



Gloucester City Council

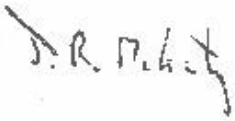
Planning Committee

Meeting: Tuesday, 3rd August 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, A. 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.	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.
3.	MINUTES (Pages 7 - 14) To approve as a correct record the minutes of the meeting held on the 6 th July 2021.
4.	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.
5.	KINGSWAY LOCAL CENTRE, THATCHAM AVENUE, QUEDGELEY, GLOUCESTER - 18/00852/FUL (Pages 15 - 58) Application for determination: - Erection of a new building to provide 22 self contained units of supported living accommodation and associated works, including car and cycle parking and landscaping.
6.	DELEGATED DECISIONS (Pages 59 - 72) To consider a schedule of applications determined under delegated powers during the month of June 2021.
7.	DATE OF NEXT MEETING Tuesday 7 th September, 2021 at 6pm in Civic Suite, North Warehouse.

A handwritten signature in black ink, appearing to read "J. R. McGinty".

Jon McGinty
Managing Director

Date of Publication: Monday, 26 July 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.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

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

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

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

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- Do not stop to collect personal belongings;
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- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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HUMAN RIGHTS

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

EQUALITY ACT 2010

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

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PLANNING COMMITTEE

MEETING : Tuesday, 6th July 2021

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), Bhaimia, D. Brown, J. Brown, A. Chambers, Conder, Dee, Finnegan, Melvin and Toleman and Tracey

Officers in Attendance

Head of Place

Planning Development Manager

Highway Development Management Team Leader, Gloucestershire County Council

Senior Planner

Senior Lawyer, One Legal

Democratic & Electoral Services Officer

APOLOGIES : Cllr. Walford (Tracey attended as a substitute)

10. DECLARATIONS OF INTEREST

There were no declarations of interest.

11. MINUTES

The minutes of the meeting held on the 8th June 2021 were confirmed and signed by the Chair as a correct record.

12. LATE MATERIAL

Late material had been circulated in respect of agenda item 5 – Land North of Rudloe Drive (21/00490/OUT), item 6 – Land North of Rudloe Drive (20/00368/OUT) and item 7, Kingsway Local Centre (18/00852/FUL).

13. LAND NORTH OF RUDLOE DRIVE, QUEDGELEY, GLOUCESTER - 21/00490/OUT

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The Planning Development Manager presented the report detailing an outline application for Residential development (up to 150 dwellings), associated infrastructure, ancillary facilities, open space, and landscaping.

The Highway Development Management Team Leader responded to members' questions regarding access points, the potential increase to traffic in the area, and the traffic survey conducted as follows:

- Gloucestershire Highways had assessed the application in depth. The modelling work showed that there would be some impact on traffic in the area but that there would not be a 'significant' impact. Therefore, the impact would not warrant refusal.
- There was not a requirement to introduce traffic lights as part of the scheme.
- The evidence showing that there would not be a significant impact on traffic in the area was robust.
- The original base modelling for the traffic survey was based on 2017 figures. The model used applied growth rates to the traffic to assess future year scenarios.
- Highways authorities could only judge an application on the local context.

The Planning Development Manager responded to members' questions, regarding why Gloucestershire County Council no longer required educational contributions, comments made in the report by the Urban Design Adviser, access points, the proposed contribution for formal sports facilities, the potential felling of trees, the potential effect on the local centre and the use of the land as follows:

- A similar scheme in Tewkesbury, where Gloucestershire County Council requested education contributions, went to the Planning inspectorate, and the Planning Inspector found that Gloucestershire County Council's requirement for educational contributions was unsound.
- The application before the Committee was at the outline stage. They could not introduce a condition for an additional access point at this stage.
- There were currently three access points off Rudloe Drive.
- The applicant would have to submit a reserved matters application, should outline planning permission be granted.
- If the contribution of £75,000 for formal sports facilities was viewed as being insufficient, Quedgeley Parish Council could seek a higher contribution.
- The local centre would be protected.
- The scheme provided enough evidence that up to 150 dwellings could be delivered in the amount of space provided.
- The Urban Design Officer had only received an illustrative masterplan at this stage.
- The Open Space would be funded by the residents of the future dwellings.
- The application was for up to 150 dwellings. If at the reserved matters stage the number of dwellings was considered too dense for the location, then this would be reviewed.
- The reserved matters application would need to include a detailed layout.
- Concerns around the potential felling of trees and the tree officer's comments could be revisited at the reserved matters stage.
- A condition to require that the land be used for employment purposes could not be put on the application.

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- The landscaping would be taken care of by a Management Company.
- There would be 4-5 bedroomed houses included in the scheme.

Members' Debate

Councillor J.Brown stated that she believed that a site visit would have been beneficial and added that she believed that they would be valuable for future applications, particularly large scale ones.

Councillor Tracey stated that she was concerned that there were no traffic lights proposed as part of the application.

The Chair stated that members had raised some good points regarding access points on the site but that, as the application was at the indicative stage, they could not propose a condition for additional access points.

Councillor Chambers noted that he had concerns that there could be a detrimental impact on the local centre and a significant increase in traffic if there was an increase of up to 150 dwellings in the area.

Councillor Chambers, Melvin and Tracey raised apprehensions that some protected trees could potentially be felled, as outlined in paragraph 4.5 of the report but that they would revisit this point at the reserved matters stage.

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

RESOLVED that:- outline planning permission is granted subject to the completed S106 agreement and the conditions outlined in the report.

14. LAND NORTH OF RUDLOE DRIVE, QUEDGELEY, GLOUCESTER - 20/00368/OUT

The Planning Development Manager noted that this application was identical to the previous application considered by the Committee (Land North of Rudloe Drive – 21/00490/OUT). He noted that this application had been deferred at the previous Planning Committee. He stated that the application was the subject of a non-determination appeal to be determined by the Planning Inspectorate by way of public inquiry. He stated that the original application as outlined in the report would have recommended refusal, but as outlined in the late material, a S106 had been agreed in draft so the updated recommendation was to grant permission, subject to conditions.

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

RESOLVED that: - subject to the completion of a Section 106 agreement to provide the following:

- Affordable housing (20%)

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- A youth pitch, LEAP and associated open space

That planning permission is granted subject to the conditions outlined in the late material.

15. KINGSWAY LOCAL CENTRE, THATCHAM AVENUE, QUEDGELEY, GLOUCESTER - 18/00852/FUL

The application was deferred as outlined in the late material.

16. 5 NORTHGATE STREET, GLOUCESTER, GL1 2AH - 21/00481/FUL

The Senior Planner presented the report detailing an application for a change of use from vacant bank (Use Class E) to an Adult Gaming Centre (Sui Generis).

