3QS

Part single and two storey extension to side of property.

G3Y 02/12/2019

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19/01140/TPO

JJH 20

Church Lane Gloucester GL4 3JB

Pollard 3 Lime trees on Church Lane frontage

TPDECS 20/12/2019

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## **Barton & Tredworth**

19/00046/FUL

FISHM

Land Adj To 46 Goodyere Street Gloucester GL1 4UG

New building providing two residential units to land aside No.46 Goodyere Street

G3Y 19/12/2019

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19/01083/FUL

CALDJ 18

Goodyere Street Gloucester GL1 4UG

Rear single storey extension

G3Y 19/12/2019

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19/01137/FUL GIBBJ 8 Tarrington Road Gloucester GL1 4PF

Demolish existing conservatory & replace with new single storey extension

G3Y 27/12/2019

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19/01162/FUL

RHIAM 79

Hatherley Road Gloucester GL1 4PH

Demolition of existing garage and shed and construction of a single storey dwelling unit (resubmission following application no. 19/00701/FUL)

REF 24/12/2019

---

## Coney Hill

19/00915/CONDIT

FEH

Screwfix Direct 22 - 23 Eastville Close Gloucester GL4 3SJ

Discharge of condition 5 (Proposed Cycle Shelter) and condition 6 (Drainage Layout and Details ) of application 19/00020/FUL

ALDIS 12/12/2019

---

19/01108/FUL

CALDJ 16

Ashgrove Avenue Gloucester GL4 4NE

Garden Room to rear

G3Y 31/12/2019

---

## Elmbridge

19/00709/CONDIT

RHIAM Sir

Thomas Rich's School Oakleaze Gloucester GL2 0LF

Discharge of conditions 3 (materials), 6 (construction method statement) and 10 (Levels) of planning permission 18/01135/FUL.

ALDIS 17/12/2019

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19/01021/FUL

CALDJ 44

Nine Elms Road Gloucester GL2 0HB

New and replacement render, front porch and front extension (amended plans to include front porch on both side elevations)

G3Y 24/12/2019

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## Grange

19/00620/FUL

FISHM 37

Randwick Road Gloucester GL4 0NH

Part single-storey, part two-storey extension to the rear.

G3Y

05/12/2019

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## Kingsholm & Wotton

19/01112/FUL

GIBBJ 1

North Road Gloucester GL1 3JX

Demolition of rear extension and outbuilding and erection of single storey rear extension

G3Y

19/12/2019

---

19/01143/PDE

ELENJ 44

Estcourt Road Gloucester GL1 3LG

Single storey rear extension

ENPDEZ

31/12/2019

---

19/01154/TRECON

JJH 5

Alexandra Road Gloucester GL1 3DR

Hornbeam - fell and grub stump

TCNOB

09/12/2019

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## Longlevens

19/00635/LAW

ELENJ 35

Paygrove Lane Gloucester GL2 0BA

Replacement of single storey conservatory to rear of property with single extension to living space

LAW

06/12/2019

---

19/01068/FUL

ELENJ 16

Redwind Way Gloucester GL2 0XD

Two storey side extension

G3Y 02/12/2019

---

19/01074/FUL

ELENJ 48

Paygrove Lane Gloucester GL2 0AU

Two storey extension at rear to increase ground floor kitchen and living areas and add bedroom 4 at first floor, removal of existing conservatory

REF 04/12/2019

---

19/01117/TPO

JJH 48

Church Road Gloucester GL2 0AE

Lime No.1 - Re-pollard to previous pollard points for ongoing tree maintenance  
Lime No.2 - Re-pollard to previous pollard points for ongoing tree maintenance  
London Plane - Re-pollard to previous pollard points for ongoing tree maintenance

TPDECS 20/12/2019

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## Matson & Robinswood

19/00065/FUL

RHIAM 46

Marlborough Road Gloucester GL4 6GF

Construction of 1 no. 3 bedroom house.

REF 23/12/2019

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19/00977/FUL

FEH 9

Willowcroft Close Gloucester GL4 6NZ

Change of Use of integrated garage to a beauty room (appointment only) . Change the garage door to a door and a window, and addition of toilet in beauty room.

