



Gloucester City Council

Planning Committee

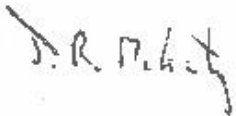
Meeting: Tuesday, 8th June 2021 at 6.00 pm in Civic Suite - North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Bhaimia, D. Brown, J. Brown, Chambers, Conder, Dee, Finnegan, Melvin, Toleman and Walford
Contact:	Democratic and Electoral Services 01452 396126 democratic.services@gloucester.gov.uk

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	APPOINTMENT OF CHAIR AND VICE-CHAIR To confirm the appointments made at the Annual Meeting of Council of Councillor Taylor as Chair and Councillor Lewis as Vice-Chair of the Committee.
3.	DECLARATIONS OF INTEREST 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.
4.	MINUTES (Pages 7 - 12) To approve as a correct record the minutes of the meeting held on the 6 th of April 2021.
5.	LATE MATERIAL 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.
6.	LAND NORTH OF RUDLOE DRIVE, QUEDGELEY, GLOUCESTER - 20/00368/OUT (Pages 13 - 46) Application for determination: - Residential development (up to 150 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. Outline application with all matters reserved.
7.	7 KIMBERLEY CLOSE, GLOUCESTER, GL2 0LH - 21/00247/FUL (Pages 47 - 64) Application for determination: -

	Demolition of existing garage and erection of a two storey detached dwelling.
8.	4 INNSWORTH LANE, GLOUCESTER, GL2 0DA - 21/00142/FUL (Pages 65 - 82) Application for determination: - Erection of a detached dwelling.
9.	DELEGATED DECISIONS (Pages 83 - 110) To consider a schedule of applications determined under delegated powers during the months of March and April 2021.
10.	DATE OF NEXT MEETING Tuesday, 6 th July 2021 at 6pm in Civic Suite, North Warehouse.



Jon McGinty
Managing Director

Date of Publication: Monday, 31 May 2021

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.
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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.
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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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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, 6th April 2021

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

Officers in Attendance

Head of Place

Highways Development Manager, Gloucestershire County Council

Principal Highways Development Co-ordinator, Gloucestershire County Council

Planning Development Manager

Principal Planning Officer

Principal Planning Officer

Planning Assistant

Solicitor, One Legal

Democratic & Electoral Services Officer

APOLOGIES : None.

17. DECLARATIONS OF INTEREST

The Chair declared a prejudicial interest in agenda item 5 - Land at Winnycroft Farm (14/01470/OUT). He took no part during the discussion of the item.

18. MINUTES

The minutes of the meeting held on the 2nd March 2021 were confirmed by the Chair as a correct record.

19. LATE MATERIAL

Late material had been circulated in respect of agenda item 5 - Land at Winnycroft Farm (14/01470/OUT), item 6 – Kings Quarter (20/01286/FUL) and item 7 – 15 Ballinska Mews (21/00187/FUL).

20. LAND AT WINNYCROFT FARM, CORNCROFT LANE, GLOUCESTER, GL4 6BX - 14/01470/OUT

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The Chair took no part in the discussion of the item as he had declared a prejudicial interest in it. Therefore, the Vice-Chair chaired the item.

The Principal Planning Officer presented the report detailing an outline application for the construction of up to 217 dwellings (including up to 12 sheltered housing flats), open space (including public open space, allotments, incidental open space, amenity space associated with the conversion of the listed farm complex, a green buffer to the listed farm complex and enhanced orchards), two vehicular access points (from Corncroft Lane and Winnycroft Lane), pedestrian and cycle connections and associated infrastructure.

An agent of LRM Planning addressed the committee in favour of the application on behalf of the applicant.

The Highways Development Manager responded to members questions concerning a junction on the site as follows:

- The large and smaller schemes combined in totality were proposing junction improvements.
- The proposed junction improvements would be beneficial.

The Principal Planning Officer responded to members questions concerning air quality monitoring on the site as follows:

- An Air Quality Assessment had been submitted. It stated that there should not be any dwellings built within eight meters of the motorway.
- The nearest façade would be thirty-five meters away from the motorway.

Members Debate

- The Vice-Chair stated that he believed that it was a 'good development' when taken as a whole.

The Vice-Chair moved, and Councillor Lugg seconded the officer's recommendation as amended in the late material.

RESOLVED that: - That authority is delegated to the City Growth and Delivery Manager to GRANT outline planning permission with necessary conditions (in consultation with the Chair and Vice-Chair), subject to a Section 106 agreement to secure the following:

- 25% affordable housing scheme

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- An agreed pathway to secure funding for an additional 10% affordable housing;
- Agreed housing mix;
- Open space provision including a leap and a lap;
- Allotment provision;
- Management of open space;
- Off site sport provision contribution of £205,156;
- Education contributions of £1,002,500;
- Library contributions of £42,532;
- £41,632 towards Highway improvements;
- £60,247 towards Travel Plan provision

21. KINGS QUARTER, GLOUCESTER - 20/01286/FUL

The Principal Planning Officer presented the report detailing an application for full planning permission for the demolition of existing buildings and structures (Grosvenor House) and the creation of mixed use development comprising two blocks; one with commercial, business and service floorspace (E Class), hotel (C1 Class) and multi-storey car park (sui generis), and the other comprising commercial, business and service floorspace (E Class); both with associated access, parking, cycle and bin storage, utilities infrastructure, highways works, public realm and landscaping works on land fronting Market Parade, Station Road and Bruton Way (forming plot 2, plot 4 and associated public realm and highways works of previous consent 18/01454/FUL for the redevelopment of Kings Quarter).

The Principal Planning Officer responded to members questions concerning the proposed additional height of the Plot 4 building and the loss of trees on the site as follows:

- The applicant had indicated that the increase in height and office space in comparison to the previously approved scheme was required to make the scheme viable.
- The loss of certain trees had been objected to by the tree officer.
- The large tree in front of the taxi rank would be retained.
- The applicant stated that they would plant new trees at a substantial size, which would be beneficial to the area early on in the scheme.

Members Debate

The Chair stated that he had some concerns with the proposed height of the Plot 4 building in the updated scheme but that he was broadly happy with the application on balance.

The Vice-Chair stated that he also had some concerns about the increased height of the Plot 4 building, but that he believed that the application could end up being an asset to the City of Gloucester. He also expressed his satisfaction at the proposed green planting at the sides of the carpark.

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A member stated that she was concerned about the additional height of the Plot 4 building when compared to the original proposal and believed that it would be too domineering.

A member stated that he had concerns about aspects of the design and the proposed increase in height of the Plot 4 building.

A member stated that she believed that the proposed increase in height of the buildings for office space may be less relevant as the Coronavirus pandemic had changed the nature of office work.

The Vice-Chair stated that the reasonings for the height increase had been explained by the officer and that he understood it. He added that he would be voting in line with the officer's recommendation.

A member stated that he wished to express his concern about the proposed increase of height of the Plot 4 building.

The Chair stated that he also had slight reservations about the increased height of the Plot 4 building but that he believed that the application would be beneficial for the City.

The Chair moved, and the Vice-Chair seconded the officer's recommendation as amended in the late material.

RESOLVED that: - authority is delegated to the City Growth and Delivery Manager to GRANT planning permission subject to:

- a) no new representations being received that raise new material planning considerations not considered in this report prior to 9th April 2021;
- b) completion of a legal agreement/s to secure;
 - Travel Plan monitoring fee of £10,000.00 over a 5 year period; and
 - contribution of £10,000.00 to amend the Traffic Regulation Order to enable exclusion of the development from applying for business parking permits;

and

the conditions contained within the Report with the amendments outlined in the late material.

22. 15 BALLINSKA MEWS, GLOUCESTER, GL2 0AR - 21/00187/FUL

The Planning Assistant presented the report detailing an application for a proposed two storey side extension.

A local resident addressed the committee in opposition to the application.

An agent of SF Planning addressed the committee in favour of the application on behalf of the applicant.

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The Planning Assistant responded to members questions as follows:

- The extension would be approximately 80cm away from the neighbouring property should the application receive planning permission.

Members Debate

The Vice-Chair stated that he had sympathy with the occupant and their reasoning as to why they wanted an extension. However, he added that the extension would shade the patio next door for a good part of the morning and that it would be very close to the boundary. He added that he would therefore vote in line with the officer's recommendation for refusal.

A member stated that the officer had provided a sufficient explanation as to the reasons why the application should not be granted and that somebody's individual circumstances did not come before legislation.

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

RESOLVED that: - planning permission be refused.

23. DELEGATED DECISIONS

The schedule of applications determined under delegated powers during the month of February 2021 was noted.

RESOLVED that: - The schedule be noted.

24. DATE OF NEXT MEETING

Tuesday 8th June, 2021.

Time of commencement: 6.00 pm

Time of conclusion: 7.56 pm

Chair

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	8 th June 2021
Address/Location:	Land north Of Rudloe Drive, Rudloe Drive Kingsway Quedgeley Gloucester
Application No:	20/00368/OUT
Ward:	Kingsway
Expiry Date:	23.07.2020
Applicant:	Robert Hitchens Limited
Proposal:	Residential development (up to 150 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. Outline application with all matters reserved.
Report by:	Jon Bishop
Appendices:	Site location plan Illustrative Masterplan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site comprises of land on the north side of Rudloe Drive of 5.78ha. It forms part of the wider former RAF Quedgeley site that has now been substantially redeveloped. There are new residential properties to the east/north east of the site beyond the drainage channel. There is an area of public open space beyond to the north. To the north west the immediately adjacent land off Newhaven Road is also vacant land. To the west is Newhaven Road. On the far side of Newhaven Road are several buildings – at the southern part there is a recently constructed Lidl supermarket; to the north of this Avionics House, which appears to be in office use; north of this 2 recently completed commercial units. Further north there is a drainage pond and an Asda supermarket. To the immediate south west of the site fronting the roundabout is a public house. To the south beyond Rudloe Drive is a site that has outline permission for residential. There is a medical centre and pharmacy to the south also, and a dance studio close to the junction of Naas Lane and Rudloe Drive. Beyond the southern development site are residential properties on Naas Lane.
- 1.2 The site itself is vacant with an existing network of roads associated with the previous uses, several areas of hardstanding and at the west side an area of grassed open space understood to be a former parade ground. There are several trees scattered across the site, several of which are subject to Tree Protection Orders. Outline planning permission for the redevelopment of the wider site was granted by the Secretary of State on the 26th June 2003 following a public inquiry in 2001. The permission was for a mixed-use development including residential (2650 dwellings), employment uses (B1 and B8) on 20 hectares of land, two primary schools, a local centre, roads, footpaths, cycleways and public open space. A further outline planning permission was granted by the Secretary of State for additional residential development including a primary school, roads, footpaths and cycleways, and public open space (providing an additional 650 dwellings to the total approved under the earlier outline planning permission to make an overall total of 3,300 dwellings) in 2007. A further permission was the granted under reference 13/00585/OUT to renew the outline permission in relation to the employment land. The land for employment uses is located to the south western part of the wider RAF Quedgeley development site adjacent to the A38, and includes the current application site, although the period for submitting reserved matters

applications under this permission has now expired.

- 1.3 The application is submitted in outline form with all matters reserved for future consideration. The proposals are for up to 150 residential units and associated infrastructure and facilities. Open space and landscaping are also proposed although the detail of landscaping is reserved. An Illustrative masterplan is provided and this shows an area of open space on the western edge of the site at the old parade ground area, with the road network through it removed, to provide a comprehensive open space. The applicant has confirmed that the minimum and maximum scale of development would be 1.5 to 3 storeys. The immediately adjacent area of land to the north west of the site off Newhaven Road that is excluded from the application site is shown on the illustrative masterplan as being for 'future employment/commercial generating uses'.

The application is referred to the planning Committee because it is over 50 residential units and because the City Council has a land ownership interest and a representation has been received. The Council owns the land adjacent to the north of the site including the corridor containing the drainage ditch – the application site overlaps into this adjacent corridor in two locations where the site extends to link up to the footpath alongside the ditch.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
00/00749/OUT	Application for Outline Planning Permission: Proposed residential development (2650 dwellings), employment development (20 hectares) and associated infrastructure, open space and community facilities.	Allowed on appeal	26.07.2003
06/01242/OUT	Proposed Residential development including a Primary School, roads, footpaths and cycleways, public open space, (Frame work Plan 4 Kingsway) To provide an additional 650 dwellings to the total approved under outline planning permission 00/00749/OUT (Overall Total 3,300 dwellings). (Outline Application - All matters reserved) (Amended Scheme)	Allowed on appeal	4.9.2007
07/01081/REM	Link road between Naas Lane roundabout and the local centre, landscape buffer and drainage.	Reserved matters approved	21.04.2008
13/00585/OUT	Renewal of outline planning permission for the redevelopment of the former RAF Quedgeley site (00/00749/OUT) granted 26th June 2003 in relation to the employment area (20 hectares) on framework plan 5.	Permission granted	24.11.2014
19/00881/CON DIT	Discharge of condition 15 (programme of archaeological work) and condition 16 (archaeological recording and publication) of application 13/00585/OUT		

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**

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 **Development Plan**

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

Relevant policies from the JCS include:

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 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 to 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 from the emerging Gloucester City Plan include:

A1 – Effective and efficient use of land and buildings
A2 – Affordable housing

A6 – Accessible and adaptable homes
B2 – Safeguarding employment sites and buildings
C1 – Active design and accessibility
C3 – Public open space, playing fields and sports facilities
D1 – Historic environment
D2 – Non designated heritage assets
D3 – Recording and advancing understanding of heritage assets
E2 – Biodiversity and geodiversity
E4 – Trees, woodlands and hedgerows
E5 – Green infrastructure: Building with nature
E6 – Flooding, sustainable drainage, and wastewater
E8 – Development affecting Cotswold Beechwoods Special Area of Conservation
F1 – Materials and finishes
F2 – Landscape and planting
F3 – Community safety
F4 – Gulls
F6 – Nationally described space standards
G1 – Sustainable transport
G2 – Charging infrastructure for electric vehicles
G4 - Walking

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

E.4 – Protecting Employment Land
OS.2 – Public Open Space Standard for New Residential Development
OS.3 – New housing and open space
OS.7 – New areas of Public open space

3.7 **Supplementary Planning Guidance/Documents**

SPG1 – Sustainable urban drainage systems

SPG6 – New housing and open space

Development affecting sites of the historic (archaeological) environment

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 **Highway Authority** – Raised concerns about updating the accidents data obtained, trip rates calculated and related junction modelling, measures to address the severing of the cycleway, improving the Travel Plan, and noted that the applicant would need to comply with prevailing policy on parking at that time and not benchmark adjoining Authorities and liaise with the Highway Authority in advance of any reserved matters submission to ensure the

internal street layout complies with the required standards.

- 4.2 **Highways England** originally requested a condition that would prevent the use of the development commencing until a specified scheme of works to Junction 12 of the M5 are done. Given progression to completing these works this request has been withdrawn and they raise no objection.
- 4.3 The **City Archaeologist** advises that some work has already been undertaken to mitigate archaeological impact and a condition would be required to secure the mitigation for the remainder of the site.
- 4.4 The **Landscape Adviser** – raised no objection in principle to the proposals other than noting a desire to see the retention of a group of small trees and shrubs in the north western corner of the site (note – this appears to be on the land outside the site noted to be for ‘future commercial/employment generating uses’), and retention of two groups of trees at the southern half of the site to soften the appearance of the development. They note that the existing open space at the west has an attractive appearance with mature trees, and its amenity value could be enhanced such as with children’s play features and seating. They also raised issues about natural surveillance to parking courtyards, having units facing onto the green corridor to the north, making sure drainage ponds are not engineered in appearance with sufficient planting around them.
- 4.5 The **Tree Officer** has raised comments:
- Trees T1 (Cherry) and T2 (Pear) are protected trees adjacent to one of the site entrances, were proposed to be removed but are now to be retained after the Officer’s initial comments, which is welcomed.
- Concerns about the siting of units adjacent to trees T16-T18 and T33 & T34 (horse chestnut trees and young cherry trees) leading to demands for excessive pruning and/or removal once they are occupied, and accepts that this would need to be looked at carefully at reserved matters stage.
- The tree group T7-T14 (mostly protected as a group on the TPO) should ideally be retained but accepts that their felling was agreed in the original permission for the site.
- Desire to see the level of proposed trees maintained through to reserved matters stage including a commitment to planting avenue style trees along the Rudloe Way frontage, and will need details of proposed species and planting specifications.
- The tree protection plans have been updated to suit the additional retained trees, and the Tree Officer raises no objection.
- 4.6 The **Ecology Adviser** requested an updated survey was done of the pond, the updated survey was provided and the Ecologist has confirmed that this is acceptable. The Ecologist also endorsed the shadow Habitats Regulations Assessment, that the proposals would not be likely to affect the integrity of the European sites in the vicinity, subject to securing mitigation in the form of Homeowner Information Packs. Conditions are recommended to secure a lighting strategy, and details of ecological enhancements.
- 4.7 **Natural England** commented in relation to the potential impact on European protected sites and raises no objection subject to securing appropriate mitigation.
- 4.8 The **Contaminated Land Adviser** notes that the submitted report is too old to be reliable as to current site conditions and assessed a different end use, and recommends the standard

contaminated land condition is imposed.

- 4.9 The **Drainage Officer** raises no objection subject to securing full details of the sustainable drainage proposals.
- 4.10 The **Lead Local Flood Authority** raises no objection subject to a condition to secure detailed plans, and management and maintenance provisions, for the surface water drainage.
- 4.11 **Severn Trent Water** raises no objection subject to conditions requiring approval of surface and foul water systems and their implementation.
- 4.12 **The Environmental Health Consultants** raise no objection in principle in terms of noise impacts subject to conditions to secure the details and implementation of noise mitigation measures. However in relation to the impact from the public house while they note that suitable noise levels could in theory be achieved, the potential for uncontrolled noise from the public house and its car park is a potential problem and recommend that the detailed layout avoids siting units next to the public house car park.

The Consultants raise no objection in terms of air quality but suggest conditions to secure cycle parking, electric vehicle charging points, and low emission boilers.

- 4.13 **The Housing Strategy and Enabling Officer** has noted the City Plan evidence identifying that 25% affordable housing is achievable across the plan period and that nearby sites secured this amount and more. He also notes that the lack of detail means that we cannot assess whether the application meets the requirements of Policy SD11 as to mix and tenure and meeting local needs.
- 4.14 The **County Council** requests financial contributions for education and libraries
- 4.15 The **Urban Design Adviser** recommends refusal raising several issues:

Illustrative plans and design information is required at outline planning stage in order to demonstrate that the proposed number of units can be accommodated on the site while achieving good design as required by National and local planning policy.

The illustrative masterplan submitted fails to demonstrate that 150 units can be accommodated on this site and achieve the characteristics of good design as set out in the National Design Guide. The layout fails to address and relate well to the site and its context, it does not create a positive frontage to Rudloe Drive or the open space to the north.

The site is laid out as two cul-de-sacs, with further smaller cul-de-sacs off those cul-de-sacs. This road structure does not create an integrated movement route that encourages walking and cycling. It fails to create a clear structure of connected streets.

There is a significant amount of frontage parking shown, creating a car dominated street scene. This layout fails to demonstrate that car parking can be sensitively integrated. The scaling of the illustrative masterplan is dubious. Some of the units appear very small, the back to back distances are unclear.

The proposed drainage ponds are over engineered and further open space would be required along the northern boundary to accommodate more naturalistic SUDs and to create a better interface with the footpath and open space in this area. Very shallow SUDs would be encouraged so that they can seamlessly integrate into open space and be utilised for recreation.

The open space on the site is located close to a very busy road and an area allocated for employment use. This location is poor and does not represent an attractive or well-located public space that would encourage a variety of activities and social interaction.