A Senior Planner for Pegasus Group, addressed the Committee in opposition to the application, on behalf of an objector.

He objected to the application on the following grounds:

- Principle of the change of use.
- Loss of Class E unit.
- A marketing assessment had not been conducted.
- There were already six adult gaming centres in the area. A further one would not increase the viability of the City Centre as stated in the report.
- The Noise Impact assessment had been too narrow.
- There would be a negative noise impact on the surrounding streets.

An Associate Director at Planning Potential Ltd addressed the Committee in favour of the application, on behalf of the applicant.

The Associate Director stated that the application should be granted on the following grounds:

- There had only been one objector.
- The concerns regarding litter were presided on the belief that there would be paper betting slips when there would not be.
- The Adult Gaming Centre would be highly regulated.
- The signage was considered to be acceptable.
- The Adult Gaming Centre would provide low stakes gambling and would never have betting terminals.
- No alcohol would be served on site.
- The applicant had significantly reduced the opening times, following consultation.
- There was no policy which stated that the applicant needed to undertake a marketing assessment.
- The unit had a long-established history of non-retail use.

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The Senior Planner responded to members' questions concerning the opening hours of the proposed Adult Gaming Centre, congregation, noise, the nature of the gambling that would take place at the Adult Gaming Centre, and the location of the proposed site as follows:

- There would be complimentary teas and Coffees served on site.
- The Adult Gaming Centre would have staff on site and would provide 6-7 new jobs.
- The initial application proposed being open for 24 hours a day. However, after a complaint was raised by an anonymous objector, this was reduced.
- The proposed opening hours were now 8am until midnight on Sunday to Thursdays and 8am to 1am Friday and Saturday.
- The machines on site would be low-stakes gambling machines.
- There was a gym in close proximity that was open for 24 hours, so the opening hours were typical for the area.

The Planning Development Manager responded to members' questions regarding the change of use of the property as follows:

- Policy SD2 was only concerned with the loss of A1 retail properties. The site had not previously been used for retail purposes. Therefore, the granting of the application would not contradict Policy SD2.
- Gloucester City Council did not currently have a policy that would restrict the loss of a Class E unit.
- The Class E classification was introduced in September 2020. It amalgamated several different categories of property, including Class A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés) and B1 (business). It was introduced to provide greater flexibility.
- The proposed site would be Sui Generis.

Members' Debate

Councillor Conder stated that she did not believe that the amended proposed opening hours were significantly lower than the previous application for 24 hours a day.

Councillor Tracey stated that she had concerns that the granting of the application would lead to smokers congregating outside of the Adult Gambling Centre. She also raised concerns about its proximity to a nearby public house.

Councillor Chambers said that he believed that there were too many Gambling premises active in the area. He said that there were 29 Gambling Licensing Premises in Gloucester. He stated that he believed that the granting of the application would contradict policy SD2. He said that he would not be supporting the application.

Councillor Melvin stated that she was uncomfortable with the location of the proposed site as it would be central in the City Centre. She stated that the unit had only stopped being used for its previous purpose in September 2020 and that there was nothing to suggest, that another business would not purchase it. She said that

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there would be a negative aesthetic impact on surrounding shops. She stated that all gambling premises in the area had an issue with people congregating outside and smoking and that granting the application would add to this. She also raised apprehensions about the proposed signage and stated that she would not be voting in line with the officer's recommendations.

The Vice-Chair stated that he did not see a planning reason as to why it should not be granted but that he understood the concerns raised by other members.

Councillor Finnegan stated that she would be voting against the officer's recommendation.

Councillor Chambers stated that from a planning perspective, the proposed site would be located near to St Michaels Tower which was a Grade II listed building. He pointed to the Conservations Officer's comments listed in paragraph 6.24 and 6.25 of the report. He stated that the change of use would encourage anti-social behaviour and would have a negative impact on the Conservation Area. He noted that the impact on the nearby Grade II listed building and the concerns raised by the Conservation Officer regarding the negative impact on the Conservation Area were the planning reasons as to why he would not be supporting the officer's recommendation.

Councillor Conder stated that she agreed with the comments made by Councillor Melvin.

Councillor Chambers moved, and Councillor Tracey seconded a motion to refuse the application based on the impact the proposed site would have on a Grade II listed building and the negative impact it would have on the Conservation Area, as noted by the Conservation Officer within the report.

RESOLVED that: - planning permission be refused owing to the detrimental impact the granting of the application would have on a Grade II listed building and the negative impact the granting of the application would have on the Conservation Area.

17. DELEGATED DECISIONS

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

RESOLVED that:- the schedule be noted.

18. DATE OF NEXT MEETING

Tuesday, 3rd August, 2021.

Time of commencement: 6.00 pm

Time of conclusion: 7.47 pm

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06.07.21

Chair

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	3 rd August 2021
Address/Location:	Kingsway Local Centre, Thatcham Avenue, Kingsway, Quedgeley Gloucester
Application No:	18/00852/FUL
Ward:	Kingsway
Expiry Date:	Agreed extension of time 6 th August 2021
Applicant:	Mr Alex Harwood
Proposal:	Erection of new building to provide 22 self contained units of supported living accommodation and associated works, including car and cycle parking and landscaping
Report by:	Joann Meneaud
Appendices:	<ol style="list-style-type: none"> 1. Site context plan 2. Proposed site and roof plan 3. Proposed elevations 4. Proposed floor plans 5. Letter from Advance Housing 6. Letter from CSJ Planning

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site lies on the corner of Thatcham Avenue and Rudloe Drive at the Local Centre at Kingsway. It sits adjacent to the footpath and grassed seating area off Thatcham Avenue and to north of the vehicular access from Rudloe Drive into the Local Centre The land is roughly rectangular and is currently grassed and enclosed with a knee rail fence.
- 1.2 The application proposes a two storey building to accommodate 22 units to be used as specialist living accommodation for people with mental health needs. A new vehicular access to the site is proposed from Thatcham Avenue together with the provision of car parking
- 1.3 The application was originally included on the agenda for July Planning Committee but was subsequently withdrawn from the agenda. A Committee site visit was held on 22nd July. The application is presented to Planning Committee for determination as the recommendation requires the provision of a Section 106 agreement.