G3Y 06/12/2019

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## Moreland

19/00444/FUL

INSTP

1 Crown Green Court Gloucester GL1 5AG

Erection of three 2 bed dwellings over parking at ground level

REF 16/12/2019

---

19/01175/FUL

ELENJ 59

Alma Place Gloucester GL1 5PU

SINGLE STOREY EXTENSION TO REAR

G3Y

03/12/2019

---

## Quedgeley Fieldcourt

19/00554/FUL

FISHM

2 Gosswood Corner Quedgeley Gloucester GL2 4WS

Retention of extended fence and gate on side of property.

G3Y

31/12/2019

---

19/01049/NMA

CALDJ

113 Fieldcourt Gardens Quedgeley Gloucester GL2 4UA

Non-material amendment to 18/01403/FUL comprising enlargement of window in rear elevation.

NOS96

17/12/2019

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## Tuffley

19/00901/FUL

FISHM 33

Fox Elms Road Gloucester GL4 0BG

PROPOSED REAR/SIDE EXTENSION TO PROPERTY

G3Y

02/12/2019

---

19/00938/FUL

CALDJ 18

Southfield Road Gloucester GL4 6UD

Conversion of garage and erection of single storey side / rear extension.

G3Y

17/12/2019

---

19/00942/FUL

CALDJ

142 Reservoir Road Gloucester GL4 6SA

Proposed single storey extension to rear of property.

G3Y

05/12/2019

---

## Westgate

17/00595/CONDIT

RONM

Barbican Car Park Ladybellegate Street Gloucester

Discharge of Condition No. 23 - External Details on Planning Permission Ref:  
16/01525/FUL

ALDIS 28/12/2019

---

18/00074/CONDIT

RONM

Barbican Car Park Ladybellegate Street Gloucester

Submission of details to discharge condition 10 - noise attenuation measures on  
planning application reference : 16/01525/FUL

ALDIS 28/12/2019

---

18/00527/FUL

FEH

Severnside Farm Walham Lane Gloucester GL2 9NF

Proposed two storey extensions to existing House in Multiple Occupation and  
construction of an additional nine parking spaces

DISMIS 16/12/2019

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18/00947/CONDIT

RONM

Barbican Car Park Ladybellegate Street Gloucester

Discharge of condition 26 - Site Management Plan ( Hard and Soft Landscape areas ) on  
Planning Application reference: 16/01525/FUL

ALDIS 28/12/2019

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18/01037/CONDIT

RONM

Barbican Car Park Ladybellegate Street Gloucester

Discharge of conditions 14 - Tenancy Agreement , 20 - Green Travel Plan and 25 -  
Hard and Soft Landscaping on Planning application reference 16/01525/FUL for  
Student Accommodation

ALDIS 28/12/2019

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19/00628/FUL

ELENJ 32

St Swithuns Road Gloucester GL2 5LH

The proposed development involves the removal of the existing out buildings, pvc porch and the demolition of the existing bathroom. Single Storey Front and Rear Extension.

G3Y 09/12/2019

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19/00883/LBC

ELENJ 137

Southgate Street Gloucester

Replacing cement render with new render from Cornerstone. Repairing render with render from Cornerstone. Installing Heritage approved hardwood sliding sash windows. Replace window cills with new Forest of Dean Sandstone cills. New Timber ground floor and

G3L 06/12/2019

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19/00893/FUL

ADAMS Unit

1B & 1C Provender Bakers Quay St Ann Way Gloucester GL1 5BQ

Change of use of premises from Use Classes A3/A4 to Use Class D2 (gymnasium), and minor alterations to canal-side elevation

G3Y 19/12/2019

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19/00984/FUL

FEH

The Famous Pint Pot 74 Bruton Way Gloucester GL1 1EP

Alterations to existing window to form new entrance door to public house.

G3Y 06/12/2019

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19/00993/TPO

JJH 15

Spa Road Gloucester GL1 2UY

T1 - Mature London Plane on the left-side of parking access at 15 Spa Road. Carry out a complete 3m reduction. Reason - light amenity within the complex.