A condition is recommended requiring that any future reserved matters is in line with the latest SHMA to ensure that an appropriate mix of housing tenures, types and sizes is accommodated.

Overall this proposals fails to demonstrate that a well-designed development can be accommodated on this site.

A further amended masterplan was submitted but the Urban Design Officer has confirmed that the original comments still stand based on the revised plan (Rev. E).

4.16 **The Open Space and Playing Pitch Adviser** calculates a required POS contribution of 1.68ha including a LEAP, a NEAP, a full sized winter sports pitch and changing rooms, a MUGA, and tennis court or equivalent, and the financial contribution equivalent.

4.17 **Quedgeley Parish Council** made comments:
Agrees with the comments of the Ecology Officer and Highways England.

Seeks a contribution of in excess of £75,000 for formal sports facilities at the adjacent Kingsway Sports Pavilion or new astro surface at Waterwells Sports Centre.

Seeks provision to upgrade the local park run route and informal play equipment.

Requests a construction hours condition of 8.00-6.00pm Monday – Friday, 8.00-1.00pm Saturday and none on Sunday, Bank or Public holidays.

Notes that there is a large area of open space within the boundary of the proposed development, this should be safeguarded in accordance with the NPPF part 8 para 91 and 92 and policies SD4 and INF4 of the Gloucester, Cheltenham and Tewksbury JCS.

Seeks discussion for future management and ownership of this community facility.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 73 neighbouring properties were notified and press and site notices were published.

5.2 1 representation was received raising the following issues;

Seek explanation of how the road will cope (150 homes on side, 80 on the other) with the possibility of an extra 200 plus cars leaving for work every morning.

Notes the queues to get out of Kingsway referring to the Taylor Wimpy show office in the mornings.

Notes the Hardwicke/Quedgeley traffic comes over Naas lane bridge and then turn right to Waterwells which adds to the problem.

Comparison to the impacts of a change of use of a dwellinghouse, on which highways issues were raised.

5.3 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
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Heritage
- Ecology
- Contaminated land
- Sustainability
- Waste minimisation
- Economic considerations
- Housing
- Planning obligations

6.5 The Council has adopted an EIA Screening opinion confirming that the proposals for 145 units as part of a mixed use devt (18/01322/EIA), and also of 121 dwellings as part of mixed use devt. (18/01321/EIA) are not EIA development. The previous screening opinions covered larger areas and similar development. It is agreed that the proposed development is not EIA development.

6.6 *Principle*

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. Footnote 7 to paragraph 11 of the NPPF 2018 indicates that policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

6.7 The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development) and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review).

6.8 The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. The JCS addresses

housing supply and demand under Policies SP1 (The Need for New Development and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review)

The NPPF sets out that there will be a presumption in favour of Sustainable Development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF (2019) clarifies that: 'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).'

At the time of writing, the Council is not able to demonstrate a 5 year housing land supply. For the purpose of this application and in the context of paragraph 11 of the NPPF (2019), including footnote 7, the 'tilted balance' is engaged. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The assessment of this and the wider balancing exercise is set out in the conclusion of the report.

6.9 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. 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.

6.10 Employment land

The site has historically benefitted from an earlier permission for employment development. As set out above, outline planning permission for employment purposes within classes B1 and B8 was granted, but has not been implemented. The site is not allocated for employment use in an adopted plan.

6.11 Policy E4 of the second deposit 2002 Local Plan states:

'Planning permission will not be granted for new development that involves the loss of employment land unless the following criteria are met:

1. The land has limited potential for employment, and
2. The developer is able to demonstrate that an alternative use, mix of uses, offers greater potential benefit to the community'

Policy B2 of the Pre-Submission City Plan sets out that employment sites will be safeguarded for B class employment uses and changes of use will generally be resisted. Proposals will only be supported where the following criteria are met:

- a. The site or premise is redundant or no longer fit for purpose or capable of meeting employment needs; and
- b. The proposal would not adversely impact on the continued use of adjacent employment uses; or

- c. The proposal would bring significant benefits to the local economy and/or community that would demonstrably outweigh the loss of employment land.

The supporting text notes that the policy covers extant consents.

- 6.12 Paragraph 80 of the NPPF states: "Planning policies, and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach should allow each area to build on its own strengths, counter any weakness and address the challenges of the future." Paragraph 121 further sets out that "...authorities should also take a positive approach to proposals for alternative uses of land that are currently developed but not allocated for a specific purpose in plans, where it would help to meet identified development needs. In particular, support proposals to use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework."
- 6.13 The applicant has submitted a note on the subject of not delivering employment development on the application site, which sets out;
- The NPPF guidance noted above;
 - That the time limit for submitting reserved matters applications for employment development on the site under the outline permission has expired and employment development could no longer be implemented.
 - That the application site is not allocated for employment.
 - The Employment Land Review September 2019 did not consider Kingsway Framework 5 aa an existing employment site as part of its review of the City's employment land.
 - That the proposal would not result in the loss of committed employment land.
 - The area has been marketed by the applicant over a period of years and has failed to attract B type employment uses.
 - The office market in Gloucester is difficult especially in the city centre where a number of premises have been vacant for a considerable period of time. There remains limited demand for offices in Gloucester and the costs and risks of speculative development are too great. The applicant has been unable to attract occupier support for development.
 - The out of town office market has been predominantly based around Gloucester Business Park.
 - The industrial market has seen an improvement in recent years, however despite significant marketing efforts few requirements have focussed on Kingsway, preferring other established locations. The access road also creates difficulties for the major B1/B8 occupiers often with articulated lorries mixing with residential traffic.
 - There is an urgent need to meet the City Council's housing shortfall.
- 6.14 The site is in the Strategic Assessment of Land Availability (SALA) and is indicated as broadly suitable for mixed uses/residential development subject to an assessment of the loss of employment land.
- 6.15 The application site has benefitted from outline planning permission for employment development for several years although could not now be implemented without a new permission. The applicant's submission indicates that despite this, it has not proven attractive to investors/occupants such as to move forward with a detailed scheme. Whilst the development would not provide on-going employment uses, it would have a small temporary employment benefit during the construction phase. It is accepted that some employment uses may not be wholly compatible with the nearby residential development but this is not considered to be the case for all employment development and could be overcome in many

instances, indeed an employment scheme on the land to the south has been approved with mitigation measures due to the close proximity of residential units.

6.16 Nevertheless, overall it is considered that, on balance, given the lack of interest in the site and the benefits of contributing to meeting housing demand, particularly in light of the absence of a 5 year supply of housing, while the loss of the potential employment development opportunity is unfortunate, it is considered that not using the site for employment use is acceptable in this instance. As such, overall, the principle of residential development of this site is acceptable, subject to further detailed considerations below.

6.17 ***Design, layout and landscaping***

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, Policy SD6 requires development to protect or enhance landscape character 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. These design aspirations are also reflected in the emerging City Plan.

6.18 The design, external appearance, scale, layout and landscaping of the scheme are all reserved for future consideration. An illustrative masterplan has been submitted seeking to demonstrate that the site can accommodate the proposed quantum of development. In terms of density, the full 150 dwellings would be 36 dwellings per hectare.

6.19 In the context of the maximum parameters referred to above, the application says that proposed heights would be predominantly two storey, with occasional 2.5 - 3 storey dwellings in key locations. This scale would be appropriate in the local context.

6.20 There is already a path network on the application site side of the drainage ditch to the north. It would be desirable to secure connections onto this path in the interests of good quality sustainable links to the wider site and facilities. The DAS commits to provision of pedestrian and cycle links through the site

6.21 At reserved matters stage the Authority would seek to secure a well laid out scheme including good active frontage on to the main roads, secure perimeter blocks, etc. The application sets out that the proposal is based on these principles, however the submitted indicative masterplan however fails to provide the level of quality that would be sought.

6.22 The DAS commits to particular attention being paid to the massing and architectural style of building on key frontages such as those along main routes through the development. The DAS also refers to 'landmark buildings' are identified that should be designed to be distinctive from the adjacent built form with variations in materials, colour, frontage treatment and architectural styles but are not shown on a plan and the applicant proposes that the location of these would be finalised at reserved matters stage. This will be expected to be followed through at reserved matters stage.

6.23 In addition to the quality of the layout itself, there are several other factors influencing the ability of the site to accommodate 150 units in an acceptable layout. These include infrastructure in terms of attenuation ponds, and on site public open space provision.

6.24 The concerns raised by the Urban Design Officer have not been addressed in the revised illustrative masterplan. The layout indicated on the illustrative masterplan is poor and would be unlikely to receive approval at the reserved matters stage. As such the application does

not greatly assist the Council by demonstrating that a good quality layout could be achieved at the proposed quantum of development. The precise layout is nevertheless a matter that will need to be assessed in full at the reserved matters stage.

6.25 *Trees and landscaping*

The site contains a range of protected trees. An arboricultural survey been submitted noting that the majority of trees are of moderate quality with a life expectancy of 20+ years. The surveyor considers the impact from developing the site to be broadly acceptable in the context of the site as a whole. It proposes tree protection measures to address construction phase impacts. New tree planting is proposed to provide enhancement over time.

6.26 In terms of tree retention the revised masterplan now shows the retention of three further trees previous agreed for felling, including the cherry and pear raised in the Tree Officer comments which is welcomed and would provide some mature landscaping that would be to the benefit of the scheme. This should be secured by condition. As referred to above, the Tree Officer has accepted that the removal of the tree group T7-T14 was previously agreed in the outline permission. Additional tree planting is proposed to be accommodated within the layout as well.

6.27 In terms of the potential development of units close to trees T16-T18 and trees T33 & T34 and the pressure for excessive pruning once occupied, the applicant's arboriculturalist considers this arrangement would be appropriate and would not prevent light to properties from the south. While the Tree Officer remains unconvinced, the submitted masterplan is indicative and a layout may be produced at reserved matters stage that avoids the shading issue. It is not considered to be fundamental to the grant of planning permission but as the Tree Officer notes, will need careful consideration at reserved matters stage.

6.28 In terms of securing sufficient good quality new planting, the applicant agreed to the suggestion of planting avenue style trees along the Rudloe Way frontage, where within their ownership, which is welcomed. Precise planning locations, species, specifications, etc can be provided at the reserved matters stage.

6.29 The tree protection plans have been updated to suit the additional retained trees, and the Tree Officer raises no objection.

6.30 In terms of the issues raised by the landscape advisor, securing the more natural form of drainage ponds, and getting units to front green infrastructure can be dealt with in considering the detailed layout at reserved matters stage. The shrubs and trees to the north west are outside the application site. It is agreed that if as expected the parade ground area is retained and used for open space that it could be enhanced with a play area, seating, etc. This is in part covered by the s106 terms (see below), while the detail can be further negotiated at reserved matters stage

6.31 The retention of existing trees appears to be the main beneficial design characteristic that is offered in the DAS and there are several local examples elsewhere in the Kingsway site where mature trees have been retained within new development and has worked well as an attractive feature. As this is a key design feature and the basis on which the application is assessed, it is proposed that the retention of the trees on the masterplan is imposed as a condition. Otherwise, it is considered that the proposals should be able to deliver landscaping that complies with the above policy context.

6.32 *Conclusions*

The illustrative masterplan would not be agreed at reserved matters stage and is not helpful in demonstrating a layout of good design quality. Nevertheless layout and landscaping are reserved for future consideration and it is not considered that there are any site constraints

that are fundamental to preventing a successful overall design for the proposed development, and as such is it considered appropriate for these issues to be considered in further detail at reserved matters stage.

6.33 **Traffic and transport**

The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network

6.34 There are already three access road stubs constructed off Rudloe Drive into the site and the illustrative masterplan shows those three to provide the vehicular accesses into the site from the south. At the north west, an access road is shown into the 'future commercial/employment generating uses' plot, off Newhaven Road. Rudloe Drive is a single carriageway 20mph road connecting Nass Lane to the west with Thatcham Avenue to the north east where there is extensive residential development. It has a shared off road pedestrian/cycle provision on the north side, and various traffic calming measures. To the west Rudloe Drive links to Newhaven Road which links to the A38 further north, to Naas Lane which links to the Bristol Road to the west, and to Telford Way which links to the Waterwell business Park (and onwards to the A38) to the south. A Transport Assessment has been submitted in support of the application, and a subsequent Addendum.

Access

Access would be provided from three existing access points off Rudloe Drive. They were designed for employment use and it is now proposed to redesign the eastern two to be more in keeping with a residential scheme, following consultation with the Highway Authority. The western one is used by the public house which receives delivery HGVs so would remain as existing. Although means of access is reserved, the application notes that the internal road network would be designed with 5.5m wide carriageways and 2m footways and a detail of the site accesses is provided in the TA.

The HA raised concerns that the proposals sever the cycleway and should be amended to provide a continuous, level cycleway over the junction with measures to provide cycle priority. The TA Addendum notes the emerging requirement from the HA for this, but says that this is part of a wider development where this hasn't been done and would not provide consistency to pedestrians/cyclists through the development as a whole – leads to confusion and safety concerns.

6.35 *Accidents*

The HA required the personal injury accident information to be brought up to date and any issues addressed. This has been done and no significant issues were identified, and this is now accepted by the Highway Authority.

6.36 *Parking*

The applicants propose that the level of parking would be discussed at the reserved matters stage on the basis of calculating demand on a site specific basis and using Census data and the NPPF methodology. They do however reference standards in other districts and indicate that provision is likely to be similar. They also propose that an additional 0.2 spaces per dwelling for visitor use should be provided. The HA is happy to resolve parking in the reserved matters proposals but notes that it would need to comply with the policy prevailing at the time and not benchmark adjoining Authorities.

Cycle spaces are proposed at 1 per dwelling with precise details to be agreed at reserved matters stage.

6.37 *Traffic generation*

It is relevant to note the previous permission included employment use for this land which has an associated peak hours impact on the network. The assessment also includes development traffic from the permission for residential on land to the south of Rudloe Drive, and applies growth rates to the traffic to assess future year scenarios. The predicted total 2-way movements from the development within the peak hours are 81 in the AM peak and 85 in the PM peak.

Junction 1 (Newhaven Road/Naas Lane east/Telford Way/Naas lane west roundabout) would operate over practical capacity during the 2025 baseline scenario plus committed and proposed development traffic in the AM peak, but within practical capacity in the PM peak. However the increase in RFC of 0.07 and queue of 6 above the 2025 baseline plus committed development scenario is not considered a severe impact. Given this and the junction still operating within theoretical capacity, no physical mitigation measures are proposed to the junction.

Junction 2 (Telford Way/Waterwells Drive east/Davy Way/Waterwells Drive west roundabout) is shown to exceed theoretical capacity in the 2020 baseline scenario in the AM peak and exceeds practical capacity in the PM peak. This increases in the 2025 baselines, indicating a capacity issue with the junction in its present form without the proposed traffic and the applicant considers that this identifies a fundamental existing capacity issue with the junction in its current form without the addition of committed or proposed development traffic. The proposed development does impact on the junction, although a maximum increase of 0.03 RFC in the AM peak and 0.04 in the PM peak over the 2025 baseline plus committed development scenario is not considered to be a severe impact, and therefore no physical mitigation works are proposed.

Junction 3 (Woodvale/Newhaven Road/Kingsway roundabout) – shown to perform within practical capacity during all modelled scenarios. The 3 site access junctions are shown to operate within capacity.

In respect of the trip rates the HA have commented that these are acceptable taking into account the proposed mix and level of affordable housing provision. If this were to change then the trip rates and associated junction modelling would need to be recalculated in order to ascertain if mitigation is required.

6.38 *Strategic highway network*

The applicant sets out that the TA demonstrates that the likely impact on junction capacity on the local road network will not extend to the A38 junctions to the west of the site. Between these junctions and J12 of the M5 there are multiple opportunities for traffic to dissipate in other directions and would result in an insignificant level prior to reaching the strategic road network.

Given the proximity to the strategic highway network, Highways England have been consulted. HE took a different approach to the applicant and highlighted an issue with slip road traffic queuing back onto the mainline – they took the view that any development which results in a increase in demand for trips on an off-slip resulting in mainline queuing, or extends an existing one, or increases the frequency at which one occurs, is an unacceptable/severe road safety impact. HE has undertaken its own modelling and considers that the proposals would not have a severe/significant impact on the strategic road network, if the improvement scheme for the M5 southbound off slip is in place. In their updated response they note that an improvement scheme to the B4008 Cross Keys junction has recently been implemented and an improvement scheme at J12 to widen the southbound off slip is scheduled to begin later this year, with the interim mitigation scheme

now completed and open to traffic. They therefore have withdrawn the previous condition to prevent occupations until the works were done, and raise no objection. They also request that the Authority secures the affordable housing as that underpins the analysis – this would be done by securing the s106 agreement terms.

6.39 *Travel Plan*

The travel plan references local guidance issued by the Highway Authority; however no targets are set. The travel plan therefore is not considered to be ambitious enough and it should set targets with measures of how these are to be achieved. GCC has published local parking standards, however parking restraint is not presented in the TA as a tool to suppress demand, the layout does not encourage it and GCC does not actively promote such a strategy. Car and cycle parking will need to conform with MfGS (July 2020). Table 5.2 indicated cycling to be currently 3.6% and a target of 4.4%. I would direct the applicant to PCT.bike which indicates a current share of 4% and a 2025 target of 7%. It is important that targets are set with a clear plan as to what measures will achieve this, the targets presently seem to be unclear and measures to achieve them are not specific. The travel plan is improved, but not fully accepted. There appears to be further work required to ensure it reflects current publications. Additionally, a planning obligation will be needed as a bond and for monitoring purposes to ensure the plan is complied with, details of which are published on the GCC website.

6.40 *Internal layout*

The layout is reserved for future consideration and there do not appear to be constraints that would indicate that an acceptable internal road layout could not be achieved.

6.41 *Transport conclusions*

The detailed layout can be assessed in respect of highway safety at the reserved matters stage. It is considered that the issues relating to junction modelling, internal street layout, access and the travel plan can therefore be addressed through a suitably worded condition and supporting planning obligation. The junction modelling remains a matter of concern without conditions and obligations, the modelling needs to be treated with some caution as the projected queue lengths exceed the length of Telford Way and it is likely that trips will divert before joining Telford Way itself. The overall position is there is some additional demands on the network but they are not considered to be so significant to warrant refusal when accounting for the sustainable location, travel plan mitigations, likely trip reassignment, peak spreading and potential home working. Conditions and travel plan bond/monitoring fees would be required as part of any planning consent for the site.

6.42 *Residential amenity*

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. Policy C5 of the Pre-Submission City Plan deals with air quality and requires major developments to comply with EU limit values and national objectives for air pollutants, and sets out 6 criteria to comply with relating to development and unit layouts, use of green infrastructure and transport infrastructure to address the issue and control emissions during demolition, construction and operation. Policy F6 sets out a requirement to meet Nationally Described Space Standards.

6.43 *Amenity of existing neighbours – impact of new buildings*

The proposed residential units would be at the closest point around 32m from the existing residential properties to the east/north east across the drainage ditch and road, and around

15m from the site of the consented residential units to the south across Rudloe Drive. At the proposed scale of 1.5 to 3 storeys, it should be straightforward to design a reserved matters scheme that preserves the amenities of residents of those properties in terms of overlooking, overshadowing or overbearing effects.

6.44 *Noise*

A Noise Assessment has been submitted. It is noted that the surveys are over a year out of date although the applicant's consultant considers the results to still be representative of normal operating conditions for the public house and road traffic and the Environmental Health Consultant accepts this.