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.	GOP	26.06.2003
00/00750/OUT	DUPLICATE Application for Outline	NDT	05.02.2001

	Planning Permission: Proposed residential development (2650 dwellings), employment development (20 hectares) and associated infrastructure, open space and community facilities.		
04/00437/REM	Principal access roads to Framework Plan 1 (including access to Old Bristol Road) drainage and balancing areas.	AR	22.07.2004
04/01152/FUL	Provision of access from A38 to land east of A38 to Framework Plan One road, and bellmouth junction to serve a cul de sac from B4008 to land west of A38 (Area 4C)	GSC	24.05.2005
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)	Appeal allowed	13.04.2007
08/01198/REM	Infrastructure to serve the local centre, school and manor farm (extension of approved roads and drainage).	AR	17.08.2009
09/00053/REM	Construction of part of Local Centre including the erection of a food store, 15 retail units and 2 cafe/restaurant units with parking, drainage and landscaping	AR	19.08.2009
09/01370/FUL	Variation of conditions 2,3,4,5,6,8,9,10,11,and 12 attached to planning approval ref : 09/00053/REM to allow for the phased construction of part of Local Centre at Kingsway.	GP	15.03.2010
10/00048/NMA	Amendment to the configuration of the balancing pond approved under reference 08/01198/REM.	NOS96	01.03.2010
10/00256/NMA	Amendment to approval 09/00053/REM proposing changes to the elevations and materials of the retail element of the proposed Local Centre.	NOS96	06.05.2010
10/00379/FUL	Variation of Condition 10 of Planning Approval 09/00053/REM to allow the provision of car parking to the Local Centre on a phased basis.	GP	28.05.2010
13/00479/REM	Reserved matters approval for erection of a single storey building containing 11 retail units together with layout of service yard, parking and provision of drainage, comprising phase 2 of the retail element of the local centre..	AR	27.09.2013
14/00337/NMA	Non material amendment proposing change to the surfacing materials to the rear of the retail units approved under application 13/00479/REM	NOS96	22.05.2014
14/00343/ADV	Display of new non illuminated signage on	GFY	20.10.2014

	Units 8-9.		
14/00668/NMA	Non material amendment to approval 13/00479/REM (for the erection of 11 retail units) proposing the use of units 8 and 9 as one unit and amended design to the shop front and rear elevation.	NOS96	03.07.2014
14/01077/CON DIT	Discharge of condition 10 relating to details of external lighting for approval 13/00479/REM for the erection of a single storey building containing 11 retail units (phase 2 of the local centre). Reserved matters approval for erection of a single storey building containing 11 retail units together with layout of service yard, parking and provision of drainage, comprising phase 2 of the retail element of the local centre.	ALDIS	22.09.2017
14/01222/CON DIT	Discharge of condition 16 or planning approval in relation to the proposed occupiers of units 1, 2, 3, 4, 8, 9, and 19 within phase 2 of the Local Centre.	ALDIS	06.03.2015

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
 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
- A5 – Specialist accommodation
- A6 – Accessible and adaptable homes
- C1 – Active design and accessibility
- D1 – Historic environment
- E2 – Biodiversity and geodiversity
- E5 – Green infrastructure: Building with nature
- E6 – Flooding, sustainable drainage, and wastewater
- 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

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: :

- 3.7 All policies can be viewed at the relevant website address:- national policies:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
Gloucester City policies:
<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>
- 4.0 **CONSULTATIONS**
- 4.1 **Highway Authority** No objection subject to conditions. The development would be served by an acceptable access and level of car parking provision. The adjoining car park has sufficient capacity to meet local car parking demand.
- 4.2 **Conservation Officer** - In my previous comments my concerns were related to the lack of consideration given to the development in relation to the setting of Manor Farm, which is a grade II Listed Building and Scheduled Monument. The revised landscape scheme does provide some mitigation against the visual harm and offers some improvements in general, I would welcome particularly planting of apple trees etc which would have been a characteristic of the area historically, (particularly with local varieties) and part of the setting of Manor Farm historically.
On the basis of the additional information submitted I have no further objections
- 4.3 **Landscape Adviser** – No objection as the landscaping scheme has been amended to address the concerns previously raised. Close board fencing can have a detrimental impact on both the wider landscape and garden space within. Railings would be more aesthetic but prior to the planting becoming established would not provide screening between the residents and the car park. The planting has been carefully considered to include planting on both sides of the fence and as close board fencing has been used around gardens within the vicinity the impact on the landscape is considered to be acceptable.
- 4.4 **Urban Design Adviser** - Comments upon the original proposal that it does not contribute to providing a public square or important community element of the Local Centre, does not respond positively to the character of the site, close boarded fencing is not appropriate next to the public realm
- 4.5 **Contaminated Land Adviser** – Further information Comments are awaited in relation to the level of remediation that has been undertaken on the site. Depending on their assessment further conditions may be required to assess and ensure the site is suitable for residential use.
- 4.6 **Local Lead Flood Authority** – No objection following the amended details showing acceptable attenuation and discharge rates however the detailed drainage proposals are required by condition.
- 4.7 **Noise Adviser** Broadly in agreement with the methodologies used and conclusions drawn within the noise report. Conditions are required to ensure appropriate noise levels within the building and garden area.
- 4.8 **Housing Strategy and Enabling Officer** – Supports the amended proposal which will provide much needed high quality accommodation for people with mental health issues who need care and support for independent living. The provision meets NDSS and would be

managed by a high quality registered provider.

4.9 **Quedgeley Town Council** – Objection on the following grounds:

The original plan for this site was for a licenced restaurant with a large part reserved for parking to complement the existing units on the site and to help alleviate the on-going parking problems in the area. If this application is approved, the extra parking will be lost.

The parking facilities offered as part of the application will not meet the needs of the care home.

The traffic plan states there is a 20mph speed limit in place, this is inaccurate and the figures used are out of date.

Construction of a church opposite the site will also add to the parking chaos and believe the forecast in the traffic plan is pessimistic at best.

The traffic report does not represent the on-going issues and the only acceptable application for this site is a much smaller development offering additional parking.

This is the wrong development in the wrong place.

The application is therefore contrary to INF1 and SD4 of the JCS 2011-2031 and NPPF and Part 4 item 31 32 34 and 39 of the NPPF.

The traffic report was conducted in 2017, the area has witnessed significant increase in development and this should be re visited.

Parking is an ongoing issue in the area and query the 'peak time' statement within the application

The drainage plans should be modelled to provide no increase in flow from site over and above green field state up to 100-year storm + 20% by volume. There is inadequate evidence to prove the development will not creating flooding in future.

The plans would be better suited for retail as per the original application.

Alternative sites in Kingsway would be better suited to this development.

Policy SD4 of the Gloucester, Cheltenham & Tewkesbury JCS advises, new developments 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. The avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. It is hard to understand how this can be achieved for this type of development at this location. Consideration should be given whether the end use of this proposal is suitable for the demographics of the location. The nearby retail units attract gathering of youths which will impact on the enjoyment for the residents of the care facility.