TPDECS 13/12/2019

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19/01011/FUL

RHIAM 37

- 39 Southgate Street Gloucester GL1 1TX

Proposed change of use of part of ground floor from A1 (retail) to D2 (Entertainment and Leisure)

G3Y 23/12/2019

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19/01053/LBC

ADAMS Unit

1B & 1C Provender Bakers Quay St Ann Way Gloucester GL1 5BQ

Internal and external alterations to Grade 2 listed building to facilitate change of use proposal and incorporating alterations to canal-side (west) elevation, and internal alterations.

G3L 19/12/2019

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19/01073/ADV

ADAMS

Kingscott Dix & Co 60 Kings Walk Gloucester GL1 1LA

Erection of 3no. advertisements comprising wall-mounted advertisement at service area entrance including internally illuminated sign; advertisement over car park entrance including internally illuminated sign; and freestanding externally illuminated car park information sign

GFY 02/12/2019

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19/01105/FUL

RHIAM

Eastgate House 121 - 131 Eastgate Street Gloucester GL1 1PX

Replacement of antennas and ancillary development at Eastgate House.

G3Y 24/12/2019

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19/01111/CONDIT

ADAMS

BHS 27 - 31 Eastgate Street Gloucester GL1 1NS

Discharge of Condition 3 (Materials), Condition 5 (archaeology) and Condition 9 (bird deterrent) of permission ref. 19/00640/FUL

PADIS 18/12/2019

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19/01142/ADV

ELENJ

First Floor 13 - 23 Northgate Street Gloucester GL1 2DD

1x Halo illuminated fascia sign. 1x ornate hanging sign - non illuminated.

GFY 24/12/2019

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19/01160/TRECON

JJH Old

School House 28 St Swithuns Road Gloucester GL2 5LH

1. Buddleia - removal - trunk is pushing metal boundary fence out of shape and tree is overhanging next door No. 32 2. Willow - crown thinning and reduction 25% 3. Cotoneaster - crown thinning and reduction - 30% 4. Cotoneaster - branches into No. 32

TCNOB 20/12/2019

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19/01161/NMA

ADAMS

Land At Bakers Quay, Llanthony Wharf, And Monkmeadow Bounded By South

Non material amendment to details under permission ref. 16/00634/FUL (as amended) for reorganisation of communal, staff and guest facilities. Alteration to Plot 53 from a 1-bed apartment to a 2-bed apartment.

NOS96 06/12/2019

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## DECISION DESCRIPTIONS ABBREVIATIONS

AAPRZ:	Prior Approval Approved
ALDIS:	All Discharged
AR:	Approval of reserved matters
C3C:	Conservation Area Consent for a period of 3 years
CAC:	Conservation Area Consent
ECREF:	PDE Refused - Commenced
ENOBJ:	No Objections
ENPDEZ:	PDE Decision – No objections
EOBJ:	PDE Decision - Objection
G3L:	Grant Listed Building Consent for a period of 3 Years
G3Y:	Grant Consent for a period of 3 Years
GA:	Grant Approval
GATCMZ:	Grant approval for telecommunications mast
GFY:	Grant Consent for a period of Five Years
GLB:	Grant Listed Building Consent
GLBGOS:	Grant Listed Building Consent subject to Government Office of South West clearance
GOP:	Grant Outline Permission
GOSG:	Government Office of South West Granted
GP:	Grant Permission
GSC:	Grant Subject to Conditions
GTY:	Grant Consent for a period of Two Years
GYO:	Grant Consent for a period of One Year
LAW:	Certificate of Law permitted
NOB:	No objections
NOS96:	No objection to a Section 96 application
NPW:	Not proceeded with
OBJ:	Objections to County Council
OBS:	Observations to County Council
PADIS:	Part Discharged
PER:	Permission for demolition
RAD:	Refuse advert consent
REF:	Refuse
REFLBC:	Refuse Listed Building Consent
REFREA:	Refuse
REFUSE:	Refuse
RET:	Returned
ROS96:	Raise objections to a Section 96 application
RPA:	Refuse Prior Approval
SCO:	EIA Screening Opinion
SPLIT:	Split decision
TCNOB:	Tree Conservation Area – No objection
TELPRI:	Telecommunications Prior Approval
TPDECS:	TPO decision notice
TPREF:	TPO refuse
WDN:	Withdrawn

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