6.45 The public house has external seating area on the side towards the roundabout furthest from the site but not on the side nearest to the application site. The license provides for amplified and live music until 00:30hrs. There are therefore considerations around ensuring acceptable living conditions for future residents in respect of potential disturbance from the public house. The NPPF is also clear however, that existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established. It is the 'agent of change' that should be required to provide suitable mitigation, in this case the proposed residential development. The noise study appears to have been undertaken for a 24 hour period but on a weekday. The study did not therefore consider Friday and Saturday evenings as a likely 'worst case' scenario for noise and disturbance. Providing a further accurate study of the noise impacts of an operation public house has not been possible due to the pandemic. The applicant notes that according to the pub website no live music events took place last year and considers this to be consistent with the nature of the operation as a family bar and restaurant and asserts that this also means it tends to be equally busy/noisy regardless of the night of the week. The noise report says that plant at the rear of the public house was not audible at the position of the proposed dwellings at the western end of the site above the traffic noise. Consideration has been given in the report to noise from vehicles in the car park. This is a less easy impact to ascertain and is raised by the Environmental Health Consultant alongside the impact from pub customers; impacts that may result due to the behaviour of customers. The report recommends that consideration is given to the use of the public house car park during the detailed design stage and use mitigation measures including minimising bedroom windows facing the car park and potentially acoustically treated ventilation. The applicant has proposed a solution of a condition specifying that the British Standard shall be met for proposed dwellings adjacent to the public house. The applicant's consultant considers that this standard should be readily achievable in their experience given the separation between the public house and the nearest dwelling (on the indicative masterplan).

It is acknowledged that in the context of Covid 19 it is not possible to provide a reliable on site study of a live event at the public house. However, there are numerous examples of public houses within residential areas.

Overall the principle of residential development of the site is acceptable. The design as a matter of principle could achieve suitable noise levels with appropriate mitigation. Careful consideration of mitigating the impact through design will be needed and this would be required to be controlled by a suitably wording planning condition.

6.46 In terms of other impacts, the noise report concludes that the principal influence on noise was traffic on the A38, which is over 200m to the west of the site and partially at a lower level than the adjoining land and there is also a degree of screening from trees and buildings. However the report concludes that no adverse effects are likely and standard construction techniques would be sufficient to meet internal noise standards, and 1.8m fences around gardens would meet the standard for garden areas.

6.47 The assessment of noise from Rudloe Drive has used larger traffic flows to reflect the likely

increasing amount of traffic using the road in future. To ensure a satisfactory noise environment the Report proposes enhanced glazing and ventilation to the rooms of the closest properties facing onto Rudloe Drive, and indicates that a higher specification glazing and acoustically treated vents on the market should be sufficient. A condition is recommended to secure this.

- 6.48 There is the potential for other noise-generating uses in close proximity to the site. In terms of the land to the north west of the site shown on the masterplan to be for “future commercial/employment generating uses”, because the period for submitting reserved matters applications under the outline permission expired in 2019, a new permission would be required to use this land for employment use. At that time the presence of any neighbouring residential properties (or an extant permission for them) would be a material consideration needing to be addressed in terms of potentially causing noise or other disturbance.
- 6.49 In terms of the land to the south of Rudloe Drive, there is an existing reserved matters approval for employment use (ref. 15/00112/REM). That development could still be implemented, although given the Council has subsequently approved an alternative scheme for residential use of this land, the employment use appears less likely to proceed. Nevertheless on a precautionary basis of assessing the worst case scenario, there is the potential for the proposed residential units to be in close proximity to a future employment use to the south. The approval for the scheme to the south was subject to several conditions to control the employment activities given the proximity to existing residential premises, and the Environmental Health consultants are satisfied that these should equally serve to protect future residents of the application site, were that employment scheme to be implemented.
- 6.50 Overall, there is no indication that the proposed residential use is fundamentally unacceptable on noise grounds and subject to securing compliance with mitigation measures and a sensible layout and design at reserved matter stage, the proposals would comply with the above policy context.
- 6.51 *Air quality*
An Air Quality Assessment has also been undertaken, and updated to reflect the amended traffic generation numbers. This considers that there is no risk of exceeding the EU limit value in the vicinity of the site by the time that it would become operational. Background pollutant concentrations are predicted to be well below the objectives at the predicted date of scheme occupation. Vehicle trip generation has been used and the applicant’s consultants consider that the impacts from this traffic on air quality at existing receptors would be insignificant. Impact from existing sources has also been considered and the consultants conclude that future residents of the site would have acceptable air quality, with concentrations well below the objectives. No further detailed assessments or mitigation measures were considered necessary.
- 6.52 The Council’s Environmental Health consultants advise that the assessment has been carried out in accordance with current guidance and best practice, and concludes that the proposals are acceptable in these terms. In respect of the recommended conditions cycle parking and electric vehicle requirements are proposed. There is no policy to support low emission boilers.
- 6.53 *Future living conditions*
The indicative masterplan indicates some tight relationships (including some back to back distances of around 13.8m to 16m back to back (the usual standard is 21m), and 8.7m back to side (11m minimum usually sought). There are also some small gardens shown of around 7.5m deep to 8m gardens (and some of these taper off to be narrower).

- 6.54 As such the illustrative masterplan indicates that several properties could have less than the standard 21m back to back separation distance and several have a limited back to side separation. Furthermore the masterplan indicates several properties that would appear to have limited amenity space especially if these were family sized homes. As with the design issues above the masterplan does not therefore assist in providing the clarity of a quality layout, this time in respect of future living conditions. Nevertheless, the arrangement of properties and the space around them on the masterplan, and the extent of the breaches is such that a better layout at reserved matters stage should be able to address these concerns.
- 6.55 In any respect the proposal is for *up to* 150 units and if an acceptable scheme cannot be achieved a smaller number of units may need to come forward at reserved matters stage or in a different format to the houses currently indicated.
- 6.56 Minimum space standards in respect of City Plan Policy F6 would need to be considered at the reserved matters stage.
- 6.57 Overall in respect of amenity issues there are several issues that would require careful design at the reserved matters stage in order to be acceptable. However although the illustrative masterplan is not helpful in proving it, it is considered that the proposed development should be able to be designed at reserved matters stage to satisfy the above policy context.
- 6.58 ***Drainage and flood risk***
- 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. Policy E6 of the emerging City Plan sets out a similar approach to making development safe, avoiding an increase in flood risk, the sequential and exception tests, requiring Sustainable Drainage Systems, incorporating climate change considerations, facilitating benefits to watercourses and floodplains, maintaining a buffer strip for maintenance and ecology
- 6.59 The site is in Flood Zone 1 the lowest risk of flooding. All types of development are appropriate in this zone. The sequential test and exception test do not need to be applied. A Flood Risk Assessment (FRA) and Drainage proposal has been submitted and sets out that flood risk from all sources has been assessed and the proposed development would not be at risk from flooding. The Drainage Officer raises no objection in this respect.
- 6.60 There is an existing drainage channel running along the northern edge of the site and sewers in Rudloe Drive. Reserved matters approval has been given for a balancing pond (Pond 5 – to the north west adjacent to the Asda store) on the framework plan 5 area that includes the application site.
- 6.61 A site wide drainage strategy for the wider RAF Quedgeley site has previously been developed and the current application sets out that the proposed new strategy for the application site is compliant with the approved site wide surface water drainage strategy. The application sets out that the surrounding drainage infrastructure in Rudloe Drive and the drainage channel within the public open space to the north of the site have been designed and sized to take flows from this proposed development.
- 6.62 While it is an outline application there is a fairly detailed drainage strategy and pond design

set out in the FRA and has been supplemented with further indicative cross sections of the proposed ponds. Sustainable drainage features are proposed to ensure betterment for run off rates, and the illustrative masterplan indicates two sustainable drainage ponds along the northern boundary adjacent to the existing drainage channel. The proposed strategy allows for 40% climate change. Surface water from the application site would discharge into the existing public sewers in Rudloe Drive and Newhaven Road and into two outfalls into the drainage channel adjacent to the site. Surface water flows from the site that connect to the sewers in Rudloe Drive and Newhaven Road would discharge into pond 5 mentioned above. The system is designed to cater for the 1 in 100 year plus climate change without flooding occurring. The FRA confirms the proposed discharge rates from the component catchments of the application site are to be limited to 12 l/s in accordance with the site wider surface drainage strategy. The Drainage Officer agrees that the proposed discharge rates and attenuation volumes are acceptable. Overland or exceedance flows would be directed to follow the flow routes on the overall strategy. Treatment of surface water run off would be provided by the two attenuation ponds on the site and pond 5. The application also commits to the management and maintenance of the SuDS to ensure it operates effectively for its lifetime. The Drainage Officer considers the indicative sections of the drainage ponds are acceptable to indicate that a suitable sustainable drainage scheme could be delivered on site at reserved matters stage, although the precise specification will need further refinement. Foul water would discharge to the existing Rudloe Drive and Newhaven Road sewers and Severn Trent Water has not raised any in principle objection to the proposal but seeks a condition to secure full details of the proposed arrangement later. Similarly the LLFA raises no objection subject to securing details of the SuDS system.

6.63 Subject to conditions securing suitable details of surface and foul water drainage systems, their implementation, and SuDS maintenance, the proposal complies with above policy context.

6.64 **Heritage**

In terms of heritage the NPPF requires Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the designated heritage asset; the more important the asset the greater the weight should be. Any harm or loss should require clear and convincing justification; substantial harm to or loss of assets of the highest significance such as scheduled monuments should be wholly exceptional. Tests are set out if 'substantial harm' or 'less than substantial harm' to a designated heritage asset are identified. The NPPF requires appropriate desk-based assessment and where necessary a field evaluation to assess possible impacts on archaeology. It also requires developers to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible. Policy SD8 of the JCS sets out that heritage assets and their settings will be considered and enhanced as appropriate to their significance. Development should aim to sustain and enhance their significance and put them to viable uses consistent with their conservation whilst improving accessibility. Proposals that secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats, also those that bring vacant or derelict heritage assets back into appropriate use, will be encouraged.

Policies D1 and D2 of the emerging City Plan reflect the guidance in the NPPF and JCS in respect of designated and non-designated heritage assets respectively. Policy D1 notes the extensive archaeological remains of the highest significance within the historic core of the

city, and that great weight will be given to the preservation of any such remains whether designated or undesignated. Policy D3 requires developers to record and advance the understanding of the significance of a heritage asset prior to or during development where development would reveal, alter or damage it.

- 6.65 There are no heritage designations on or adjacent to the site but there is archaeological interest within this locality and a range of archaeological investigations have been undertaken in the vicinity. In the wider surroundings are the Grade 2 listed Manor Farm house and scheduled monument around 200m to the north. The proposal would not have any significant impact on the setting of the scheduled monument and listed building to the north.
- 6.66 An archaeological desk based assessment has been submitted. The site and surroundings have indicated archaeological interest notably a high potential for Roman remains. It is likely that the previous modern development would have severely impacted on remains within those parts of the site.
- 6.67 Further work will still be needed, but this can be secured by condition and tailored to undertaking only the outstanding parts. Subject to conditions to secure the outstanding archaeological mitigation, the proposal would comply with the above policy context.

6.68 **Ecology**

The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS similarly requires the protection and enhancement of biodiversity in the area. The emerging City Plan requires the conservation of biodiversity and providing net gains, and also a policy specifically restricting development that would be likely to lead directly or indirectly to an adverse effect on the integrity of the Cotswold Beechwoods Special Area of Conservation and the effects cannot be mitigated.

- 6.69 An ecological report has been submitted. This recommends that with the implementation of the safeguards and recommendation in the report, the proposals will accord with relevant planning policy. The report sets out that an extended phase 1 survey, and specific surveys were undertaken for bats, badgers and great crested newts.
- 6.70 The great crested newt survey of the pond to the north west indicated no GCN presence in 2017 and the drainage channel was surveyed in 2019 but was dry. The applicant agreed to undertake a further DNA sample survey given the time since the 2017 survey, and this showed negative results for the presence of Great Crested Newts. The Council's consultant is now satisfied on that basis.
- 6.71 In respect of bats, one tree is considered to have low potential to support bats, and is proposed to be retained. Bat boxes on retained trees, and if deemed necessary, sympathetic lighting, is proposed.
- 6.72 In respect of badgers, no evidence was recorded within the site. As there is a record of the species in the vicinity, a precautionary approach during construction is recommended.
- 6.73 Overall at the site level the report concludes that the proposals would not adversely affect any designated sites or protected species. While there would be losses of some trees, mitigation is proposed through new planting.
- 6.74 The Council's ecological consultant is now satisfied with the studies provided and recommends conditions to secure the HRA mitigation, a lighting strategy to preserve adjacent habitats, and precise details of the ecological enhancements mentioned in the

ecology report. These should be secured by planning condition.

6.75 **Habitats Regulations Assessment**

European designated sites are subject to a high level of protection and under the Conservation of Species and Habitats Regulations 2017 the City Council as the 'competent authority' is tasked with undertaking a habitats regulations assessment of projects that affect the designated interest features of these sites, before giving any permission. Natural England has recently been encouraging the City Council to consider the recreational impact of residential developments.

6.76 The applicant has submitted information to inform the Habitats Regulations Assessment in respect of the Cotswold Beechwoods SAC. The Cotswold Beechwoods are around 5km to the east of the site. The report sets out the means by which to access the SAC, the alternative recreational provision, including the smaller scale open space provision proposed for the site itself, and the results of the 2019 Beechwoods visitor survey. It considers that future residents would be more likely to visit other sites that are closer to home than the Beechwoods more frequently. It proposes that Homeowner Information Packs would be provided to new residents setting out how to avoid impacting sensitive sites and offers it as a condition. This would provide greater certainty of the impact. It concludes that the development would not likely affect the integrity of the Beechwoods either alone or in combination with other development.

6.77 A supplementary report was also submitted addressing the Severn Estuary SPA/SAC/Ramsar site and Walmore Common SPA. It considers potential impacts on Walmore as a result of pollution and recreational impact. Natural England has also noted that the SPA is far enough away that direct impacts can be ruled out, and in terms of indirect effects the SPA is not served by public rights of way and the scope for indirect impacts from recreational pressure can be screened out. It concludes no adverse effects on integrity of Walmore Common SPA. In respect of the Severn Estuary the site is approximately 8.8km distant from the nearest point of the designated estuary. It is not considered that the application site lies within the zone of influence and the proposals would not have an adverse impact on the integrity of the Estuary itself. However there is a functional link with Alney Island as a stepping stone along the river. The report notes the Natural England view that the Estuary is far enough away for direct impacts to be ruled out, and that an information pack should include suitable information to allow a conclusion of no adverse effect. In terms of indirect impact from recreational pressure, the report also notes the alternative recreational space set out above. It concludes that there would not be any likely significant effects on the integrity of the Estuary either alone or in combination with other development.

6.78 Natural England raises no objection subject to securing the proposed mitigation measures

6.79 The Council's consultant has endorsed the shadow HRA documents produced by the applicant. They conclude that there would not be any adverse impacts on the integrity of the Walmore Common SPA, and it is unlikely that there would be significant effects on the integrity of the Severn Estuary SPA/SAC/Ramsar, either alone or in combination with other projects, however to ensure this, a Homeowner Information Pack should be provided (and could be secured by condition). In respect of the Cotswold Beechwoods, based on the distance between the site and the SAC and the number of alternative recreational resources that are closer to the site, there would not be any likely significant effects on the Cotswold Beechwoods SAC, either alone or in combination with other plans or projects, resulting from the proposed development, with the Homeowner Information Pack secured as mitigation. It is therefore proposed that this be secured by condition.

6.80 Subject to conditions to secure the mitigation measures set out, the proposals would comply

with the above policy context.

6.81 **Contaminated land**

The NPPF seeks to ensure that sites are suitable for the proposed use in respect of risks from contamination. Policy SD14 of the JCS requires that developments do not result in exposure to unacceptable risk from existing or potential sources of pollution, and incorporate investigation and remediation of any contamination.

6.82 As part of the wider Kingsway site a range of remediation works have taken place. Previous analysis of the application site identified areas that required further action and this site has been subject to some minor remediation work. A ground investigation and assessment has been submitted in support, which is set out with the aim of outlining remediation and validation requirements to address the pre-existing contamination condition on the permission for the wider site. It identifies contamination within the site that will need to be dealt with and a remediation strategy and validation of the works would be required. The document is too old to be reliable as a current analysis and relates to a different end use, so it does not satisfy any parts of the standard contaminated land condition so the full condition is recommended.

6.83 Subject to this condition the proposals would be compliant with above policy context.

6.84 **Sustainability**

The NPPF supports the transition to a low carbon future and contributing to reductions in greenhouse gas emissions. It expects developments to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Policy SD3 of the JCS requires all developments to demonstrate how they contribute to the principles of sustainability by increasing energy efficiency. Proposals will be expected to achieve national standards. Policy G2 of the emerging City Plan requires every new residential property with a garage or dedicated parking space within its curtilage to have an electric vehicle charging point. In all other residential properties charging points will be strongly encouraged where reasonable and technically feasible. For non-residential development providing 100 or more spaces, at least 2% should be utilised for charging. Policy G7 requires proposals to demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 110 litres per person per day.

6.85 The applicant has submitted an Energy Statement. This does not commit to anything other than saying that subsequent planning application stages will be calculated in accordance with the methodology set out in Building Regulations, and that because this is an outline application the level of detail required to satisfy these criteria is unknown; it states that further consideration will be given in subsequent stages of the planning process and will be resolved by implementing appropriate materials and standards. A utilities statement has also been provided, setting out the existing provision within the application site and surroundings and no issues are expected with utility provision. The Design and Access Statement says that where appropriate sustainable building construction techniques would be used in line with building regulations, typically a combination of energy efficiency through design, SuDS, fabric efficiency, use of recyclable building materials and construction waste reduction or recycling.

6.86 The application therefore includes very limited information as to sustainability measures. The applicants have agreed to a condition that would require each property with a garage or parking space on its curtilage to have a socket to enable car charging. No indicative assessment of energy consumption or of potential measures to reduce it are offered. The proposed approach to sustainability is therefore disappointing. Nevertheless Policy SD3

requires proposals to demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, and will be expected to meet national standards. On that basis, there would be no conflict with Policy SD3. It is recommended however that given the commitment to addressing the matter thoroughly at reserved matters stage and the paucity of information provided currently, a condition is imposed setting out the requirement for it to be addressed by a subsequent developer, and a further condition requiring provision of electric vehicle charging points.

6.87 **Waste minimisation**

The County Council Waste Core Strategy requires a waste minimisation statement. Policy SD3 of the JCS requires major developments to be accompanied by a waste minimisation statement and expects development to incorporate the principles of waste minimisation.

6.88 A waste minimisation plan has been submitted setting out measures at a high level for the site clearance, construction and occupation phases, and through good design. There is no objection to this, but as this outline stage plan sets out principles and more details will only be available later, it is recommended that a condition requires detailed waste minimisation plans to accompany reserved matters applications.

6.89 **Economic considerations**

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.

6.90 **Housing** *Affordable Housing*

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. The adopted development plan sets out at Policy SD12 that a minimum of 20% will be sought, and part 10 says that the viability of a site may enable additional levels to be delivered. Policy A2 of the emerging city plan requires the provision of 25% affordable housing on site. The viability evidence in support of the City Plan, which can given moderate weight, demonstrates that 25% affordable housing can be supported, and applications within the area have recently provided at least 25%.

6.91 The applicant has indicated that they are willing to provide 25% affordable housing with a 75/25 tenure split as between affordable rented and shared ownership. There is a requirement on any planning approval for a section 106 to be entered in to with the Council to ensure that 25% of the units on the site remain as affordable housing in perpetuity. Should the application be refused planning permission then the failure to secure affordable housing would need to constitute a reason for refusal.

6.92 Subject to a S106 agreement and securing an appropriate mix and tenure, together with restrictions to ensure appropriate clustering and design, the provision of 25% affordable housing is considered acceptable.

6.93 **Housing mix**

Policy SD11 of the JCS requires a mix of housing sizes, types and tenures to contribute to

mixed and balanced communities and should address the needs of the local area.