4.10 **Civic Trust** – Raised concerns with the original scheme suggesting that better landscaping was required.

4.11 **Drainage Adviser** – No objection following the amended details showing acceptable attenuation and discharge rates however the detailed drainage proposals area required by condition.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified, and press and site notices were published when the application was originally submitted. Following concerns in relation to the extent and timing of the original consultation process, a further consultation was undertaken and all residential properties and business premises within 60 metres of the site were notified. 36 letters of objection have been received.

5.2 Representation from Cllr Richard Cook

Developments of this type of provision are very much needed locally and probably throughout the entire country.

However, the development of a new building to provide 22 self contained units of supported living accommodation at the planned location is flawed because of the very location.

The location is at the heart of the urban village of Kingsway, a community of 3000+ homes with nearly 12000 population. On one side of the building is the retail centre, which opens around 6am with 2 convenience stores, operating all day until closing after 11pm with the closing of the nearby pub and 3 fast food outlets. On the other side of the building is the local primary school with several hundred children arriving after 8am, then departing after 3pm. In between are the noisy periods around play and break times. Next door to the school is the Kingsway Community centre with its range of exercise, martial arts, dog training and other classes from morning till evening.

In front of the shops are a number of benches where in late afternoon or evening youngsters gather. They can at times be noisy, sometimes bordering into antisocial behaviour which occasionally requires police intervention. Throughout the entire day there is a constant coming and going of car traffic.

The location is not quiet and does not seem to be anything other than a very poor location to help provide for the tranquil requirements of people who might be suffering from a range of mental health conditions including autism, bipolar conditions or other mental health conditions. There is only a small amount of outside space which is separated from the "outside" world by a 1.8 metre fence, which is hardly likely to ensure privacy or quiet.

I and my then co Councillor Jennie Watkins were approached nearly 3 years ago by the developers who were concerned that commissioners who had originally given a green light for this development were then questioning the need and withdrawing support. We made it very clear that we supported the concept but not the location for the very reasons discussed earlier. It is really a shame that nothing has been done to mitigate as our suggestion that alternative locations be considered has not been acted upon.

Consequently I continue to oppose this development.

5.3

Representation from Cllr Jaro Kubaszczyk

On behalf of my residents, I want to raise objections to this application. This establishment is much needed and is more than welcome in Kingsway; however, the proposed location is problematic.

I'm concerned about the consultation process, and the map shows that one of the main stakeholders in this area – Kingsway Primary School, haven't had the chance to provide their feedback. They had only learned about this proposal a few days ago. I've spoken with Headteacher and Business Manager, and they raised several concerns with me. The nursery operating in the Kingsway Community Centre hasn't been notified about the development too.

I want to highlight Quedgeley Town Council objections regarding parking; the traffic report is outdated (2017), and this proposal could create parking chaos within the area, especially during the rush hours.

The area is one of the Anti-Social Behaviour hotspots. There were a significant number of incidents – ASB and vandalism. The Police recently asked the ground operator to remove public benches from the area because certain groups of youths used them, and on some occasions causing all sorts of issues. I've spoken with the local PCSO team, and they were concerned about the proposed location of this development, as the incidents could harm the health and well-being of the residents.

The busy retail estate with two nurseries, primary school, place of worship, community centre, pub, and ongoing problems with Anti-Social Behaviour doesn't seem suitable for this purpose. It is one of the busiest areas outside the City Centre. As stated in the application, we are talking about extremely vulnerable people. The external factors could cause a distress and prevent them from successful recovery.

As councillors, we are all tasked with trying to resolve complex issues which often involve

where communities have been poorly designed. Please don't let this be another opportunity to prevent these issues from happening in the first place because common sense will tell you that this 24/7 busy urban centre is not the right location for some of the County's most vulnerable people.

Also, taking the main stakeholder's opinion and concerns into account, I would like to ask you to vote against this proposal.

5.4 Letter of representation from School Governors

While the Board of Governors and the school leadership do not object to such a facility being provided within our community, we are deeply concerned with its location so close to a Primary School, Preschool and a community centre that accommodates a nursery and countless children's clubs. In addition, Kingsway has a large amount of unutilised land, and we feel that this is the wrong development in the wrong place.

I started in my role as Chair of the Board of Governors, working with our new Headteacher in March 2018. As a prominent part of the community, I feel that we have not been included in the consultation regarding this application. Even despite the postponed review date, we are no more the wiser of precisely who will use this unit and how it will be managed. I feel that its potential impact on the school and the community we serve has not been considered, and this is clear from the Public Reports Pack (06072021 1800) for this Planning Committee.

Our first concern is that of safeguarding our students. As governors for Kingsway Primary School, we take safeguarding incredibly seriously; it's our number one priority. Therefore, you can understand our concern about the potential impacts the home residents could bring to our children. The description of people with mental health needs is extensive and encompasses conditions and circumstances which could pose a safeguarding risk to the children.

I hope you understand these are not concerns borne of any prejudice or misconception. In my professional life, I have managed retail businesses near such developments and have seen first-hand the great work they can do but also the negative impact they can bring to an area and its businesses. As a board, we cannot tolerate any risk of increasing anti-social behaviour or crime in such close proximity to our school.

We also have concerns around privacy and the safety of our children, their carers and our staff when walking to the site or parking nearby. Landscape architect Dilly Williams commented that a large wooden fence is having to be erected "presumably it is to give future residents a more secure and private space, especially important as the site is located next to a car park and shopping area." However, this fence would not only be out of character with the open feel of the rest of the area, but it will also add an extra barrier to the site and be quite scary and opposing to our smaller children. If you walk around Kingsway, you will be hard-pressed to find a 1.8m tall fence anywhere. Such a barrier in this area will make the development look more like a prison than a residential scheme, further exacerbating the points I have already raised.

We also agree with the views of Quedgeley Town Council (26/06/21). In particular, the report regarding parking does not reflect the busy reality of the busy route from Rudloe Drive through Thatcham Avenue, the full car parks at peak times and the impact of a church being also being built within this area. Accordingly, we support their conclusion that the application is therefore contrary to INF1 and SD4 of the JCS 2011-2031 and NPPF and Part 4 item 31 32 34 and 39 of the NPPF.

These comments are in addition to the ones correctly made again by QTC on 22/1/21 that the drainage plans should be modelled to provide no increase in flow from site over and above

green field state up to 100-year storm + 20% by volume. QTC further explains that there is inadequate evidence to prove the development will not create flooding in the future and conclude that the plans would be better suited for retail than the original application. Alternative sites in Kingsway would be better suited to this development that do not represent a risk to the school infrastructure.

As the safe guardians of circa 415 children, responsible for the school infrastructure and a significant hub to the Kingsway community, our concern is clear: we must do all we can to protect them. Unfortunately, having a facility on our doorstep that could involve an increased amount of anti-social behaviour, criminal and police activity and increased traffic and parking issues may be detrimental to the children, and their families, by causing them undue worry, concern and anxiety. Add to this the imposing presence of the building, with its dominating fence line and the increased risk of flooding; then it becomes clear that this is the wrong place in our community for this accommodation.

The school asked for the views and feedback of our parents. I have attached the findings of that survey as well as some key points below.

- 121 responses
- 117 answered yes to "I am concerned about the proposed development so close to my child/children's school."
- 83 answered no to "As a resident of Kingsway and the surrounding area, I can remember such a development and its intended use being made aware to me so that my views can be heard."
- 95 of the 120 responders chose to leave comments, 94 of which were in direct opposition to that proposal in its location; however, most said they could support the plan in other parts of Kingsway.
- The 1 responder that did not directly oppose the plan did themselves state that the school is well within its rights to ask "what will be in place to ensure the children's safety."

Further to the information above, I feel it prevalent to add that 7 of our responders have indicated that they would remove their child/children if planning were agreed. Most likely, some of these responders have more than one child at the school. With each child space being the equivalent to £3750 the school could lose a minimum of £26250 a year, however if they are pupil premium funded children, we could lose an extra £1345 per pupil (£9,415). Based on 7 children that could lose the school £35,665 per annum, the cost of an experienced teacher or nearly 2 teaching assistants.

5.5 The comments received from local businesses and residents are summarised below. Whilst the comments from local residents all raise objection to the proposal overall, it should be noted that a number of comments state that there is support for this type of facility within the local area but clearly state that they do not consider this site to be an appropriate location.

- Will add to demand for parking where finding a space can be a struggle at peak times
- Lack of parking may encourage residents to shop elsewhere.
- Great increase in demand for parking in the local centre since the survey was undertaken and with an increasing number of houses being granted.
- There are already parking problems at school drop off and collection times and when there are particular events at the community centre.
- There is insufficient car parking proposed for the use, taking into account staff,

residents, visitors and carers calling throughout the day.

- Parking and tracking information is out of date..
- Unsafe to have the new access within the school safety zone
- A two storey building is not in keeping with the area with surrounding buildings being single storey, overall it is too big, will feel cramped, confining and overshadow the shopping area
- The design of the building makes it look institutional
- The new fence will provide screening and opportunities for crime.
- The building will reduce surveillance of the car park with potential increase for crime and anti social behaviour
- The needs of the new residents have not been fully explained.
- People with mental health needs can be unpredictable and erratic if not properly medicated.
- Need to be full control in the future to ensure that the building continues to be used for the specific residents proposed now and not a group that may have greater impact. .
- People with mental health needs should be in small houses in a normal setting , not in a huge mental institution.
- The site is noisy and will affect residents with mental health problems
- An alternative location for the use should be found. There are other pieces of land in Kingsway better suited
- This is a very busy area, not the right place for people with mental health needs who require a peace and space to recover.
- Concerns how actions or behaviours of the residents may affect the safety/wellbeing of children and raises significant safeguarding issues
- The use is not in the right location close to the school and nursery
- The use could affect the attractiveness of the nursery to parents and thereby affecting the viability of the business through reduced demand.
- The use could affect the attractiveness of the school to parents and thereby affecting the viability of the school through reduced demand.
- There is anti social behaviour already around the shops and
- Concerned that the new residents would be targeted by the large groups of teenagers/young adults.
- This is not what was originally planned in the development of Kingsway – should be community use as per the original permission.
- With the increased number of residents across Kingsway, there is, and will be more demand for community facilities.
- Land should be put to an entertainment use, an area for swimming pool, sports facilities or a nice green space with trees

- The shops are all full and more such facilities are needed to serve local people.
- More housing will put further demands on local amenities doctors, shops and there is limited open space in the area
- The consultation process has not been undertaken properly, many local residents and businesses were not aware of the application and many of the comments out of date.
- Residents should have been involved earlier in the discussions

5.6 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:

- Planning history
- Principle of the use
- Design, layout and landscaping
- Heritage Impacts
- Traffic and parking
- Residential amenity
- Drainage
- Remediation
- Economic considerations
- Future control/restrictions upon the building

6.5 **Previous Permitted Use**

The first outline planning permission for the Kingsway development was granted in 2003 for 2650 dwellings, employment development (20 hectares), associated infrastructure, open space and community facilities. The permission identified the land zones for the permitted residential, employment, recreational and community uses. The site lies within the designated Local Centre where a mix of uses was permitted including a community centre, doctors surgery, place of worship, business use, retail, food and drink and residential. The outline permission applied restrictions in relation to floor sizes of the commercial units, hours of operation and a building height restriction of 17 metres.

- 6.6 Subsequent reserved matters approval was granted for the various buildings within the Local Centre including the community and retail facilities which have since been built. The doctors surgery did not progress on the allocated site within the Local Centre but a much bigger health centre was provided on the land towards the bottom of Rudloe Drive on land that was originally allocated for employment uses..
- 6.7 Specifically the approval for the retail units, included 2 cafe/restaurant and car parking for the land now forming part of this application site. These units were not built and permission was subsequently granted for the car parking provision on the second phase of the retail units to be on a phased basis. Therefore neither the café/restaurant units nor the parking have been provided and the site remains undeveloped
- 6.8 It is noted that a number of representations refer to the permitted use and their view that the site should be retained for business, community or commercial use. Notwithstanding the permitted history, this application is submitted as a full application and not a reserved matter and is therefore not bound by the principles or restrictions of the outline permission, but has to be judged on the relevant planning polices and guidance and the planning merits of the case.
- 6.9 Furthermore information submitted with the application states that there has been no commercial interest in bringing forward the permitted units on this site. An updated report (July 2021) has been provided, setting out the marketing of the site for A1 – A5 and D1 uses, from October 2014 until the present time. Whilst some interest was shown, including from gym franchisees and day nurseries, no one was able to proceed. A sale was agreed to the applicant in November 2017 and there have been no other offers since that time.

6.10 **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..).’

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

Footnote 6 of the NPPF (2019) clarifies that section d(i) of paragraph 11 of the NPPF (2019) is not applied where ‘policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. In this instance the site requires assessment upon a designated heritage asset As such, the tilted balance is not engaged and the planning balance is carried out having regard to the statutory test in section 38(6) of the 2004 Act. This is carried out in the conclusion of this report and has

regard to any other material considerations set out below.