6.94 The application does not establish a mix of unit types, and the applicant proposes that this be determined at a later date in a reserved matters application. The applicant also submitted the outline application for the site on the opposite side of Rudloe Drive and the reserved matters applicants are seeking to resist addressing this matter at reserved matters stage. It is acknowledged that where a separate housebuilder is likely to build out any permission, committing to a detailed breakdown of the exact unit types is challenging, so it is recommended that the Authority puts in place at the planning permission stage a means to ensure policy compliance by imposing a condition to require a submission to set out this housing mix. That would allow the Authority to conclude that there is a method to be able to satisfy the policy position and secure that position, and give clarity to the future developers of the expectations and allow it to be firmed up once the developer is known. Subject to that condition, Policy SD11 would be satisfied in due course.

6.95 **Planning Obligations**

Planning legislation and the NPPF provide that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development: and
- Fairly and reasonable related in scale and kind to the development.

6.96 This is reflected in Policy INF6 of the JCS which provides that where the need for additional infrastructure and services is expected, the local planning authority will seek to secure appropriate infrastructure which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. Similarly, a Section 106 agreement is the mechanism for providing affordable housing in compliance with Policy SD12. The NPPF provides that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities Policies INF3, INF4 and INF6 of the JCS require new residential developments to provide for any additional infrastructure and community facilities required to serve the proposed development. Policies OS.2, OS.3, and OS.7 of the 2002 Plan set out the council's requirements for open space.

The NPPF and Regulation 122 of the CIL Regulations sets out that infrastructure contributions can only be made under Section 106 agreements where they are

- a) necessary to make the development acceptable,
- b). directly related to the development and
- c) fairly and reasonably related in scale and kind to the development.

6.99 On-site requirements (whether they are delivered on or off site), and specific infrastructure requirements that can be robustly justified as necessary to make the development acceptable in planning terms (and otherwise the application would be refused without that infrastructure) will still be delivered via s106 obligations. This is reflected in Policy INF6 of the JCS which provides that where the need for additional infrastructure and services is expected, the local planning authority will seek to secure appropriate infrastructure, which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. Infrastructure requirements specifically related to the impact of the development will continue to be secured via a Section 106 agreement. Where an applicant does not agree to pay the contributions, or to an independent viability assessment then this will be assessed in the overall planning balance.

6.100 **Open space and recreation**

The NPPF provides that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities Policies INF3, INF4 and INF6 of the JCS require new residential developments to provide for any additional infrastructure and community facilities required to serve the proposed development. INF 7 sets out the arrangements for direct implementation of mitigation and financial contributions, and that financial contributions will be sought through the s106 and CIL mechanisms as appropriate. It also sets out the arrangements if there is a viability issue to be tested. Policies OS.2, OS.3, and OS.7 of the 2002 Plan along with the SPD set out the council's requirements for open space. OS3 sets out arrangements for payments in lieu, if there is sufficient space in area, etc. Point 2 of Policy OS.4 Design of Public Open Space also remains relevant. Points 1,3,4 & 5 are covered by JCS policies INF3/SD4/SD9.

Policy C3 of the Pre-Submission City Plan sets out criteria to protect existing public open spaces, playing fields and sports facilities, and that the need for new open space and playing fields within new development will be determined in accordance with the aims and recommendations of the Open Space Strategy and Playing Pitch Strategy. The 2001 New Housing and Open Space SPD sets out the quantum of development for which mitigation will be sought and the type of facilities required.

- 6.101 The proposed scale of development would generate a requirement for 1.68ha of POS and should include a LEAP, NEAP, full sized winter sports pitch and changing rooms, a MUGA, and tennis court or equivalent, based on the SPD and the standard calculations.
- 6.102 The applicant's proposal for open space is to retain what appears to be a former parade area at the western side of the site for open space, which is the applicant confirms is 1.2ha. The Council's POS adviser wishes to see this existing green space retained (which has been protected through the redevelopment with formal planting around the perimeter) and the applicant agrees. If it were enclosed with high quality railings it would be much safer to use in respect of the adjacent road. A LEAP is requested here (at least 400m to the next nearest play space at Manor Farm POS). No formal sport facilities are proposed, the applicant considers there to be ample provision within the locality. In terms of the area, the 1.2ha offered is slightly below the 1.44ha combined requirement for land for sport and play (the formula calculation includes a further 0.24ha for general POS).
- 6.103 The applicant has undertaken an analysis of the existing green infrastructure provision within the area and considers that the standard calculation for the POS request does not meet the test of necessity for planning obligations. The applicant's green infrastructure assessment sets out that there is POS in the locality of Kingsway. This includes 6ha of open space immediately to the north of the site (including adult football/rugby pitches, tennis courts, cricket nets and BMX track) and the 4.8ha Manor Farm open space beyond that (including MUGA, NEAP, adult football pitch and historic orchard). The 5.4ha Waterwells Playing field (including MUGA, LEAP, synthetic pitch and adult and junior pitches) is situated to the south east although this is a more convoluted route to reach it from the site. There are other smaller areas of open space within Kingsway further afield. The Buckenham sports park within Kingsway to the north east (not adopted) includes tennis courts, MUGA and NEAP). Their assessment sets out a total of 36.97ha within Kingsway (although some of this is at the northern and eastern edges of Kingsway and around 600-900m away from the site). The analysis goes on to set out the provision for Kingsway as a whole based on the SPD requirement of 2.8ha of POS per 1000 people and this demonstrates a surplus in provision of at least 7.91ha.
- 6.104 The applicant has confirmed that they agree to the provision of an onsite LEAP and the draft Heads of Terms submitted with the application proposed that the POS (including any play areas) will be provided to the Council's satisfaction

Pitch Provision

The applicant has confirmed that they agree to the provision of a youth pitch which comprises 0.45ha (including run-offs) which could be accommodated (together with a LEAP) on that part of the application site fronting Newhaven Road as shown below.



On the pitch itself, the position in close proximity to the road leads to a requirement for railings along the POS edge. 1.8m vertical steel railings are required in this instance for youth football. Any sports pitch would need to have suitable pitch drainage in place, and appropriately sized goalposts provided. Although changing accommodation is not usually necessary for single-pitch youth provision, some consideration should be given to providing a small secure storage building and a weather-shelter (dugout) for teams/substitutes etc. This could be a single, relatively small structure in a suitable position for use and visual amenity and would need to be robust and vandal-proof. We would seek to secure this provision through the s106. We would also seek to retain a level of vegetation cover in the vicinity given the ecological interest, and some planting at the southern end to balance out the area that would be the open mown pitch.

Summary

Overall it is considered that the provision of the LEAP, youth pitch and level of open space proposed is acceptable subject to the additional POS infrastructure, railings, associated pitch items, etc, needed to create a suitable on site space for the proposed uses. The lower amount of POS space (below the usual standards) is considered to be acceptable in this instance in light of the evidence of local provision. The applicant does not agree to off site financial contributions as a means of mitigation in terms of suitable provision for formal sport

since they believe there is adequate provision in the locality.

Weighing all the relevant factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies of the JCS, the emerging Gloucester City Plan and supplementary planning documents and guidance, in applying paragraph 11 of the NPPF, in respect of sport and leisure provision it is considered that the adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal. In respect of open space and leisure provision it is therefore considered that the application is acceptable subject to a S106 agreement to secure the public open space, sports pitches and associated infrastructure.

6.105 **Libraries**

The County Council requests a contribution of £29,400 to library resources at the local Quedgeley library. No contribution is offered by the applicants. The County Council considers the contribution is necessary to fund the increased need for library services arising from this development and that it is directly related to the proposed development in that it is based on the total number of dwellings proposed. This contribution would be allocated and spent towards required library resources at the local library. They consider the obligation is fair and reasonable to mitigate the impacts of the proposed development because the contribution has been calculated following the nationally recommended benchmark of a library space provision standard of 30 sq metres per 1,000 population. The cost is the figure increased from the 2010 costs to reflect the uplift in costs.

The request considers that the scheme will generate additional need for library resources and just applies the £196 rate. The basis seems to be the 30sqm of provision per 1000 population, but there is no evidence to set out that this is not met currently, or what the direct impact is of this development. It just refers to an increase in population. The County also considers the level of CIL charged on development does not cover the amount of contributions required to contribute to strategic infrastructure necessary to mitigate impact of development. It is not considered that it has been demonstrated that the new development, on its own leads to a requirement for new facilities. It is proposed that no contribution to libraries is required to mitigate the impacts from this development.

6.106 **Education**

Policy INF4 relates to social and community infrastructure including schools. The Policy notes that where residential development creates or adds to a need for community facilities, it will be fully met as on site provision or as an off-site contribution.

6.107 Policy INF6 relates to infrastructure delivery and includes early years and education provision . It notes that where infrastructure requirements are generated as a result of proposals, new development should be served and supported by adequate infrastructure on or off site. It also requires that in identifying infrastructure requirements and that where appropriate, proposals need to demonstrate that full regard has been given to implementing the requirements of the JCS Infrastructure delivery plan (IDP). The Local Planning Authority will seek to secure appropriate infrastructure, which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. It also notes that priority for provision will be assessed on a site by site basis, and with regard to mitigating cumulative impact, together with the IDP. Supporting paragraph 5.7.4 acknowledges that existing infrastructure may have sufficient capacity to absorb some or all of the envisaged impact. Supporting paragraph 5.7.5 sets out that developers should identify infrastructure requirements at an early stage and seek guidance from local authorities including the Gloucestershire County Council and their Local Developer Guide, the most recent of which was adopted by GCC in March 2021.

6.108 Policy INF7 sets out that financial contributions will be sought through the s106 and CIL mechanisms as appropriate. The arrangements for direct implementation or financial contributions towards the provision of infrastructure and services should be negotiated with developers before the grant of planning permission. The CIL Charging Schedule makes it clear that where an impact arises directly as a result of the development, contributions will be sought via S106 contributions and not CIL.

Para 34 of the NPPF requires Plans to set out the contributions expected from development, including infrastructure such as that needed for education, and that these policies should not undermine the deliverability of the plan. no viability argument has been advanced by the Applicant.

6.109 Following consultation with the County Council, it has been advised that the proposed development would result in the need for the following education contributions to mitigate against the impact of the development. The County Council requests the following which has been assessed in accordance with Local Developer Guide adopted 2014 and revised 2016.

Pre-School - £679,095.00, to early years provision for the Quedgeley SE and/or Quedgeley Primary Planning Areas.

Primary - £928,096.50, to Primary provision at the closest primary schools Waterwells Primary Academy/Kingsway Primary School and/or the local primary planning areas – Quedgeley SE and/or the Quedgeley Primary Planning Area.

Secondary – (amended request) £826,326.00, to Gloucester Secondary Planning Area. (comprised of £584,700 for secondary age 11-16 and a contribution of £241,626 for secondary age 16-18).

6.110 The applicant has submitted their own Educational Needs Assessment which refutes the need for a contribution to mitigate the impact of the development as they assert that the request does not meet the statutory tests. The County have reviewed the evidence/documentation provided by the applicant and have advised that they do not consider this change their position and education contributions are required by S106 agreement in order to mitigate against the impact of the development. In respect of primary education the County comment that the 2 closest primary schools will not be able to accommodate the yield from this development. A contribution is therefore required to enable places to be added in most feasible, accessible and appropriate way.

6.111 In respect of secondary the closest secondary school cannot be expanded further and is forecast to be full from children who already exist in the education system. accordingly, consideration has been given to all other secondary schools within the place planning area and there is insufficient capacity to accommodate the need arising from this development, a contribution is therefore sought to enable additional places to be provided at Holmleigh Park High School. In respect of early years provision EY: All of the development described continues to produce high pupil yields and with it demand for EY places. GCC will require a full EY contribution to extend the offer in the area to meet parental demand in the 2 nearest local primary planning areas as named. GCC has a statutory duty to ensure there are sufficient early years' places in an area, it is very likely that families will require and seek their entitlement to 30 hours of free childcare close to home.

6.112 It is considered that the contributions are necessary because of the lack in capacity in the relevant education sector. They are directly related because they are calculated on specific formulas and would be spent within the planning areas. They are considered to be fair and reasonable because they are calculated on the basis of up to date calculation related to pupil

yields data and scale of growth and based only on the number of additional pupils arising from qualified dwellings.

6.113 ***Viability***

If a Viability Report provided, para 57 of NPPF sets out that it is at the Authority's discretion to consider it. Policy SD12 of the JCS allows viability to be considered for provision of affordable housing, and Policy INF7 allows for viability considerations for all potential contributions. The JCS allows for applicants to submit a viability appraisal demonstrating a viability case for being unable to support the requested mitigation. If it can be demonstrated that a development would be unviable then decisions would need to be made on those individual applications as to whether development should proceed with reduced contributions, or whether applications should be refused. The applicants have been made aware of the policy provision for viability assessments and have chosen not to submit an appraisal. Had they done so, the Council may be able to make a decision based on an agreed position on what level of mitigation could be provided, which would be compliant with the development plan policy. There is therefore no evidence that the development cannot support the mitigation required.

6.114 The applicant has stated that they are not willing to enter into a s106 agreement to secure the financial contributions which are required to mitigate the impact of the proposed development with respect of education provision. As such the proposed development does not adequately provide for education facilities contrary to Policies INF4, INF6 and INF7 of the JCS and the NPPF of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017) and the National Planning Policy Framework.

Conclusion and the planning balance

6.115 The application has been evaluated against the JCS, emerging Gloucester City Plan and the against the core planning principles of the NPPF and whether the proposals deliver 'sustainable development'. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.116 It is accepted that the development would make a contribution to the housing land supply which is a significant benefit to be attributed positive weight in the planning balance. There would also be economic benefits in terms of the construction of the development itself and those associated with the resultant increase in population on the site to which limited positive weight should be attached. In the absence of an appropriate planning obligation, the proposals do not provide housing that would be available to households who cannot afford to rent or buy houses available on the existing housing market. As such, the proposed development conflicts with Policy SD12 of the Gloucestershire, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (December 2017) and the guidance set out in the National Planning Policy Framework. This is afforded significant negative weight in the planning balance.

6.117 It would have been necessary for the applicant and the Local Planning Authority to enter into a Section 106 Agreement to secure financial contributions towards affordable housing,

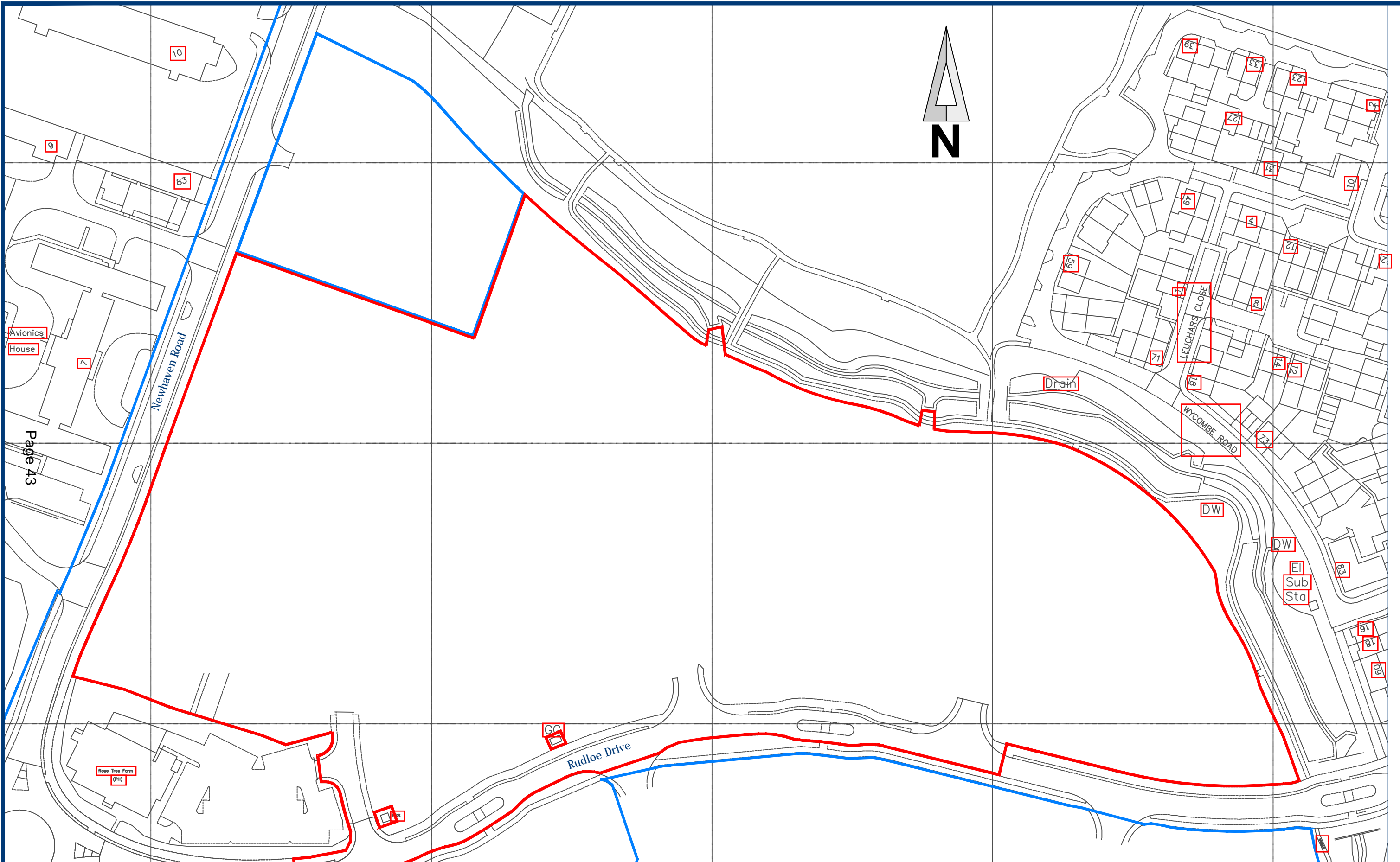
leisure and open space provision and education. The absence of a S106 agreement to secure these matters is afforded significant negative weight.

- 6.118 Compliance with some of the other principles of the NPPF have been demonstrated in terms of requiring good design, housing delivery, building a strong and competitive economy, promoting sustainable transport, making effective use of land and flood risk and climate change. However, these matters do not represent benefits to the wider area, but demonstrate an absence of harm to which weight should be attributed neutrally.
- 6.119 As such, weighing all the relevant factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies of the JCS, the emerging Gloucester City Plan and supplementary planning documents and guidance, in applying paragraph 11 of the NPPF, it is considered that the adverse impacts would significantly and demonstrably outweigh the housing and economic benefits of the proposal. The recommendation is that the application should be refused for the reason set out below.

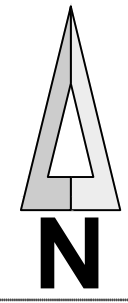
7.0 **RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**


7.1 That outline planning permission would have been refused for the following reasons:

- 1) In the absence of an appropriate planning obligation, the proposals do not provide housing that would be available to households who cannot afford to rent or buy houses available on the existing housing market. As such, the proposed development conflicts with Policy SD12 of the Gloucestershire, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 Policy A2 of the emerging City Plan and the guidance set out in the National Planning Policy Framework.
- 2) The proposed development does not adequately provide for education facilities contrary to Policies INF4, INF6 and INF7 of the JCS of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 and the National Planning Policy Framework.



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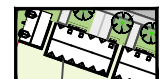










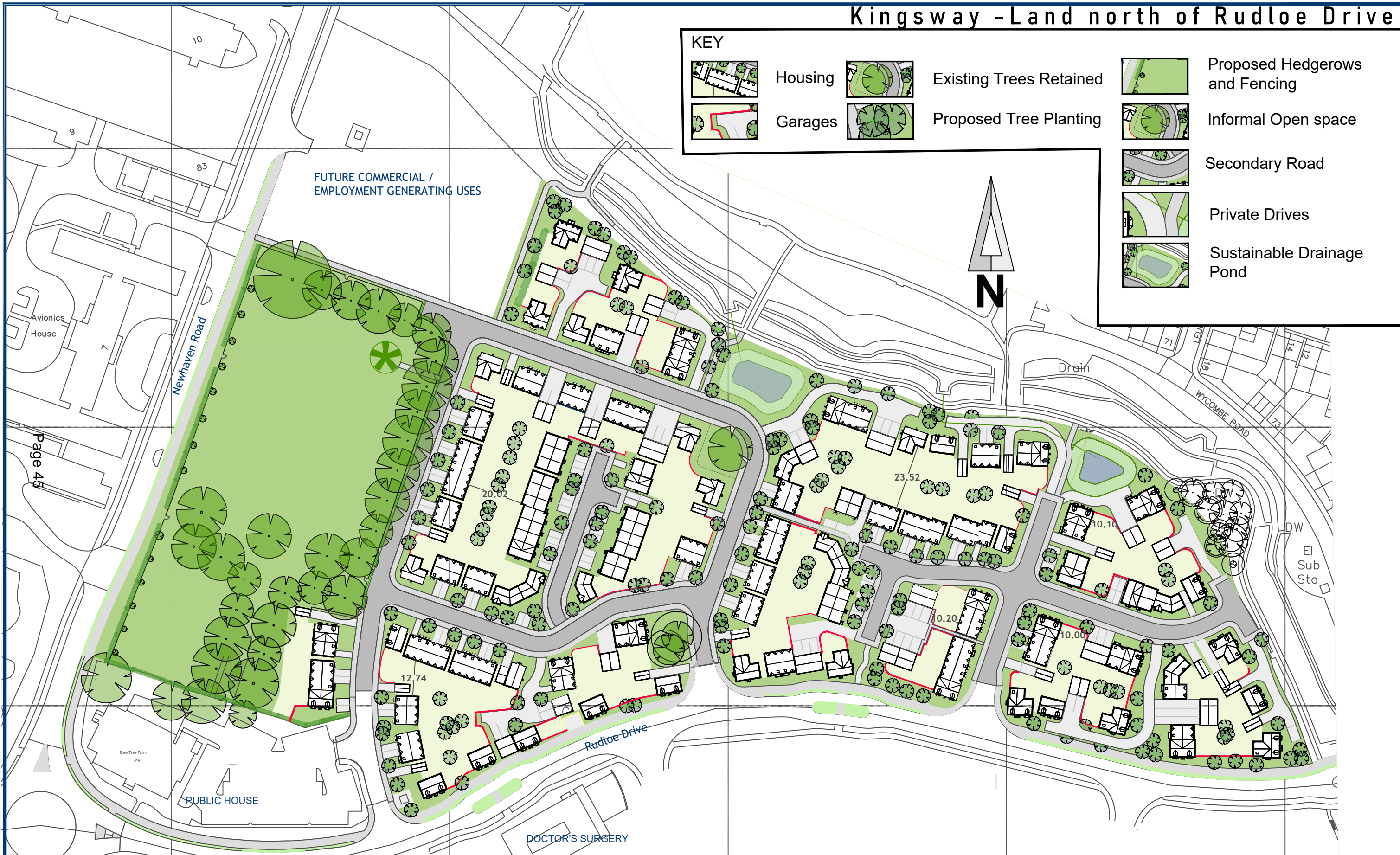
Site Name: Land North of Rudloe Drive		Drawing Number: 309.P.1		Revision: C	
Drawing Title: Location Plan		Drawn By: POK	Date: 04.10.19	Scale: 1:1250@A3	
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Kingsway - Land north of Rudloe Drive

KEY

	Housing		Existing Trees Retained		Proposed Hedgerows and Fencing
	Garages		Proposed Tree Planting		Informal Open space
					Secondary Road
					Private Drives
					Sustainable Drainage Pond



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Site Name: Land north of Rudloe Drive		Drawing Number: 309.P.3.6.1		Revision: K	
Drawing Title: Illustrative Masterplan		Drawn By: POK	Checked By: GRJ	Date: 10.07.19	Scale: 1:1250@A3

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	8 th June 2021
Address/Location:	7 Kimberley Close Gloucester GL2 0LH
Application No:	21/00247/FUL
Ward:	Elmbridge
Expiry Date:	27.04.2021
Applicant:	FW Homes LTD
Proposal:	Demolition of existing garage and erection of a two storey detached dwelling
Report by:	Piotr Kulik
Appendices:	site location and site layout plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site consist of a semi-detached two storey property set in a corner plot at the end of cul-de-sac Kimberley Close. The existing property had a rear conservatory, side canopy and a detached single storey flat roofed garage. Access is provided from Kimberley Close set eastwards.
- 1.2 The local area is residential in nature. Kimberly Close is characterised by either detached or semi-detached two storey properties of similar appearance, built of red brick, concrete tiles and UPVC windows. The adjacent neighbours set to the south and west/ north-west of the site are mainly generous two storey semi-detached properties set in fairly rectangular plots with occasional detached properties set westwards.
- 1.3 This application seeks full planning permission for the proposed demolition of the existing detached garage and the subdivision of the existing garden at 7 Kimberley Close to allow the introduction of a new dwelling at the site. The proposed dwelling would be detached two storey property of matching design and style of properties along Kimberley Close. The external facing materials would include red brick, concrete tiles and UPVC windows. Both the new development and host dwelling would benefit from dedicated 2no. parking spaces set to the front, as well as a shared pedestrian rear access set between the host dwelling and a new house.
- 1.4 The proposed dwelling would be 5 metres to the eaves and 8 metres to the ridge. It would provide 122.4sq. metres of floorspace. The ground floor would compromise kitchen, WC and an open space dining living area. The first floor level would include 3no. of bedrooms one of each would be en-suite, as well as a separate bathroom.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
44/27169/HIST	P/32/66:- (OUTLINE) ERECTION OF 21 HOUSES AND 12 GARAGES	Z45ASC	05.04.1966
44/27170/HIST	P/422/66:- LAYOUT OF ROADS AND SEWERS FOR 21 HOUSES AND 9	Z45ASC	18.08.1966

	GARAGES AND DETAILED PLANS OF 3 HOUSES ON PLOTS 1, 2 AND 3.		
44/27592/HIST	P/23/65:- (OUTLINE) ERECTION OF TWO DWELLINGHOUSES	Z45REF	23.02.1965
44/27602/HIST	P/24/65:- (OUTLINE) ERECTION OF ONE DETACHED DWELLINGHOUSE	Z45REF	23.02.1965
44/27616/HIST	P/695/66:- ERECTION OF 10 HOUSES (PLOTS 4-13)	Z45ASC	03.11.1966
44/27619/HIST	23450 P/150/69:- ERECTION OF PRIVATE CAR GARAGE	Z45ASC	13.03.1969
44/27620/HIST	23450 03/EDP/706/79:- CAR PORT AT SIDE	Z45APP	11.07.1979
94/05116/FUL	Erection of conservatory at rear.	GP	15.12.1994
21/00247/FUL	Demolition of existing garage and erection of a two storey detached dwelling		

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

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

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

Relevant policies from the JCS include:

SD3 – Sustainable design and construction

SD4 – Design requirements

SD6 – Landscape

SD10 – Residential development

SD11 – Housing mix and standards

SD14 – Health and environmental quality

INF1 –Transport network

INF2 – Flood risk management

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 to 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 from the emerging Gloucester City Plan include:

- A1 – Effective and efficient use of land and buildings
- A6 – Accessible and adaptable homes
- C1 – Active design and accessibility
- E6 – Flooding, sustainable drainage, and wastewater
- 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. None of the development management policies are relevant to the consideration of this application.

3.7 **Supplementary Planning Guidance/Documents**

- *SUDS Design Guide 2013*

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/Page/s/current-planning-policy.aspx>

4.0 **CONSULTATIONS**

4.1 **Highway Authority**

No objection subject to conditions.

4.2 **Worcestershire Regulatory Services (WRS) – Contamination**

No objection.

4.3 **Worcestershire Regulatory Services (WRS) – Noise**

No objection

4.4 **Local Member**

One member requested the application to be determined by the Planning Committee in the event that the Officers' recommendation is to approve the application.

5.0 **PUBLICITY AND REPRESENTATIONS**

- 5.1 Neighbouring properties were notified and press and site notices were published.
- 5.2 2no. neighbours objected the proposed works. The grounds for objection are:
- The design being out of character;
 - Overdevelopment of the site;
 - Plans not to scale;
 - Loss of light;
 - Loss of privacy and harmful overlooking;
 - Loss of view (none material planning consideration);
 - Garden grabbing/ back land development;
 - Loss of the sense of open space;
 - The development does not respect the existing estate street pattern and established layout;
 - Concerns that the property may be not built in accordance with the approved details;
 - The proposed shared access may cause neighbour disputes in the future;
 - Parking and access concerns including manoeuvring space;
 - Flood risk concerns;
 - No need for the proposed development;
 - Noise nuisance during construction of the proposed dwelling;
 - Concerns about the wildlife in neighbours' garden;
 - Overshadowing of the host dwelling;
 - The Title Deeds of '7a' have a number of unclear requirements regarding sewage and access.

5.3 2no. neutral no objection letters were received.

5.4 3no. letters in support were received.

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
- Traffic and transport

- Residential amenity
- Drainage and flood risk
- Economic considerations

6.5 **Principle**

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development) and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review)

The NPPF sets out that there will be a presumption in favour of Sustainable Development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF (2019) clarifies that: ‘out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).’

6.6 At the time of writing, the Council is not able to demonstrate a 5 year housing land supply.

6.7 For the purpose of this application and in the context of paragraph 11 of the NPPF (2019), including footnote 7, the ‘tilted balance’ is engaged. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The assessment of this and the wider balancing exercise is set out in the conclusion of the report.

6.8 **Design, Layout and Landscaping**

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, Policy SD6 requires development to protect or enhance landscape character 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.

6.9 Policy A1 of the emerging Gloucester City Plan requires development proposals to make efficient and effective use of land and buildings. Policy F1 requires proposals to achieve high quality architectural detailing and external materials and finishes that are locally distinctive.

6.10 Paragraphs 124 and 127 of the NPPF state that good design is a key aspect of sustainable development, and that planning decisions should ensure that developments are sympathetic to local character and establish or maintain a strong sense of place. The National Design Guide continues that well-designed development should be integrated into their surroundings creating a coherent pattern of development.

- 6.11 The proposed 3-bedroom two storey detached house will mimic the style and appearance of existing properties along the cul-de-sac. The property would be set to the far end of Kimberley Close although would maintain a sufficient visual gap between other residential dwelling set southwards and westwards. The design of the proposed works with matching materials would complement this of the host dwelling. Sufficient outdoor amenity space would be provided for a modern 3-bedroom property and the speciousness of the site and its layout would not differ from this which can be found along 7 Kimberley Close.
- 6.12 It is officer's view that the proposed two storey detached property would maintain the existing coherent pattern of the close and would maintain sufficient gaps between properties set along Elmleaze (over 22 meters) and Cheltenham Road (over 36 metres) set southwards and eastwards respectively.
- 6.13 For clarification in response to some of the objectors' comments regarding not to scale plans, the case officer visited the site on 21st April 2021 and physically measured the site. All measurements as shown on provided plans to be correct. Concerns that the property may be not built in accordance with the approved details is a separate matter. Any planning approval is required to follow approved plans and dimensions and any departure from such details would be considered as a breach of planning permission.
- 6.14 It is therefore considered that the proposed development would not result in any detrimental visual impact upon the area. The proposed development would respect the character of the site and its surroundings in accordance with policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and policy A9 of the Pre-submission version of the Gloucester City Plan.
- 6.15 **Traffic and transport**
The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network
- 6.16 Policy G2 of the emerging Gloucester City Plan refers to charging infrastructure for electric vehicles and states '*an electric vehicle charging point/ socket will be provided at every new residential property which has a garage or dedicated car parking space within its curtilage*'.
- 6.17 The proposal would retain 2no. parking spaces at the front of 7 Kimberley Close and 2no. parking space would be introduced to the front of the proposed dwelling. Cycle storage has not been identified on the proposed site plans to encourage the use of more sustainable forms of travel. However, such details can be conditioned. The highways authority have been notified of the proposal and raised no objection subject to conditioning car and cycle parking, as well as fitting an electric vehicle charging point. Officers consider that the proposed number of parking spaces would sufficient to satisfy needs of the host and new dwelling's occupiers.
- 6.18 The application is therefore considered to be acceptable on highways grounds in accordance with the NPPF and policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
- 6.19 **Residential amenity**
Paragraph 17 of the NPPF sets out that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
Policy SD4 of the JCS relates to Design Requirements and, in terms of amenity and space, specifies that new development should enhance comfort, convenience and enjoyment

through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

6.20 Impact of the proposal on future residents of the proposal

Consideration needs to be given to the living environment which would be provided for any future occupiers of the proposed residential unit. Paragraph 17 of the NPPF and policies SD4 and SD14 of the JCS, as referred to above, are relevant in this regard, as is Policy SD11 of the JCS which relates to "Housing Mix and Standards". In terms of housing standards, Policy SD11 specifies that:

1. New housing should meet and where possible exceed appropriate minimum space standards.
2. Housing should be designed to be accessible and adaptable as far as is compatible with the local context and other policies, including Policy SD8

The "Delivery" section of Policy SD11 advises that the Government's Housing Standards Review was completed in 2015, which presents a single set of national space standards. The National Space Standards have been taken forward within the Gloucester City Plan. Policy F6 of the emerging plan provides that development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards. On the basis of the stage of preparation the plan has reached, and the consistency of policy with the NPPF, and its reference to national standards, Policy F6 can be afforded moderate weight in accordance with paragraph 48 of the NPPF.

6.21 Furthermore, the City Plan pre- submission Housing Background Paper (September 2019), indicates the need for National space standards within the city. The data shows that the conversions sampled often fall below the NDSS. 66% of conversions were below the standard for internal floor area.

National space standards require the following gross internal floor area:

- 3 bedroom, 4 persons dwelling set over 2 storey (84 square metres)
- 3 bedroom, 5 persons dwelling set over 2 storey (93 square metres)
- 3 bedroom, 6 persons dwelling set over 2 storey (102 square metres)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

6.22 The proposed dwelling is a 3-bedroom set over 2 storey that would have an internal floorspace of 122.4 square metres. Therefore, exceeds the minimum requirements of national space standards.

All of the units habitable rooms would include windows which would provide an acceptable level of light and outlook. The property would be in line with the Council's adopted 45 degree rule. Also, given its location, it will not be unacceptably overlooked by neighbouring residents.

6.23 Taking all of the above into consideration, the proposal would not create unacceptable living conditions for future residents, and would follow guidance set within the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

6.24 Impact on the living conditions of neighbouring residents

It is noted that the construction phrase may cause some disruption and congestion within

the close, however this would be a short term impact. The Council's Noise Officer raised no objection to the proposed works.

- 6.25 The only immediate property is the host dwelling at 7 Kimberly Close and the proposed dwelling would be set at the angle to No. 7. Nearest point of the side elevation of the host dwelling would be 4.2 metres, increasing to approximately 7.2 metres. The existing side canopy at No. 7 would be retained. Given the proposed separation distances and positioning of a new house, it is not considered that amenities at No. 7 Kimberley Close would be harmfully overshadowed. Also, given the position of the dwelling at the end of the cul-de-sac separated from further residential amenities, the proposed works would not harmfully overshadow any of adjacent neighbours.
- 6.26 No. 7 Kimberly Close has a side facing first floor windows serving a none habitable room. The proposed dwelling would only have side windows facing the host dwelling. This would be a ground and first floor narrow window. The first floor window would serve a none habitable room (bathroom). To avoid harmful overlooking, it is considered reasonable to condition obscured glazing of the bathroom window, as well as no additional side facing windows without written approval from a local authority. Such details would be conditioned.
- 6.27 The rear facing windows would provide angle views towards the rear garden amenities of the host dwelling and further properties along Elmleaze. There would be direct views towards some rear garden amenities of the properties along Cheltenham Road set towards the west and north-west of the site. Those would be Nos. 204A and 206 Cheltenham Road, which objected the proposed works.
- 6.28 Nos. 204A and 206 Cheltenham Road have their rear elevations set over 36 metres away from these of the proposed dwelling. Such separation distances exceed minimum requirements of 21 metres hence direct overlooking would not occur towards internal habitable rooms of the neighbours. Direct overlooking of neighbouring garden amenities is noted. However, given the existing compact urban setting, the level of overlooking caused by the proposed works would unlikely warrant planning refusal and would not differ from this, which can be found within the locality.
- 6.29 Taking all of the above into consideration, the proposal can be considered acceptable in terms of amenity in accordance with the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
- 6.30 ***Drainage and flood risk***
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.
- 6.31 Policy E6 of the emerging Gloucester City Plan refers to flooding, sustainable drainage, and wastewater and states applicants should demonstrate that all surface water discharge points have been selected in accordance with the principles laid out in the SUDS/ drainage hierarchy. That is, where possible, connections to the public sewerage systems, and in particular the combined sewer network, are to be avoided. Wherever possible, foul drainage from development shall connect to the mains public sewer.
- 6.32 The proposal is located within Flood Zone 1 and so is not at high risk of flooding. Severn Trent Water have been notified and raised no objection to the proposed works although confirmed a public water sewer located within the site. It should be noted that the public

sewers have statutory protection and may not be built close to, directly over or be diverted without consent. A close proximity to both a public sewer is not considered a material planning consideration and can be dealt through a separate legislation, as same as via Building Control regulations.

6.33 Some neighbours in response to the member's objection confirmed that Kimberly Close has never been flooded and flash flooding referred due to the amount of rain in a short time and there was standing water on Little Elmbridge. Nevertheless, to follow a good practice and principles set within the adopted SUDS Supplementary Planning Guidance, it would be reasonable to condition details of Sustainable Drainage Systems.

6.34 On balance, the proposal is considered to be acceptable and in accordance with policy INF2 of the JCS and policy E6 of the emerging Gloucester City Plan subject to the inclusion of planning conditions.

6.21 ***Economic considerations***

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.

6.22 ***Conclusion***

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;

7.2 **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 DF-010-01; DF-010-02 and DF-010-03; 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.

Condition 3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no side windows [other than those expressly authorised by this permission]

shall be constructed in the northern and southern elevation of the property.

Reason

In order to protect the residential amenity of adjacent properties.

Condition 4

The bathroom window on the side north elevation of the building hereby permitted, shall be constructed so that no part of the framework less than 1.7 metres above finished floor level shall be openable. Any part of the window below that level shall be fitted with, and retained in, obscure glazing (Pilkington Level 4 or equivalent).

Reason

To protect the privacy of adjacent properties.

Condition 5

No above ground works shall take place until details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Drainage Systems (SuDS) and shall be implemented prior to the first use or occupation of the development and maintained for the life of the development.

Reason

To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 6

The development hereby permitted shall not be first occupied until the proposed dwelling has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging point shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason

To promote sustainable travel and healthy communities.

Condition 7

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 2 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

Condition 8

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area as shown on the approved plans drawing number 02 has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not

loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason

To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 2

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet.

Note 3

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

Note 4

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway.