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

6.12 **Provision of specialist accommodation**

Policy SD11 of the JCS refers to housing mix and standards and states:

‘Provision of specialist accommodation, including accommodation for older people, will be supported where there is evidence of a need for this type of accommodation and where the housing/ bed spaces will contribute to meeting the needs of the local community. Specialist accommodation should be located to have good access to local services.

Policy A5 of the emerging Gloucester City Plan refers to specialist housing and states that ‘development proposals for specialist housing must be supported by evidence to demonstrate need for this form of housing within Gloucester City, suitable for intended occupiers in relation to affordability, quality, design and type of facilities and accessible for local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers.

6.13 The application proposes 22 one bedroom flats together with two communal lounges, two lifts and reception/office areas. The proposal would provide specialist accommodation for local people with severe and enduring mental health needs to enable them to live independently, whilst ensuring support is available on site to cater for their specific needs. The flats would be self contained, would meet National Design Standards and designed at Lifetime homes standards for bathrooms.

6.14 Supporting information provides further detail and to address some of the concerns that have been raised through the consultation process.

- all residents will require some care and support potentially ranging between 6 and 10 hours a week which is set out in an individual recovery plan.
- the care and support varies per resident but can include help with daily tasks shopping, accessing community support, cleaning, cooking, emotional support to encourage independence, housing advice.
- The supported living proposed is required to meet the evidenced housing and care needs of individuals who have been living in outdated, unfit-for purpose, supported accommodation which is impacting upon their physical health and limiting their independence.
- These individuals have varying levels of care and support requirements and they have all been effectively supported in their current accommodation, in some cases for over 30 years. These individuals are valued members of their community with no reports of any anti-social behaviour.
- Each individual that moves into Kingsway will have a robust risk management plan and a person-centred recovery/support plan;
- For any individuals within the proposed cohort that have an offending history, there will be restrictions on where they can live in the community. For some individuals this will include restrictions relating to schools, nurseries and parks and they therefore would not be suitable to be housed at Kingsway;
- The individuals that the Kingsway development is intended for have positive

long-standing professional relationships with the Mental Health Social Work Team who will support them to move into Kingsway and settle into their new home

- Staff will be on site 24 hours a day, 7 days a week and other health and social care staff will visit as necessary.
- The building will be managed by the registered housing provider Advance Housing . Advance have long standing infrastructure in Gloucestershire and are well respected. Their last review from the regulator of social housing saw them granted the highest governance and viability rating (G1/V1).

6.15 The County Council Integrated Disabilities Commission Hub Outcome Manager has provided the following statement:

There are 122 individuals with mental health disabilities that require new accommodation in the Gloucestershire County to cater for their needs as part of the recommissioning of the Supported Accommodation Mental Health service. This completed development could allow 22 of these vulnerable individuals with mental health issues to be relocated into new, modern and fit for purpose apartments with the aim that these improved facilities could help to improve their mental health and allow them to play a fuller role in society. The proposed development on the local centre is in a good location and would provide excellent access to Gloucester town centre and other local amenities. We also understand that the site is currently vacant, with no demand for any other use, and this provides an excellent opportunity to deliver accommodation that meets the identified need.

6.16 The scheme now proposed has been subject to detailed discussion and changes since originally submitted and now has the support of the Councils Housing Strategy Team and the County Council Care Commissioners. The applicant has demonstrated that there is a local need for such specialist accommodation, the accommodation meets required standards and given that it would be within the heart of Kingsway, would also have good access to local services, facilities and public transport

6.17 A Section 106 agreement would be required to ensure control over the ongoing use of the building to ensure that it is retained in use as a specialist supported living accommodation, that it continues to meet local housing need and is managed by a quality care provider.

It is therefore considered that the scheme complies with the requirements for supported living/specialised accommodation as set out under JCS policy SD11 and City Plan A5.

6.18 ***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.

6.19 Policy A1 of the emerging Gloucester City Plan requires development to make effective and efficient use of land and buildings and should result in the overall improvement of the built and natural environment and be of a suitable scale for the site. Policy D1 of the emerging Gloucester City Plan requires development proposals to conserve the character, appearance and significance of designated and non- designated heritage assets and their settings. Policy D3 states that where development reveals, alters or damages a heritage asset, the City Council will require developers to record and advance the understanding of the significance of that asset prior to and/ or during development.. Policy E5 states that

development must contribute towards the provision, protection and enhancement of Gloucester's Green Infrastructure Network. Policy F1 states the development proposals should achieve high quality architectural detailing, external materials and finishes that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality and respect the wider landscape. Policy F3 refers to landscape and planting and states that major development proposals must be accompanied by a landscape scheme, incorporating hard landscape and planting details.

- 6.20 The site is located at the heart of Kingsway within the Local Centre. It occupies a prominent position on the junction of Thatcham Avenue and Rudloe Drive and is visible in a number of views along these main access routes.
- 6.21 The application has been amended since the original submission. The scheme now proposes a two storey building with a smaller two storey element to the eastern side. The building is double aspect with windows serving flats overlooking Thatcham Avenue and the car park to the south and further windows to both side elevations. The footprint measures approximately 49.5 metres by 16 metres and the ridge of the pitched roof at a height of 10.7 metres. External materials comprise brick and render.
- 6.22 The scheme includes a comprehensive landscaping scheme for the rear garden amenity area. From the car park to the south, the site would be enclosed by a 1.8 metre high close boarded fence. This is not ideal in design terms however it is required to provide noise attenuation to the garden area. Further landscaping is proposed along the road frontage to Thatcham Avenue and the other boundaries would be delineated utilising the low knee rail style fence as currently exists.
- 6.23 The building will be seen in the context of a number of views and the design of surrounding development is quite mixed. The closest residential development comprises two, two and a half and three storey apartments and houses, constructed in brick and render. The scale of development within the local centre is generally lower with the low roof, single storey nature of the retail units, the low pitched roof design of the single storey community centre and the curved design of the school roof. Again brick and render are the predominant building materials. Set at the end of Thatcham Avenue is the Grade II Listed Manor Farm, a large detached house, constructed of red brick with clay tiles to the roof and the former associated barns now converted and home to the Barn Owl pub.
- 6.24 Overall it is considered that the scale, design, external appearance and materials of the building are compatible with and acceptable in the context of the surrounding built form. Further assessment in relation to the setting upon the Grade II Listed Manor Farm is discussed below.
- 6.25 ***Heritage Assets***
The National Planning Policy Framework sets out the importance of protecting and enhancing the historic environment and conserving heritage assets in a manner appropriate to their significance. In particular, paragraph 192 states that in determining planning applications, local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'
- 6.26 Sections 16 and 72 Listed Buildings and Conservation Area Act require special consideration to be given to the protection of heritage assets and their settings. The NPPF states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate securing it optimum viable use. The impact resulting in less than substantial harm must be given considerable weight in the assessment of the

application and planning permission should not be granted unless there are public benefits of doing so. Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990 state where development which affects a listed building, or its setting, the Local Authority “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possess”.