Note 5

Severn Trent Water advise that there is a public 525mm surface water sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

Severn Trent Water advise that there may also be another public sewer located within the application site. Although our statutory sewer records do not show any other public sewers

within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Person to Contact: Piotr Kulik (01452 396905)

Planning Application: | 21/00247/FUL

Address: | 7 Kimberley Close Gloucester
GL2 0LH

Committee Date: |



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LEVELS, ALL RELEVANT SEWER OUTFALLS,
INVERT LEVELS, AND CONNECTION POINTS

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Kimberley Close

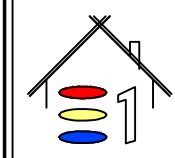
7

Parking
no.7

7a

Parking
no.7a

Shared rear access
shown in green hatch



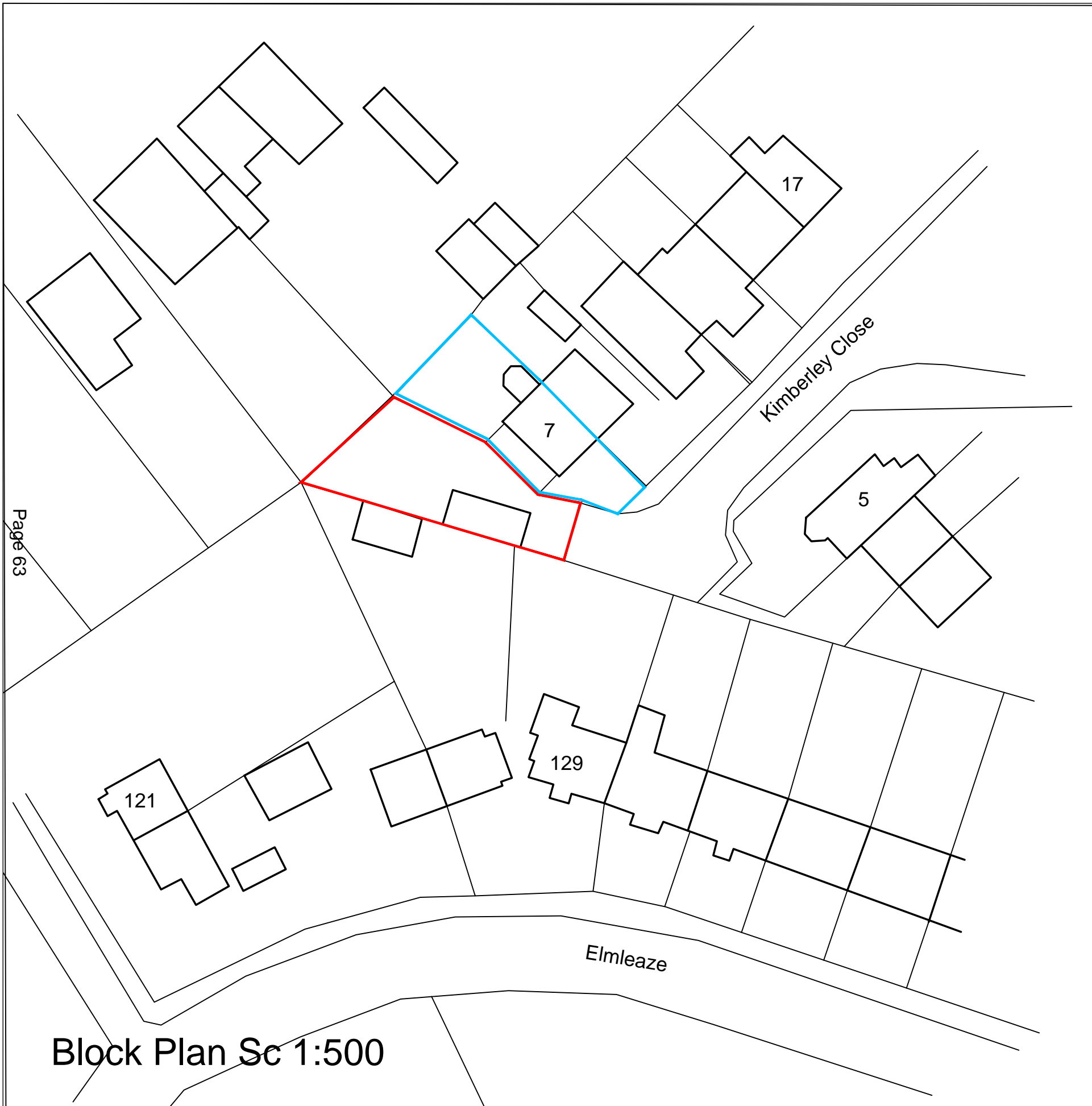
ELEVATION ONE
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web: www.elevationone.co.uk

Project:-
New Dwelling at
7 Kimberley Close,
Gloucester
Drawing Title:-
Site Plans
Scale:-
1:200 @ A3
Client:-
[REDACTED]

Project No:- DF-010	Drawing No: - 02
Date:- Jan 21	Revision:-

Block Plan Sc 1:200

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BEFORE COMMENCEMENT OF ANY WORKS THE CONTRACTOR MUST CHECK AND VERIFY ALL BUILDING, SITE DIMENSIONS AND LEVELS, ALL RELEVANT SEWER OUTFALLS, INVERT LEVELS, AND CONNECTION POINTS

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Project:-
New Dwelling at
7 Kimberley Close,
Gloucester
Drawing Title:-
Site Plans
Scale:-
1:500, 1250 @ A3
Client:-
[REDACTED]

Project No:- DF-010	Drawing No: - 01
Date:- Jan 21	Revision:-

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	8 th June 2021
Address/Location:	4 Innsworth Lane Gloucester GL2 0DA
Application No:	21/00142/FUL
Ward:	Longlevens
Expiry Date:	11.06.2021
Applicant:	MR R GARLAND
Proposal:	ERECTION OF DETACHED DWELLING
Report by:	Piotr Kulik
Appendices:	site location and site layout plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site consists of a large two storey detached dwelling set in a generous L-shaped plot on the eastern side of Innsworth Lane within a built-up area of a suburb Longlevens in Gloucester. The principal elevation of the main house is facing a garden area set to the north-east. The existing dwelling house is set away from Innsworth Lane (access road) with a single storey double garage extension facing the highway located northwards.
- 1.2 Between the highway and the host dwelling there is an open area of grass and hard surface, as well as a detached shed. Google Street View records indicate that a mature horse chestnut tree growing on the boundary of the property facing Innsworth Lane was removed within 12 months and the west boundary mature privet hedge was significantly reduced in height within the last few years. The local area can be characterised by mostly row of large detached and semi-detached properties facing the main road and set in fairly rectangular generous plots.
- 1.3 The proposal seeks the subdivision of the site to allow for the construction of a 2 bedroomed detached two storey dwelling set to the front of Innsworth Lane and separated by a driveway area allowing 2no. cars to be parked. To the rear of the proposed dwelling a 72sq. metres garden area would be provided. The host dwelling would still benefit from the current access arrangements from Innsworth Lane with a space for two vehicle set outside the existing double garage.
- 1.4 The proposed bungalow would include a lounge/dining room, kitchen and a separate WC on the ground floor, as well as 2no. double bedrooms and a separate bathroom on the first floor level. The dwelling would measure 4.9 metres to the eaves and 7.2 metres at its highest point. The dwelling would be finished with render walls and tiles.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
44/28090/HIST	03/EDP/798/78:- (OUTLINE) DETACHED HOUSE AND GARAGE, ADJOINING 4	Z45REF	16.08.1978

	INNSWORTH LANE.		
44/28091/HIST	03/EDP/1531/79:- TWO STOREY EXTENSION AT FRONT.	Z45ASC	06.02.1980
44/28092/HIST	22897/01:- ERECTION OF A PRIVATE CAR GARAGE	Z45ASC	10.03.1982
21/00142/FUL	ERECTION OF DETACHED DWELLING		

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

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

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

Relevant policies from the JCS include:

- SP1 - The need for new development
- SP2 – Distribution of new development
- SD3 – Sustainable design and construction
- SD4 – Design requirements
- SD6 – Landscape
- SD10 – Residential development
- SD11 – Housing mix and standards
- SD14 – Health and environmental quality
- INF1 –Transport network
- INF2 – Flood risk management

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 to 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 from the emerging Gloucester City Plan include:

- A1 – Effective and efficient use of land and buildings
- A6 – Accessible and adaptable homes
- C1 – Active design and accessibility
- E6 – Flooding, sustainable drainage, and wastewater
- F1 – Materials and finishes
- F2 – Landscape and planting
- F3 – Community safety
- 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. None of the development management policies are relevant to the consideration of this application.

3.7 **Supplementary Planning Guidance/Documents**

- *SUDS Design Guide 2013*

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/Page/s/current-planning-policy.aspx>

4.0 **CONSULTATIONS**

4.1 **Highway Authority**

No objection, subject to conditions.

4.3 **Savern Trent Water**

No comments received.

4.6 **Drainage Adviser**

No objection subject to conditions.

4.7 **Local Member**

Cllr Kathy Williams requested the application to be determined by the Planning Committee in the event that the Officers' recommendation is to approve permission.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified and press and site notices were published.

5.2 3No. Letters of objection have been received. The grounds for objection are:

- Development being out of keeping with the local area character;

- Loss of light;
- Overshadowing;
- Loss of privacy/ Overlooking;
- Noise concerns;
- Party Wall Act Issues (impact on the foundations on the neighbouring property);
- Highway concerns (traffic, parking and pedestrian's safety);
- Impact on a local parking provision;
- No need for development.

5.3 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
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Economic considerations

6.5 *Principle*

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review).

6.6 The NPPF sets out that there will be a presumption in favour of Sustainable Development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF (2019) clarifies that: 'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).'

At the time of writing, the Council is not able to demonstrate a 5 year housing land supply.

6.7 For the purpose of this application and in the context of paragraph 11 of the NPPF (2019), including footnote 7, the 'tilted balance' is engaged. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The assessment of this and the wider balancing exercise is set out in the conclusion of the report.

6.8 ***Design, Layout and Landscaping***

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, Policy SD6 requires development to protect or enhance landscape character 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. These design aspirations are also reflected in the emerging City Plan.

6.9 Policy A1 of the emerging Gloucester City Plan requires development to make effective and efficient use of land and buildings. Policy F1 requires proposals to achieve high quality architectural detailing and external materials and finishes that are locally distinctive.

6.10 ***Design***

The proposed construction of the dwelling set forward towards the highway would follow the street patterns of the surrounding properties along Innsworth Lane. The immediate street scene appears to be largely residential in nature. Dwellings appear to vary in terms of design and appearance although the street scene predominantly includes large two storey detached and semi-detached dwellings with some examples of bungalows. Dwellings typically follow a consistent building line and are set back from the road by car parking areas and some small front garden areas. Boundary treatments along the street vary and include a mix of open front boundaries and boundaries enclosed by hedging and fencing.

6.11 Paragraphs 124 and 127 of the NPPF state that good design is a key aspect of sustainable development, and that planning decisions should ensure that developments are sympathetic to local character and establish or maintain a strong sense of place. The National Design Guide continues that well-designed development should be integrated into their surroundings creating a coherent pattern of development.

6.12 As already stated in this report, the immediate street scene is characterized by spacious dwellings set within generous plots. The proposed dwelling would have gable end elements reflecting architectural design features of the locality. However, the depth of the new dwelling would be relatively narrow when comparing to other residential dwellings within close proximity to the site.

6.13 Nevertheless, such visible size contrast of the proposed dwelling would not create perception of a cramped development when viewed from public viewpoints. The proposed

works would respect local context and street pattern in particular the proportion of properties when viewed directly from the street scene towards the side frontage. Also, the proposal would respect the existing dwelling as well as nearby properties in terms of materials and architectural features.

6.14 Layout

Policy SD4 of the JCS states that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.

6.15 The proposed property, as same as other residential dwellings along Innsworth Lane (apart from the host dwelling) will form part of a row of dwellings fronting the main road. Whereas the host dwelling is set away from the highway, contrary to the existing development pattern along Innsworth Lane. The proposed new dwelling would be fairly set in line with other properties on this part of the road and having narrower depth than other properties nearby, would maintain a visual gap between a new development and existing dwelling on site.

6.16 The proposed subdivision of the plot is not considered to be out of keeping with the urban structure and pattern of development found in the area to a level warranting planning refusal. The proposed dwelling would benefit from a 72sq. metres rear garden, which is considered to be sufficient for a modern 2-bedroom property.

6.17 Landscaping

The applicant was asked to provide additional landscaping details to the side and frontage of the site. This was requested to soften the visual impact of the proposed development and be in keeping with other residential properties along Innsworth Lane, which are characterised by soft landscaping details set to the front of most properties.

6.18 A revised site plan indicating clipped hornbeam hedge to the front and side of the proposed dwelling was provided. The applicant agreed to provide a detailed landscaping details via a post approval planning condition.

6.19 As such, the dwelling given its sitting and plot size, would not adversely affect the existing pattern of development for the area and will not harm the character of the area. The proposal is therefore considered to be acceptable in design, layout and appearance terms, in line with the NPPF and policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

7.0 **Traffic and transport**

The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network

7.1 Paragraph 109 of the NPPF provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual impacts upon the road network would be severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network.

7.2 Policy G2 of the emerging Gloucester City Plan refers to charging infrastructure for electric vehicles and states '*an electric vehicle charging point/ socket will be provided at every new residential property which has a garage or dedicated residential car parking space within its curtilage.*

7.3 The proposal would include parking for both the existing and proposed dwelling. The existing hardstanding drive at the front of the site would allow parking for up to two vehicles serving a host dwelling. A new access driveway would be created in place of the existing front law area. This would be at the front of the new dwelling allowing further two parking spaces.

7.4 The Highways Authority have been notified of the proposal and raised no objection subject to numerous planning conditions. The proposal is therefore considered to be acceptable in accordance with the NPPF, policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and policy G2 of the emerging Gloucester City Plan.

8.0 ***Residential amenity***

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.

8.1 Policy SD4 of the JCS relates to Design Requirements and, in terms of amenity and space, specifies that new development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

8.2 Impact on the living conditions of future occupants of the proposed dwelling

Consideration needs to be given to the living environment which would be provided for any future occupiers of the proposed residential unit. Paragraph 17 of the NPPF and policies SD4 and SD14 of the JCS, as referred to above, are relevant in this regard, as is Policy SD11 of the JCS which relates to "Housing Mix and Standards". In terms of housing standards, Policy SD11 specifies that:

1. New housing should meet and where possible exceed appropriate minimum space standards.
2. Housing should be designed to be accessible and adaptable as far as is compatible with the local context and other policies, including Policy SD8

The "Delivery" section of Policy SD11 advises that the Government's Housing Standards Review was completed in 2015, which presents a single set of national space standards. The National Space Standards have been taken forward within the Gloucester City Plan. Policy F6 of the emerging plan provides that development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards. On the basis of the stage of preparation the plan has reached, and the consistency of policy with the NPPF, and its reference to national standards, Policy F6 can be afforded moderate weight in accordance with paragraph 48 of the NPPF.

8.3 Furthermore, the City Plan pre- submission Housing Background Paper (September 2019), indicates the need for National space standards within the city. The data shows that the conversions sampled often fall below the NDSS. 66% of conversions were below the standard for internal floor area.

8.4 National space standards require the following gross internal floor area for a two storey, 2 bedroomed dwelling:

- 2 bedroom, 3 person dwelling set over 2 storey – 70 square metres

- 2 bedroom, 4 person dwelling set over 2 storey – 79 square metres

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

- 8.5 The proposed dwelling would have an internal floor space of circa 90 square metres and therefore exceeds national space standards for a 4 people 2-bedroom dwelling. All habitable rooms would benefit from windows which would provide outlook and light into these rooms.
- 8.6 The dwelling given its positioning in relation to neighbouring properties would not be harmfully overshadowed by neighbouring residents.
- 8.7 The side north facing elevation and principle elevation wall of the host dwelling would be set 8 metres and 10 metres respectively from the rear elevations of the proposed new dwelling. Also, the host dwelling would be set approximately 2 metres away from the rear garden amenities of the proposed dwelling.
- 8.8 The proposed dwelling would not have any first floor rear elevation windows serving habitable rooms although there will be a kitchen and lounge window on the ground floor level.
- 8.9 However, given the layout and design of the proposed dwelling, it is not considered that the future occupiers of the proposed house would feel hemmed in and uncomfortable in their living space contrary to policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and the requirements of the National Planning Policy Framework (2019).
- 8.10 Impact on the living conditions of the existing dwelling
- The proposed dwelling would not include any upper floor windows directly facing towards the existing dwelling. Given the sitting, design and the separation of the two properties, it is judged that the proposed dwelling would not result in harmful levels of overshadowing or overlooking of the host dwelling.
- 8.11 Impact on the living conditions of neighbouring residents
- The only neighbouring property, which may be impacted by the proposal is No. 5 Innsworth Lane, which is located to the north-east of the site. The proposed dwelling would be located 1.6 metres from the side elevation of the adjacent neighbour.
- 8.12 Concerns were raised regarding harmful levels of overshadowing and overlooking caused by the proposed dwelling. A side facing secondary window at ground floor level of No. 5 is noted. Nevertheless, given its secondary nature not being directly set against a proposed dwelling, the level of harm occurred by the proposed works is not considered to solely warrant planning refusal.
- 8.13 In addition to that, noise concerns are noted although officers consider that temporary construction followed by residential activates at the application site would not adversely impact living conditions of the adjacent neighbour. As such, the noise disturbance created as a result of the proposal is therefore not considered to result in noise disturbance to the extent that would warrant refusal of this application.
- 8.14 The proposal is therefore considered to be acceptable in this regard in accordance with the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

9.0 ***Drainage and flood risk***

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.

9.1 Policy E6 of the emerging Gloucester City Plan refers to flooding, sustainable drainage, and wastewater and states applicants should demonstrate that all surface water discharge points have been selected in accordance with the principles laid out in the SUDS/ drainage hierarchy. That is, where possible, connections to the public sewerage systems, and in particular the combined sewer network, are to be avoided. Wherever possible, foul drainage from development shall connect to the mains public sewer.

9.2 The site is located in Floodzone 1 and so is not at high risk of flooding. However, the Council's Flood Management Officer has been notified and requested in provided comments a drainage strategy and SUDS options highlighting that any design would require calculations, drawings and maintenance plans to be presented for approval. None of such details were provided during the lifespan of the application. However, it is officer's view that a drainage strategy with SUDS options can be dealt via well-worded conditions.

9.3 The Flood Management Officer also referred to the presence of a large (approx. 450mmØ) STW storm water sewer under the proposed development. Another statutory consultee, Severn Trent was consulted although comments were not received at the time of writing this report. However, it is noted that public sewers have statutory protection and cannot be built close to, directly over or be diverted without consent. A close proximity to both a public sewer is not considered a material planning consideration and is dealt with via separate legislation.

9.4 In summary, subject to planning conditions, the proposal is considered to be acceptable and concluded to be in line with policy INF2 of the JCS and policy E6 of the emerging Gloucester City Plan.

10.0 ***Economic considerations***

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.

11.0 ***Conclusion***

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.

12.0 **RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**

12.1 That planning permission is GRANTED subject to the following conditions;

12.2 **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, planning statement and drawing numbers 973/PL01; 973/PL02A; 973/PL03G; 973/PL04D and 973/PL05C, 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.

Condition 3

No above ground works shall take place until details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Drainage Systems (SuDS) and shall be implemented prior to the first use or occupation of the development and maintained for the life of the development.

Reason

To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 4

Before the commencement of construction works hereby permitted, the proposed drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, and the drainage maintained/managed, in accordance with the approved details. The strategy shall include details of how the proposed development will connect to existing drainage on the site and how any detrimental impact on water quality leaving the site will be managed.

Reason

To ensure development would not result in an unacceptable risk of flooding, pollution or harm to the environment.

Condition 5

Before the first use of the development hereby permitted a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:

- (i) a plan(s) showing details of all existing trees and hedges on the application site. The plan shall include, for each tree/hedge, the accurate position, canopy spread and species, together with an indication of any proposals for felling/pruning and any proposed changes in ground level, or other works to be carried out, within the canopy spread.
- (ii) a plan(s) showing the layout of proposed tree, hedge and shrub planting and grass areas.
- (iii) a schedule of proposed planting - indicating species, sizes at time of planting and numbers/densities of plants.
- (iv) a written specification outlining cultivation and other operations associated with plant and grass establishment.
- (v) a schedule of maintenance, including watering and the control of competitive weed

growth, for a minimum period of five years from first planting.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the drive-thru lane; and 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.