- 6.27 JCS Policy SD8 and City Plan policy D1 sets out the important consideration for heritage assets in in assessing development proposals
- 6.28 The site lies relatively close to the Grade II Listed Manor Farm and is seen in the foreground of views of the listed building, predominantly from the east. The application has been publicised as affecting the setting of the Manor Farm.
- 6.29 Intervening features between the site and the Listed Building comprise the community centre to the north of Thatcham Avenue, there is also planning permission granted for a new place of worship adjacent to the community centre. To the south of Thatcham Avenue is the parking area to the front of the retail units and the Barn Owl public house accommodated within the barns previously part of the listed Manor Farm. This site was always intended to be developed with a building with the provision of coffee shop/takeaway type use indicated on the Local Centre Design Statement and the reserved matters approval.
- 6.30 The comments of the Conservation Officer are noted and her original comments that the development fails to enhance the setting of the designated assets have now been overcome by the provision of a much improved landscaping scheme that has now been submitted for the rear amenity of the building and the Thatcham Avenue road frontage..
- 6.31 The setting of Manor Farm has changed following the development of the former RAF Quedgeley land and it now sits at the heart of the new Kingsway development within the local centre. Surrounding development now provides community facilities in buildings that are well spaced, low in scale with brick and render being the predominant building materials. It is considered that the scale and materials of the building in this location are acceptable in terms of the setting of the Listed building and therefore the proposal complies with JCS policy SD8 and City Plan policy D1.
- 6.32 **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
- 6.33 The site lies centrally within Kingsway with good access to local services, retail, community facilities, public transport links and the extensive footpath and cycle routes across the estate linking in with neighbouring facilities.
- 6.34 The building would be served by a new vehicular access off Thatcham Avenue just offset to the junction with Valley Gardens. Parking along the full extent of the site onto Thatcham Avenue is currently restricted by double yellow lines and zigzags, which forms part of the school restricted parking area.
The new access would serve a private car park to accommodate 15 car parking spaces and 3 disabled spaces. A secure cycle store is proposed to the rear of the building and 4 cycle stands proposed close to the entrance.
- 6.35 The land forms part of the area originally intended as part of the local centre car park intended to serve all the uses including the school, pub, community centre, retail units etc
The permitted scheme for the local centre identified that this site would provide

approximately 60 spaces. However the site has remained vacant and not been used for parking, with permission previously being granted to phase the provision of parking. with this section coming forward concurrently when the permitted café/restaurant uses were constructed.

- 6.36 The applicant undertook a car parking survey (March 2017) to assess the usage of the existing car park. This identified that demand for spaces in the car park was at its highest on the weekdays at 15.15 which would coincide with school collection time. At this time period, it showed 103 cars parked and 33 empty spaces and 95 cars parked and 41 empty spaces on the two days surveyed. As a comparison at 8am there were 26 and 19 cars parked and at 18.45 there were 73 and 65 cars parked.

Unsurprisingly the Saturday survey produced slightly different results with the greatest demand for parking being between 13.15 and 14.30 with between 74 and 88 cars parked and at 18.45 there were 65 cars parked.

The survey has therefore demonstrated that the car park was not operating at full capacity, and spaces were available in the car park to serve the expected demand. Officers did suggest that the applicant may wish to update their car parking survey however this was not forthcoming. The applicant states that the development does not result in the loss of any of the existing 136 parking spaces, that the scheme provides for its own parking, this level of parking has already been deemed appropriate by the previous decision to allow for phasing of the wider car park and that any further survey work would be unlikely to be representative given the change in travel patterns as a result the pandemic.

- 6.37 The Highway Authority raise no objection to the application on the basis of the results of the parking survey and they are also satisfied with the suitability of the proposed access into the site and specific car parking provision for the development itself. They do suggest further conditions, which are included.

6.38 ***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.

- 6.39 The site does not have any direct residential neighbours with the closest residential properties being located to the east of the land at Thatcham Avenue and Leconfied Drive with the site being separated from these properties by an undeveloped grassed parcel of land. Similarly, the residential properties to the north at Buchan Drive and Valley Gardens, these properties are separated by an undeveloped parcel of land, which was originally identified for the doctors surgery, but which has now been built towards the bottom of Rudloe Drive.

- 6.40 Given the distance of the site to the neighbouring residential uses, the proposal raises no concerns in relation to residential amenity however conditions would secure restricted working hours and a construction management plan to reduce impacts upon neighbouring uses and visitors to the local centre facilities, during the construction period.

- 6.41 NPPF provides that planning should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Paragraph 180 provides that new development should be appropriate for its location taking into account likely effects of pollution on, inter alia, health and living conditions, and in particular to avoid noise giving rise to significant adverse impacts on health and the quality of life.

- 6.42 Policy SD14 of the JCS requires that new developments are of an acceptable environmental quality, including levels of noise. Similarly, policy SD4 of the JCS requires the design of new development to avoid or mitigate against potential disturbances including noise.
- 6.43 Noise levels across Kingsway are higher than other areas of the city, due to traffic and railway noise and many of the residential properties have been built with noise mitigation measures. Consideration also needs to be given to the suitability of the development of this land for residential purposes within an established commercial area and on the edge of the parking area and adjacent to the main vehicular routes through the estate.
- 6.44 A noise assessment has been submitted to determine current noise levels and measures for mitigation. The noise survey was delayed due to Covid 19 restrictions but was undertaken in April 2021 once further restrictions had been lifted on 12th April. Most of the facilities in the Local Centre were open including the school, pub, retail and takeaway units. Whilst the report states that the Community Centre was closed, I understand that it has been open daily providing children's nursery provision.