Reason

To ensure the proposed development does not have an adverse effect on the character and appearance of the area.

Condition 6

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area and turning space shown on the approved plan 973/PL03G has been completed and thereafter the areas shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason

To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

Condition 7

The development hereby permitted shall not be occupied until the cycle storage (Shed) and bin storage facilities have been made available for use in accordance with the submitted plan drawing no. 973/PL03G and those facilities shall be maintained for the duration of the development.

Reason

To ensure the provision and availability of adequate cycle parking.

Condition 8

The development hereby permitted shall not be first occupied until the proposed dwelling has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging point shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason

To promote sustainable travel and healthy communities.

Condition 9

No building or use hereby permitted shall be occupied or use commenced until the vehicular access has been laid out and constructed in accordance with the approved plan 973/PL03G with the first 5 metres of the proposed access/driveway, surfaced in bound material, and shall be drained and maintained thereafter.

Reason

In the interest of highway and pedestrian safety, and to ensure vehicles are able to pull clear of the adopted highway and avoid becoming an obstruction to oncoming traffic.

Condition 10

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from

a point 2 metres back along each edge of the access, measured from the carriageway edge, extending at an angle of 45 degrees to the footway, and the area between those splays and the footway shall be reduced in level and thereafter maintained so as to provide clear visibility at a height of 600mm above the adjacent footway level.

Reason

To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Prior to the occupation of the development hereby permitted, the vehicular accesses shall be laid out and constructed with any gates situated at least 5.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within a least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

Note 2

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet.

Note 3

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

Note 4

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway.

Person to Contact: Piotr Kulik (01452 396905)

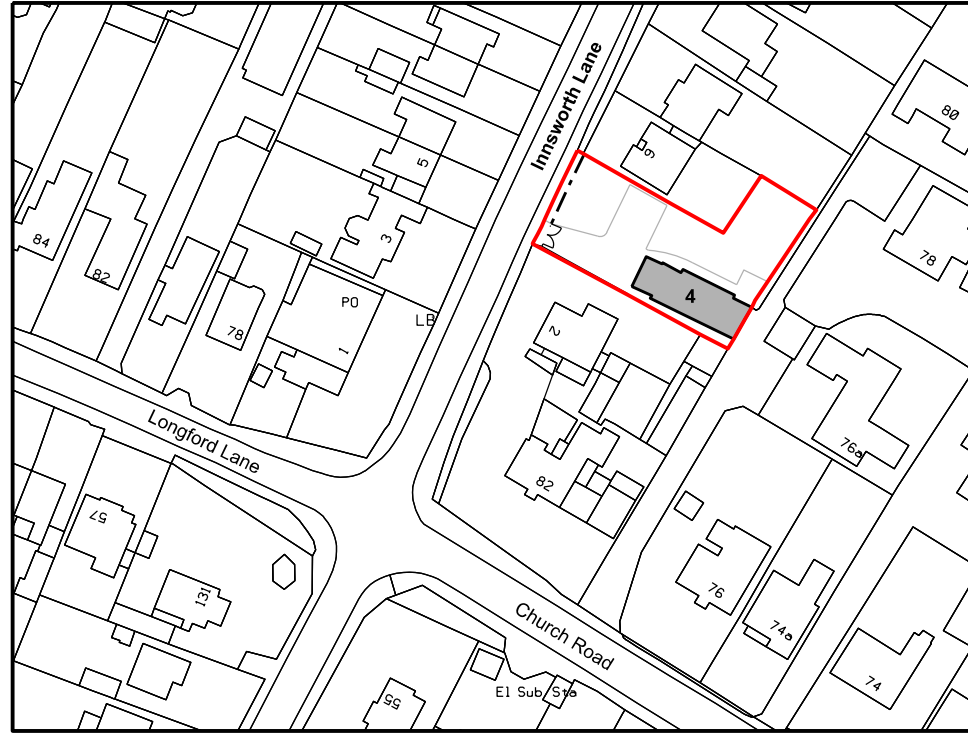
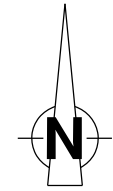
Planning Application: | 21/00142/FUL

Address: | 4 Innsworth Lane Gloucester
GL2 0DA

Committee Date: |

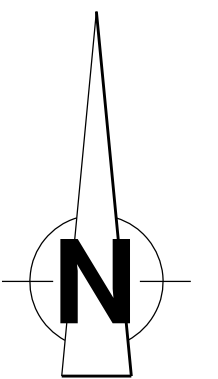


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Abbeydale

20/00898/FUL

KULIP

24 The Wheatridge Gloucester GL4 4DH

Proposed detached garden equipment storage and a hobby workshop area in rear garden.

G3Y 06/04/2021

20/00947/FUL

FISHM

29 Ashton Close Gloucester GL4 5BP

Single-storey outbuilding in rear garden (retrospective).

G3Y 12/03/2021

20/01178/FUL

FISHM

59 Hawk Close Gloucester GL4 4WE

Remove existing conservatory, proposed new single-storey rear extension and part first-floor, part two-storey side extension.

G3Y 11/03/2021

20/01208/FUL

KULIP

143A Painswick Road Gloucester GL4 4PF

Proposed first floor front extension and 2 storey rear extension to dwelling with change in materials.

G3Y 12/03/2021

20/01305/FUL

FISHM

33 The Wheatridge Gloucester GL4 4DQ

Erection of detached guest accommodation (revision to permission 18/01073/FUL)

G3Y 21/04/2021

20/01312/FUL

KULIP

86 Woodcock Close Gloucester GL4 4WU

Proposed extension over single storey side element of property

G3Y 01/03/2021

21/00090/FUL FISHM
5 Rumsey Close Gloucester GL4 5JY
Proposed single storey rear extension
G3Y 22/04/2021

21/00151/FUL FISHM
18 Rosemary Close Gloucester GL4 5TL
Single storey rear extension to form open plan kitchen, dining and living
accommodation
G3Y 14/04/2021

Abbeymead

20/01116/FUL KULIP
41 Bishops Road Gloucester GL4 5FP
Single storey rear extension and dropped kerb to front of dwelling
G3Y 13/04/2021

20/01309/FUL KULIP
14 Longville Close Gloucester GL4 5SG
Erection of a home office in place of existing shed to be removed
G3Y 01/04/2021

20/01313/FUL KULIP
8 Harebell Place Gloucester GL4 4AH
Single storey rear and front extension.
G3Y 24/03/2021

21/00138/TPO JJH
11 Damson Close Gloucester GL4 5BW
Works to Oak Tree as specified by detailed report raised by Matthew Reid.
TPDECS 02/03/2021

Barnwood

20/00272/FUL ELENJ

2 Kevin Close Gloucester GL4 3JA

Proposed Garage Conversion and Render Front Elevation

G3Y 05/03/2021

20/00629/FUL ELENJ

9 Welveland Lane Gloucester GL4 3RR

Demolish existing garage and construct proposed garage, living room and first floor bedroom

G3Y 19/04/2021

20/01106/FUL FISHM

15 Middle Croft Gloucester GL4 4RL

Proposed extension & alterations to existing dwelling and front driveway

G3Y 17/03/2021

20/01236/LAW ELENJ

5 Saw Mills End Gloucester GL4 3BN

Proposed single storey lean-to extension to rear of existing detached dwelling to include alterations to existing external door.

LAW 19/03/2021

21/00076/LAW ELENJ

14 Kevin Close Gloucester GL4 3JA

The proposal is for 2no. single storey extensions to the existing dwelling.

RELAWZ 18/03/2021

21/00085/FUL ELENJ

27 Dancers Hill Gloucester GL4 5TY

Proposed Extension to Garage to provide Games Room

G3Y 19/03/2021

21/00194/ADV KULIP

The Range Unit 1 Gloucester Retail Park Eastern Avenue Gloucester GL4

2No non illuminated slim frame flex faces

GFY 15/04/2021

21/00255/LAW ELENJ
91 Barnwood Avenue Gloucester GL4 3AG
Proposed single storey lean to extension to the rear and side on No 91 Barnwood Avenue, Gloucester

RELAWZ 29/04/2021

21/00308/TPO JJH
16 Crock Mead Gloucester GL4 5TQ
Silver Birch - Fell

TPDECS 01/04/2021

21/00341/TPO JJH
33 Prices Ground Gloucester GL4 4PD
Fell Ash tree

TPDECS 01/04/2021

21/00399/CONDIT SHANE.
2 Grovelands Gloucester GL4 3JF

Discharge of Condition 3 (Vertical hanging Tiles) of application 20/01104/FUL
RC 08/04/2021

Barton & Tredworth

20/00842/FUL FISHM
216 - 218 Barton Street Gloucester GL1 4HH
Replacement Shop Front

G3Y 22/03/2021

20/01181/FUL KULIP
22 - 24 Ryecroft Street Gloucester GL1 4LY
Demolish existing outbuilding and construct 1-bedroom apartment

REF 19/03/2021

20/01187/PREAPP JOLM
Go Outdoors 98 - 108 Barton Street Gloucester GL1 4DZ

Change of Use of existing building to provide a storage and distribution unit (Use Class B8) with ancillary office at first floor, and associated external alterations, access, car parking, service yard, and landscaping.

CLOSED 01/04/2021

20/01244/FUL ELENJ
24 Upton Street Gloucester GL1 4JZ
First floor extension and associated works
G3Y 18/03/2021

20/01273/FUL ELENJ
84 Falkner Street Gloucester GL1 4SJ
Demolish existing outbuilding and part demolish existing garage and construct proposed annex. Extend existing first floor bedroom.
REF 03/03/2021

20/01295/NMA SHANE.
Hobbs Greengrocers 356 Barton Street Gloucester GL1 4LE
Non-Material amendment to Planning Permission 20/00165/FUL (Addition of Windows)
WDN 11/03/2021

21/00006/FUL ELENJ
55 Conduit Street Gloucester GL1 4TS
Proposed Loft Conversion
G3Y 01/04/2021

21/00061/PRIOR KULIP
W N Gordon 38 Millbrook Street Gloucester GL1 4BG
Prior approval for the change of Use from Retail Shop (A1) to Dwelling House (C3) and building operations necessary for the conversion
NRPR 24/03/2021

21/00203/FUL SHANE.
St James Trading Estate 278 Barton Street Gloucester GL1 4JJ
Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.
PRIRE 19/04/2021

Coney Hill

20/00381/FUL FISHM
32 Naunton Road Gloucester GL4 4RD
Extension at back of property double on one side
REFUSE 14/04/2021

20/00555/FUL FISHM
13 Goldsborough Close Gloucester GL4 4ST
Single storey extension at rear and garage conversion study
G3Y 22/03/2021

20/01132/FUL FISHM
Land Adj To 117 Painswick Road Gloucester GL4 4PY
Erection of detached garage.
REFUSE 21/04/2021

21/00132/FUL KULIP
Pizza Hut Eastern Avenue Gloucester GL4 3EA
Full planning permission for the installation of a drive-thru lane and the addition of a new service road access point with associated engineering works. Alterations to car parking, bin store and servicing arrangements and associated changes to landscaping. Alterations to the building and elevations including demolition, and new cladding. Advertisement consent for replacement signage.
G3Y 09/04/2021

Elmbridge

20/01066/FUL ELENJ
80B Cheltenham Road Gloucester GL2 0LX
Erection of detached single-storey garage to front of property.
G3Y 25/03/2021

21/00003/FUL ELENJ
3 Liddington Road Gloucester GL2 0HJ
Proposed single storey wrap around extension.
G3Y 03/03/2021

21/00011/FUL ELENJ
74 Cheltenham Road Gloucester GL2 0LX
Extension to roof for attic conversion
G3Y 03/03/2021

21/00031/FUL ELENJ
81 Elmleaze Gloucester GL2 0JY
SINGLE STOREY FRONT SIDE AND REAR EXTENSION
G3Y 19/03/2021

21/00056/ADV	FEH
Unit 11 Rockhaven Triangle Park Triangle Way Gloucester GL1 1AJ	
Erection of 2x Illuminated Sign Boxes, 5.4 metres wide by 0.75 metres high by 0.1 metres deep	
GFY	17/03/2021
21/00135/FUL	ELENJ
12 Sisson Road Gloucester GL2 0RA	
Single storey side extension, rationalisation of existing flat/pitched roofs to the rear of the dwelling including re-glazing of existing sun-room, minor internal alterations	
G3Y	24/03/2021
21/00144/FUL	ELENJ
72 Merevale Road Gloucester GL2 0QZ	
Rear Kitchen Extension to Create open plan kitchen and dining area	
G3Y	28/04/2021
21/00176/TPO	JJH
15 Green Pippin Close Gloucester GL2 0PA	
(T1) Ash (Fraxinus Excelsior) - Crown Reduction Works - Specification to include a height and spread reduction of 1.9m, cutting back to strong secondary growth. Shape and balance as indicated on image in red.	
TPDECS	30/04/2021
21/00207/FUL	ELENJ
49 Colebridge Avenue Gloucester GL2 0RQ	
Proposed first floor rear extension, hipped roof over existing garage and front door to create a porch	
G3Y	29/04/2021
21/00245/FUL	ELENJ
13 Lavington Drive Gloucester GL2 0HW	
Single Storey Rear, Side & Front Extension	
G3Y	29/04/2021
21/00257/FUL	ELENJ
143 Elmbridge Road Gloucester GL2 0PQ	
Proposed single storey extension to rear	
G3Y	28/04/2021

Grange

20/00638/FUL	FISHM
26 Ruardean Drive Quedgeley Gloucester GL4 0WS	
Single Storey Rear Extension	
G3Y	20/04/2021
20/01109/FUL	KULIP
36 Randwick Road Gloucester GL4 0NJ	
Single-storey rear extension.	
G3Y	20/04/2021
20/01259/FUL	FISHM
241 Tuffley Lane Gloucester GL4 0NX	
Double garage to side of dwelling.	
G3Y	19/03/2021
21/00023/FUL	FISHM
15 Osborne Avenue Gloucester GL4 0QN	
EXTENSION AND ALTERATION TO SIDE AND REAR OF PROPERTY, DEMOLISH EXISTING AND BUILD NEW GARAGE	
G3Y	23/03/2021
21/00139/COU	SHANE.
3 Grange Road Gloucester GL4 0PY	
Change of Use of Nursery to Residential Dwelling	
G3Y	14/04/2021
21/00314/LAW	FISHM
5 Nymphsfield Road Gloucester GL4 0NL	
Construct proposed outbuilding at the rear of the garden	
LAW	31/03/2021

Hucclecote

20/00098/FUL	SHANE.
71 Porchester Road Gloucester GL3 3DY	
Two storey front extension.	
G3Y	03/03/2021

20/00756/FUL	KULIP
38 Hillview Road Gloucester GL3 3LG	
Erection of single storey 2 bedroomed bungalow at the rear of no. 38 Hillview Road to include associated access and parking.	
RAD	08/03/2021
20/01009/FUL	FISHM
7 Green Lane Gloucester GL3 3QT	
Two-storey extension to rear of dwelling	
REFUSE	12/04/2021
20/01240/FUL	FISHM
10 Kingscroft Road Gloucester GL3 3RF	
Construction of single storey rear extension involving demolition of existing conservatory	
G3Y	12/03/2021
21/00040/FUL	FISHM
58 Hucclecote Road Gloucester GL3 3RT	
Two-storey extension to front and loft conversion	
G3Y	27/04/2021
21/00193/FUL	SHANE.
GLO48 At Chosen Way Jtn Hucclecote Road Gloucester	
Installation of 20m tall monopole, electronic communications tower supporting 6no. antenna and 2no. dishes with associated ground-level equipment on Hucclecote Road (near junction with Chosen Way)	
PRIRE	19/04/2021
21/00265/LAW	ELENJ
10 Bircher Way Gloucester GL3 3QL	
-Construction of Rear Dormer	
-VELUX to front elevation	
LAW	06/04/2021

Kingsholm & Wotton

20/00542/FUL	ELENJ
Sandhurst Cottage Sandhurst Lane Gloucester GL2 9AB	
Replacement Garage and Driveway	
G3Y	16/04/2021
20/00543/FUL	ELENJ
Sandhurst Cottage Sandhurst Lane Gloucester GL2 9AB	
Replace Existing Boundary Fence with Wall of same height	
G3Y	28/04/2021
20/00552/FUL	ELENJ
Sandhurst Cottage Sandhurst Lane Gloucester GL2 9AB	
Alteration to condition 3 of permission 18/00799/FUL	
WDN	14/04/2021
20/00944/FUL	ELENJ
84 Henry Road Gloucester GL1 3DX	
single storey rear/side extension	
G3Y	10/03/2021
20/01191/FUL	ELENJ
36 Heathville Road Gloucester GL1 3JB	
New rear single storey flat roof extension including ancillary works and proposed new carport.	
G3Y	18/03/2021
20/01205/FUL	BISJO
Gloucester Royal Hospital Great Western Road Gloucester GL1 3NN	
Proposed erection of a portacabin for a temporary period ending on 26 March 2023, to accommodate the co-location of Minors & Paediatrics with the Emergency Department.	
G3Y	26/03/2021
21/00274/LAW	ELENJ
28 Sebert Street Gloucester GL1 3BP	
Convert existing garage into a reception room and construct a single storey side extension	
LAW	29/04/2021

Kingsway

21/00113/CONDIT JOLM
Land To East West Of A38 And Naas Lane Quedgeley Gloucester
Discharge of Condition 16 (archaeology) of Outline Planning Permission
13/00585/OUT in relation to Parcel E of Framework Plan 5 FP5
ALDIS 02/03/2021

21/00122/CONDIT JOLM
Land To East West Of A38 And Naas Lane Quedgeley Gloucester
Discharge of Condition 16 (archaeology) of Outline Planning Permission
13/00585/OUT in relation to Parcel H of Framework Plan 5 FP5
ALDIS 02/03/2021

Longlevens

20/01213/FUL ELENJ
105 Gambier Parry Gardens Gloucester GL2 9RE
Residential extension (rear and over existing garage)
G3Y 27/04/2021

20/01263/PDE ELENJ
56 Fairmile Gardens Gloucester GL2 9DZ
Demolition of existing timber clad conservatory and rebuilding and extending in
masonry to match existing house
ENPDEZ 23/03/2021

20/01284/FUL KULIP
Land To Rear Of 23, 25 And 27 Church Road Gloucester GL2 0AB
Construction of 2no. semi-detached dwellings, incidental garage building and all
associated works with new vehicular access from Grasmere Road
G3Y 08/03/2021

21/00058/FUL ELENJ
50 Wellsprings Road Gloucester GL2 0NJ
Two storey side extension and works to single storey roofs at rear
G3Y 16/03/2021

21/00084/FUL	ELENJ
3 Cotswold Gardens Gloucester GL2 0DR	
SINGLE STOREY REAR EXTENSION TO GROUND FLOOR MAISONETTE	
G3Y	12/03/2021
21/00096/FUL	ELENJ
147 Longford Lane Gloucester GL2 9HD	
Rear and side extension	
G3Y	23/03/2021
21/00105/FUL	ELENJ
118 Longford Lane Gloucester GL2 9EU	
Two story rear extension incorporating footprint of existing masonry outbuilding	
REF	24/03/2021
21/00123/FUL	ELENJ
1 Ballinska Mews Gloucester GL2 0AR	
Rear single-storey extension.	
G3Y	12/03/2021
21/00125/FUL	ELENJ
46 Grasmere Road Gloucester GL2 0NQ	
Demolish, rebuild and enlarge single storey rear extension	
G3Y	24/03/2021
21/00127/FUL	ELENJ
18 Mandeville Close Gloucester GL2 0EY	
Proposed two storey side extension	
G3Y	22/03/2021
21/00137/TPO	JJH
University Of Gloucestershire Oxstalls Lane Gloucester GL2 9HW	
Please see report attached.	
TPDECS	02/03/2021

21/00147/FUL	ELENJ
91 Innsworth Lane Gloucester GL2 0TT	
Adding bay window to front of property, adapting existing porch, changing flat roof over garage and utility to pitched roof and following through with pitched roof to the rear with single storey rear extension. Changing layout of garage to encompass both a garage and fourth bedroom.	
REF	06/04/2021
21/00172/FUL	ELENJ
4 Coniston Road Gloucester GL2 0NA	
Erection of single storey side and rear extension.	
G3Y	25/03/2021
21/00175/FUL	ELENJ
12 Garden Way Gloucester GL2 9JL	
Single storey side extension and new roof to existing rear extension	
G3Y	30/03/2021
21/00213/NMA	KULIP
51 Estcourt Road Gloucester GL1 3LU	
Non Material Amendment of application 20/00167/FUL (revision of approved tiles)	
NOS96	22/03/2021
21/00231/PDE	ELENJ
34 Old Cheltenham Road Gloucester GL2 0AW	
DEMOLISHING OF EXISTING CONSERVATORY AND TO ERECT A REAR SINGLE STOREY EXTENSION	
ENPDEZ	30/03/2021
21/00244/FUL	ELENJ
39 Fairmile Gardens Gloucester GL2 9EA	
REMOVAL OF EXISTING GARAGE DOOR AND REPLACEMENT WITH WINDOW TO FORM ENLARGED STUDY	
G3Y	29/04/2021
21/00259/SOLAR	SHANE.
Oxstalls Tennis Centre Plock Court Gloucester GL2 9DW	
Installation of additional solar pv panels as part of a project to reduce carbon emissions.	
NRPR	30/04/2021

21/00263/FUL SHANE.

Cheltenham Road Wotton Pitch Gloucester GL2 9JU

Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

REF 27/04/2021

21/00268/FUL ELENJ

34 Brooklands Park Gloucester GL2 0DP

Single storey front extension with lean-to roof to provide new entrance porch, shower / WC and TV Snug

G3Y 29/04/2021

Matson & Robinswood

20/00294/FUL KULIP

12 Garnalls Road Gloucester GL4 6NB

Construct proposed single storey side extension (bathroom)

G3Y 21/04/2021

20/00314/FUL SHANE.

Capel Cottage Sneedhams Green Gloucester GL4 6EQ

Proposed change of use, alteration and extension of existing annexe, to independent dwelling. (Revision of 18/00499/FUL)

G3Y 19/03/2021

20/01008/FUL FISHM

115 Reservoir Road Gloucester GL4 6SX

New Rear and Side Extensions including First floor Loft conversion.

G3Y 09/04/2021

20/01048/TPO JJH

Matson House 50 Matson Lane Gloucester GL4 6ED

T1 - Silver Maple - Fell

T2 - Silver Birch - Reduce Height by 3m

TPDECS 06/04/2021

20/01085/FUL KULIP

15 Teddington Gardens Gloucester GL4 6RL

DORMER TO FRONT TO PERMIT STAIR ACCESS TO LOFT

REF 07/04/2021

20/01209/FUL KULIP
14 Chervil Close Gloucester GL4 6YJ
Single storey extension to rear of property and extension above existing garage.

G3Y 09/03/2021

21/00043/FUL KULIP
20 Chatcombe Road Gloucester GL4 6AA

Proposed end of terrace 2 bedroom dwelling.

REFUSE 26/03/2021

21/00195/CONDIT KULIP
2 Redwell Road Gloucester GL4 6JG

Discharge of Conditions 5 (Site Levels), 7 (Disposal of Surface Water) and 8 (Site Levels) on planning permission 18/01452/FUL

ALDIS 12/04/2021

21/00204/FUL SHANE.
Eastern Avenue Gloucester GL4 4LH

Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

PRIRE 20/04/2021

Moreland

20/00996/FUL KULIP
34 Highworth Road Gloucester GL1 4RW

Single-storey extension to side and rear.

G3Y 21/04/2021

20/01141/FUL SHANE.
95 Bloomfield Road Gloucester GL1 5BP

Two storey and part single storey extension to the rear

G3Y 27/04/2021

20/01197/FUL ELENJ
32 Theresa Street Gloucester GL1 5PR

Removal of existing side / rear extensions and erection of new two storey side / rear extension

REF 12/03/2021

20/01237/FUL		SHANE.
132 Stroud Road Gloucester GL1 5JR		
Demolition existing single storey outbuildings and construction of single storey extension		
G3Y	19/03/2021	
20/01311/FUL		ELENJ
156 Stroud Road Gloucester GL1 5JX		
Single storey side and rear extension		
G3Y	15/04/2021	
21/00041/FUL		SHANE.
20 Highworth Road Gloucester GL1 4RW		
External insulation with change from brick to silicone render		
WDN	12/03/2021	
21/00106/FUL		SHANE.
54 Bowly Road Gloucester GL1 5NW		
Proposed single storey extension to rear		
G3Y	19/03/2021	
21/00107/FUL		SHANE.
33 Theresa Street Gloucester GL1 5PR		
Extension of ground floor garage wall along western boundary; Rear extension at first floor over existing ground floor structures		
WDN	19/04/2021	
21/00136/FUL		SHANE.
68 Alma Place Gloucester GL1 5PX		
SINGLE STOREY EXTENSION TO REAR OF PROPERTY		
G3Y	19/03/2021	
21/00209/LAW		ELENJ
17 King Edwards Avenue Gloucester GL1 5DB		
Rear single storey extension		
LAW	19/03/2021	

21/00331/PDE SHANE.
172 Stroud Road Gloucester GL1 5JX
Extension to rear of Lounge and side of kitchen.
ENPDEZ 29/04/2021

Podsmead

20/00786/FUL SHANE.
2 Milton Avenue Gloucester GL2 5AP
conversion of existing double garage to ancillary annexe for dependent relation
REF 17/03/2021

20/01027/FUL SHANE.
60 Tuffley Avenue Gloucester GL1 5LX
Retrospective planning application for porch
GP 19/03/2021

20/01256/LAW SHANE.
10 Milton Avenue Gloucester GL2 5AR
Proposed single storey side extension, two storey rear extension, detached single storey gym/garden room and detached single storey bike and bin store
LAW 17/03/2021

21/00240/TPO JJH
324 Bristol Road Gloucester GL2 5DH
Fell trees T8, T9, T14, T18 and T35.
Crown reduce 4m T20 and T22 this would retain these trees as a screen to commercial buildings.
TPREF 16/03/2021

21/00320/LAW SHANE.
The Club At Tuffley Park Tuffley Avenue Gloucester GL1 5NS
LAWFUL PROPOSED USE: Use of The Club at Tuffley Park premises for weddings
LAW 21/04/2021

21/00466/DCC

ADAMS

Old Gas Works Bristol Road Gloucester

Consultation request - Variation of condition 15 (Detailed Drainage Scheme - Approval of flood modelling report JNP reference S10988-JNP-XX-XX-RP-C-1001 Flood Risk Modelling Jan 2021, and updated drainage layout and details) relating to planning consent 1

OBJ

27/04/2021

Quedgeley Fieldcourt

20/01219/FUL

SHANE.

39 Fieldcourt Gardens Quedgeley Gloucester GL2 4UD

Provision of Vehicle footway crossing

G3Y

15/04/2021

21/00083/FUL

SHANE.

34 Foxwhelp Way Quedgeley Gloucester GL2 4BY

Single storey extension to north west elevation

G3Y

15/04/2021

21/00302/TPO

JJH

9A Highliffe Drive Quedgeley Gloucester GL2 4QN

3 No. Horse Chestnut to front of property (see plan)

T1 - Lift crown to 5m above

ground level. Reduce elongated limbs to north and south to rebalance crown, removing approx 3m.

T2 - Crown lift to 5m. Reduce elongated branches north and south to balance

TPDECS

01/04/2021

Quedgeley Severn Vale

20/01011/FUL

SHANE.

7 Moorhen Court Quedgeley Gloucester GL2 4LE

Extension of existing porch. Drop kerb to front of property.

G3Y

03/03/2021

21/00036/LAW	SHANE.
2 Pegasus Gardens Quedgeley Gloucester GL2 4NP	
Removal of conservatory, replace with brick structure.	
LAW	24/03/2021
21/00060/FUL	SHANE.
4 Fox Run Quedgeley Gloucester GL2 4NX	
Proposed two storey extension to side and single storey extension to rear	
G3Y	13/04/2021
21/00158/FUL	SHANE.
57 Saddlers Road Quedgeley Gloucester GL2 4SY	
First Floor extension including Loft accommodation. Rear single-storey extension.	
G3Y	27/04/2021
21/00301/TPO	JJH
37 Curtis Hayward Drive Quedgeley Gloucester GL2 4WJ	
Oak - tree to be taken down due to rotting and falling branches	
TPDECS	01/04/2021

Tuffley

20/00860/FUL	FISHM
54 Longney Road Gloucester GL4 0LT	
Single storey side and rear extension to provide facilities for disabled person	
G3Y	17/03/2021
20/00882/FUL	FISHM
11 Arlingham Road Gloucester GL4 0LX	
New Dwelling	
REFUSE	27/04/2021
20/01214/FUL	FISHM
371 Stroud Road Gloucester GL4 0DA	
Proposed detached garage	
G3Y	12/03/2021

20/01216/FUL	SHANE.
28 Cedarwood Drive Gloucester GL4 0AG	
REPLACEMENT SINGLE STOREY SIDE EXTENSION AND PROPOSED ADDITIONAL DETACHED DWELLING	
WDN	23/04/2021
20/01283/CONDIT	KULIP
371 Stroud Road Gloucester GL4 0DA	
Discharge of Conditions 3 (SuDS), 4 (Tree Protection Plan) and 5 (Material Samples) of 19/00865/FUL	
ALDIS	23/04/2021
21/00001/FUL	KULIP
15 Woods Orchard Road Gloucester GL4 0BU	
TWO STOREY SIDE EXTENSION AND REPLACE REAR SINGLE STOREY EXTENSION	
G3Y	07/04/2021
21/00059/FUL	FISHM
50 Southfield Road Gloucester GL4 6UD	
Extension to rear	
G3Y	21/04/2021
21/00112/FUL	FISHM
329 Stroud Road Gloucester GL4 0AY	
Erection of front compound wall and Gate	
REFUSE	29/04/2021
21/00222/NMA	KULIP
234A Stroud Road Gloucester GL4 0AU	
1) Redesign of internal layout of Housetype HT1 to amend it to 4 bedrooms. (No increase in building size).	
2) Redesign of internal layout of Housetype HT2. (No increase in building size).	
3) Change of garage to existing house from single	
ROS96	23/03/2021
21/00349/LAW	FISHM
43 Forest View Road Gloucester GL4 0BY	
Loft Conversion with dormer to rear side and three no. roof lights to front and one roof light to the rear side	
LAW	14/04/2021

Westgate

19/00817/CONDIT

ADAMS

Land Situated On West Side Of St Oswalds Road Gloucester

Partial discharge of condition 42 (land remediation - in respect of Phase 1 of the development) of permission ref. 00/00208/OUT

PADIS 13/04/2021

19/01279/FUL

KULIP

49 - 51 Northgate Street Gloucester GL1 2AJ

Internal and external alterations to the building to include an extension between the front and rear of the building. Reconfiguration of rear elevation, replacement windows to front elevation and internal refurbishment of first and second floor to allow continued use as office space.

GA 19/03/2021

19/01280/FUL

KULIP

49 - 51 Northgate Street Gloucester GL1 2AJ

Change of Use of first and second floors from office to house of multiple occupation which would include 7 bedrooms and shared kitchen facilities. Proposed construction of a 2 storey extension between the front and rear sections. Reconfiguraiton of windows on the rear elevation, replacement of windows on front elevation and internal refurbishment of first and second floor.

G3Y 03/03/2021

19/01281/FUL

KULIP

49 - 51 Northgate Street Gloucester GL1 2AJ

Change of Use of ground floor (sui generis) to financial services use Class E. Minor alteration to shop front.

G3Y 19/03/2021

19/01282/FUL

KULIP

49 - 51 Northgate Street Gloucester GL1 2AJ

Change of Use of part of 1st and 2nd Floor to a 2-bed maisonette. Proposed two storey extension between front and rear section of the building. Replacement of windows on front elevation and internal refurbishment.

G3Y 19/03/2021

19/01283/FUL	KULIP
49 - 51 Northgate Street Gloucester GL1 2AJ	
Change of Use of part of 1st and 2nd Floor to a 2-bed maisonette. Proposed two storey extension between front and rear section of the building. Replacement of windows on front and rear elevation and internal refurbishment.	
G3Y	19/03/2021
20/00307/LBC	ADAMS
111 Eastgate Street Gloucester GL1 1PY	
Internal and external works to Grade 2 listed building to facilitate change of use to thirteen flats	
WDN	22/04/2021
20/00506/CONDIT	ADAMS
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By	
Submission of details under Condition 30 (details of the nature, scale and type of each Class D2 use and any Class A3, A4 and/or A5 use) of permission ref. 14/00709/FUL (as amended)	
REF	28/04/2021
20/00903/FUL	SHANE.
2 Cross Cottages Rea Lane Gloucester GL2 5LP	
Demolition of existing extension and proposed two storey extension to rear and side of property.	
NDT	08/03/2021
20/01017/FUL	KULIP
18 Worcester Street Gloucester GL1 3AA	
Alterations to rear of ground floor shop and change of use into a 2 bedroom 3 person flat from existing E class use (former A1 use)	
G3Y	30/04/2021
20/01018/LBC	KULIP
18 Worcester Street Gloucester GL1 3AA	
Alterations to rear of ground floor shop and change of use into a 2 bedroom 3 person flat from existing E class use (former A1 use)	
G3L	30/04/2021

20/01028/TRECON

JJH

Dulverton House Pitt Street Gloucester GL1 2BH

DH1 - Holm Oak

Crown reduction of 2m all round to clear away from buildings.

Crown lift up to 4m all round from driveway/lawn area to give better pedestrian and vehicular access.

DH2 _ 3 - Yew

Crown reduction of 1m to clear building and to keep ongoing management and maintenance.

DH5 - Yew

Crown reduction of 2m to clear building and to start a regeneration management and maintenance program for tree.

DH 7 & 8 - Robinia

Crown lift to remove away from fence and to improve light into buildings and to continue ongoing management and maintenance of tree

TCNOB 08/04/2021

20/01056/FUL

KULIP

Winget House 8 Beaufort Buildings Spa Road Gloucester GL1 1XB

Change of use of 1st and 2nd floors from office (Class E) to 2 no. residential units (Class C3).

G3Y 23/03/2021

20/01169/FUL

KULIP

27 - 31 Eastgate Street Gloucester GL1 1NS

Proposed extension to previously approved roof plant area. Proposed new stair access with security fence to roof plant area. Proposed change of use from retail to sprinkler tank room at ground floor.

G3Y 18/03/2021

20/01188/FUL

KULIP

Apsley House 2 Spa Road Gloucester GL1 1XA

Change of use of former dental surgery (Use Class E) to 9 x bedroom House in Multiple Occupation (Sui generis) plus associated alterations

G3Y 15/04/2021

20/01189/LBC

KULIP

Apsley House 2 Spa Road Gloucester GL1 1XA

Change of use of former dental surgery (Use Class E) to 9 x bedroom House in Multiple Occupation (Sui generis) plus associated alterations

G3L 15/04/2021

20/01258/CONDIT	SHANE.
166 Southgate Street Gloucester	
Discharge of condition 3 (Specification of Replacement Tile Facade) of application 20/00441/FUL	
ALDIS	16/03/2021
20/01281/FUL	SHANE.
8 Upper Rea Gloucester GL2 5LR	
Granny annexe to the rear of 8 Upper Rea	
RET	30/04/2021
20/01288/FUL	SHANE.
Kings House Market Parade Gloucester	
Provision of new lift and associated structural works.	
G3Y	18/03/2021
20/01293/FUL	SHANE.
Site 2604 0107 Market Parade Gloucester	
Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	
PRIRE	02/03/2021
20/01294/FUL	KULIP
5-7 Hare Lane Gloucester GL1 2BA	
Change of use to convert premises from E Class use (Office and Day Care Centre for young adult) to an HMO (Sui Generis) incorporating up to 12 bedrooms, with associated works. Ground floor retail unit at 7 Hare Lane retained.	
G3Y	01/04/2021
20/01304/FUL	SHANE.
Holloway House 71 - 73 Eastgate Street Gloucester GL1 1PW	
Demolition of section of boundary wall and insertion of new access gate.	
G3Y	27/04/2021
21/00079/NMA	KULIP
27 - 37 Eastgate Street Gloucester GL1 1NS	
Non-material amendment to planning permission 17/01177/FUL for infill of	
NOS96	25/03/2021

21/00082/LBC	KULIP
Cafe Rene Southgate Street Gloucester GL1 1TP	
Proposed works to the ground floor involving relocation of doorway (associated to the work granted under 20/00328/LBC Proposed listed building consent for internal and external alterations to Grade II* and Grade II Listed Building to facilitate the proposed change of use of the rear storage area of Nevitt of Gloucester, an existing retail unit (A1) to drinking establishment (A4).)	
G3Y	28/04/2021
21/00088/FUL	KULIP
32 Clarence Street Gloucester GL1 1DP	
Conversion of second floor (4 bedroom flat) and third floor (4 bedroom flat) to 4 x one bedroom 2 person flats (no external changes)	
G3Y	22/03/2021
21/00141/ADV	KULIP
B&Q Unit 1 St Oswalds Park Gavel Way Gloucester GL1 2UE	
2 no. internally fascia sign cases	
1 no. non illuminated entrance text and arrow symbol	
16 no. vinyl graphics - text	
18 no. vinyl graphics - silver frosted vinyl	
1 no. non illuminated exit text	
GFY	06/04/2021
21/00189/FUL	SHANE.
5 Horseshoe Way Gloucester GL2 5GD	
Proposed Single Storey rear extension	
G3Y	31/03/2021
21/00211/FUL	SHANE.
17 The Gallops Gloucester GL2 5GB	
Single storey side extension to accommodate master bedroom and minor alterations to the existing bungalow layout and rear elevation.	
RET	30/04/2021
21/00251/FUL	SHANE.
43 The Forge Gloucester GL2 5GH	
Proposed extension to the side of the property	
G3Y	27/04/2021

21/00296/CONDIT ADAMS

Land East Of Hempsted Lane Hempsted Lane Gloucester

Discharge of Condition 3 (above ground infrastructure) of permission ref. 16/01055/FUL

ALDIS 31/03/2021

21/00333/CONDIT ADAMS

Former Gloucester Prison Barrack Square Gloucester GL1 2JN

Discharge of Conditions 5 (demolition statement, in part - for Phase 1), 7 (building recording, in part - for Phase 1) and 9 (pile re-use feasibility for Block H, in part - initial stage of works) of permission ref. 19/01314/FUL

PADIS 26/04/2021

21/00334/CONDIT ADAMS

Former Gloucester Prison Barrack Square Gloucester GL1 2JN

Discharge of Conditions 3 (building recording, in part - for Phase 1) and 5 (demolition statement, in part - for Phase 1) of listed building consent ref. 17/00662/LBC

PADIS 26/04/2021

21/00347/CONDIT ADAMS

Land East Of Hempsted Lane Hempsted Lane Gloucester

Discharge of condition 29 (cycle storage) of permission ref. 13/01032/OUT

ALDIS 24/03/2021

21/00350/FUL SHANE.

44 Wharfside Close Gloucester GL2 5FB

Rear Extension To Provide Bedroom And Wet Room For Disabled Minor

RET 30/04/2021

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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