Overall the assessment concludes that the main noise source is from vehicular traffic along Rudloe Drive and vehicles using the local centre car park with the following points made:

- The main noise source observed during the 0800-0900 hrs period was generally related to traffic including to Tesco and access to the school for drop off and the first hour was observed as being busier than the following hour after 0900 hrs.
 - Other noise sources included voices of pedestrians and at bus stop, dogs, some vehicular activity in the local centre car park and a distant lawnmower.
 - During the evening period the noise level was generally governed by noise from the car park and road traffic on adjacent roads. Car park movements were frequent at the start of the survey but dropped off through the survey after about 1830 hrs. The bus stop to the north of the site was regularly used during the survey.
 - There was no noise audible from the pub, and it was observed that all seating was on the other side of the building and fully shielded. From closer inspection at the pub there was some low-level plant running on the eastern façade, but this was not audible at the development site. There were food delivery vehicles observed and heard in the local centre car park.
 - There were lots of pedestrians in the area, some crossing the site itself, as well as numerous children on scooters and playing etc. The area was fairly lively, which was probably influenced by it being a warm sunny evening.
- 6.45 The report concludes that “the site is not especially noisy and in general the levels are relatively similar across the site as it is not large. Once the building is constructed, then there will be a reduced contribution from some sources to each position and “the site can be considered suitable for residential development subject to provision of appropriate noise control measures.”
- 6.46 The City's noise consultants are satisfied that with appropriate building sound insulation measures and fencing to the rear garden area, the level of noise emitted from the ground source heat pumps and that noise levels for new residents would be within acceptable limits and would provide a suitable and appropriate level of residential amenity. The proposal therefore complies with JCS policies SD4 and SD14
- 6.47 ***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.

6.48 The Kingsway development was designed with a fully integrated Suds system incorporating balancing ponds, swales and associated water storage, including the use of permeable paving to accommodate the entire development.

6.49 Since the original submission, amended drainage details have been submitted to address the concerns initially raised by the LLFA and the Councils Drainage Adviser. These details demonstrate that the scheme would achieve appropriate levels of attenuation and discharge rates however further details are required by the standard drainage condition.

6.50 **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.

6.51 The whole of the former RAF Quedgeley was subject to very strict conditions at the outline stage in terms of contamination requiring the land to be remediated prior to use and also for post remediation testing to be undertaken. It is understood that the remediation for the Local Centre was undertaken to a standard that was suitable for the intended commercial use (at that time). However residential use requires a slightly higher standard and further assessment needs to be undertaken. Further details and clarification have been requested however this can appropriately be dealt with through conditions.

6.52 **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.

6.53 The application includes information stating that new materials will be Green Guide rated and locally sourced where possible, and there will be a policy of recycling of materials during the construction phase wherever possible. Once built the building would be provided with storage for general waste, recycling and food waste.

6.54 ***Open Space and Education Facilities***

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.

6.55 Given the number of dwellings proposed, the application would not require contributions in relation to open space and recreation. Kingsway has a number of open space and parks in close proximity to the site and good footpath links to the closest facilities at Buckenham Walk, Kingsway Sports Ground and the Manor Farm Park

6.56 The nature and proposed use of the development as supported living accommodation does not generate the need for education contributions.

6.57 ***Economic considerations***

The construction phase would support employment opportunities and the use proposed would also create some employment opportunities in the health and social care sector 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.

6.58 **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 and parking implications, heritage assets and impacts upon the amenity of the local area. Additionally the applicant has demonstrated a local need for supported housing and the scheme has the support of the County Care Commissioners and the Councils Housing Strategy Manager and therefore the proposal is acceptable and accordingly it is recommended that planning permission be granted.

7.0 **RECOMMENDATION OF THE HEAD OF PLACE**

7.1 That, subject to the completion of a Section 106 agreement to provide the following:

- The use and continued use of the building as supported housing
- Nomination rights to the Local Authority (Gloucester City Council and Gloucestershire County Council) in relation to new occupants
- Management of the use by a registered care provider from the County Councils approved framework.

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: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers

Site context plan PA101B

Proposed site and roof plan 3102 PA110L

Proposed floor plans PA111F

Proposed elevations PA 112E

Fencing types 392 PA 134b

Landscape proposals 1018-01B

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 work above floor plate level shall be carried out until samples of the external materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that materials are in keeping with the surrounding area and to provide for high quality design

Condition 4

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

Reason: To protect the noise climate and amenity of local residents.

Condition 5

Prior to commencement of any development within a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but is not limited to):

- a. Site access/egress including routing of construction traffic
- b. Staff/contractor facilities and parking arrangements
- c. Dust mitigation
- d. Noise and vibration mitigation
- e. Mitigation of the impacts of lighting proposed for the construction phase
- f. Measures for controlling leaks and spillages, managing silt and pollutants
- g. Plans for the disposal and recycling of waste
- h. provision for wheel washing

Development shall take place only in accordance with the approved CEMP.

Reason: To protect local amenity from the impacts of short term exposure to noise, traffic movements, vibration, light and dust nuisance.

Condition 6

All planting, seeding, or turfing in the approved details of landscaping as detailed on drawings comprising Landscape proposals 1018-01B, Fencing types 392 PA 134b shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

Condition 7

The building shall not be occupied until refuse bin storage facilities have been provided in accordance with the approved plans. The approved facilities shall thereafter be maintained for the lifetime of the development.

Reason: To ensure adequate refuse storage facilities are incorporated in the development and to ensure high quality design.

Condition 8

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 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 25m distance in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent

carriageway level.

Reason: - To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 9

The development hereby permitted shall not be occupied until the first 20m of the proposed access road, including the junction with the existing public road and associated visibility splays, shall be completed to at least binder course level.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 10

The building hereby permitted shall not be occupied until the site access, vehicular parking, turning and loading/unloading facilities have been laid out and constructed in accordance with the submitted Proposed site and roof plan 3102 PA110L and those facilities shall be maintained available for those purposes thereafter.

Reason: - To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 11

Notwithstanding the submitted details, the building hereby permitted shall not be occupied until a delineated at grade pedestrian corridor from the parking bays linking to the building entrance(s) have been made available for use and those facilities shall be maintained available for those purposes thereafter.

Reason: - To ensure safe and suitable access to the site can be achieved for all users; to give priority to pedestrians and to address the needs of people with disabilities in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 12

The building hereby permitted shall not be occupied until the cycle storage provision as detailed on drawing Proposed site and roof plan 3102 PA110L has been provided and those facilities shall be maintained for the duration of the development.

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 13

Noise levels within the building hereby permitted shall not exceed those set out in BS8233:2014 "Sound Insulation and Noise Reduction for Buildings". Noise levels measured from enclosed outdoor private amenity areas (gardens) should attain the 50dB(A) desirable criteria (Considered by WRS to be the LOAEL) and not exceed the upper limit recommended within BS8233:2014 being 55dB(A) (Considered by WRS to be the SOAEL)**.

Reason: To ensure a satisfactory living environment for residents.

Condition 14

Electric vehicle charging provision

Condition 15

No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy that accords with the principles as set out in the Phoenix Design Surface Water Design Strategy dated October 2020 and including further detail on both 1 in 30 year and 1 in 100 year rainfall events, has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Plus any further conditions that may be recommended by outstanding consultation responses

Note 1

This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Note 2

The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

Note 3

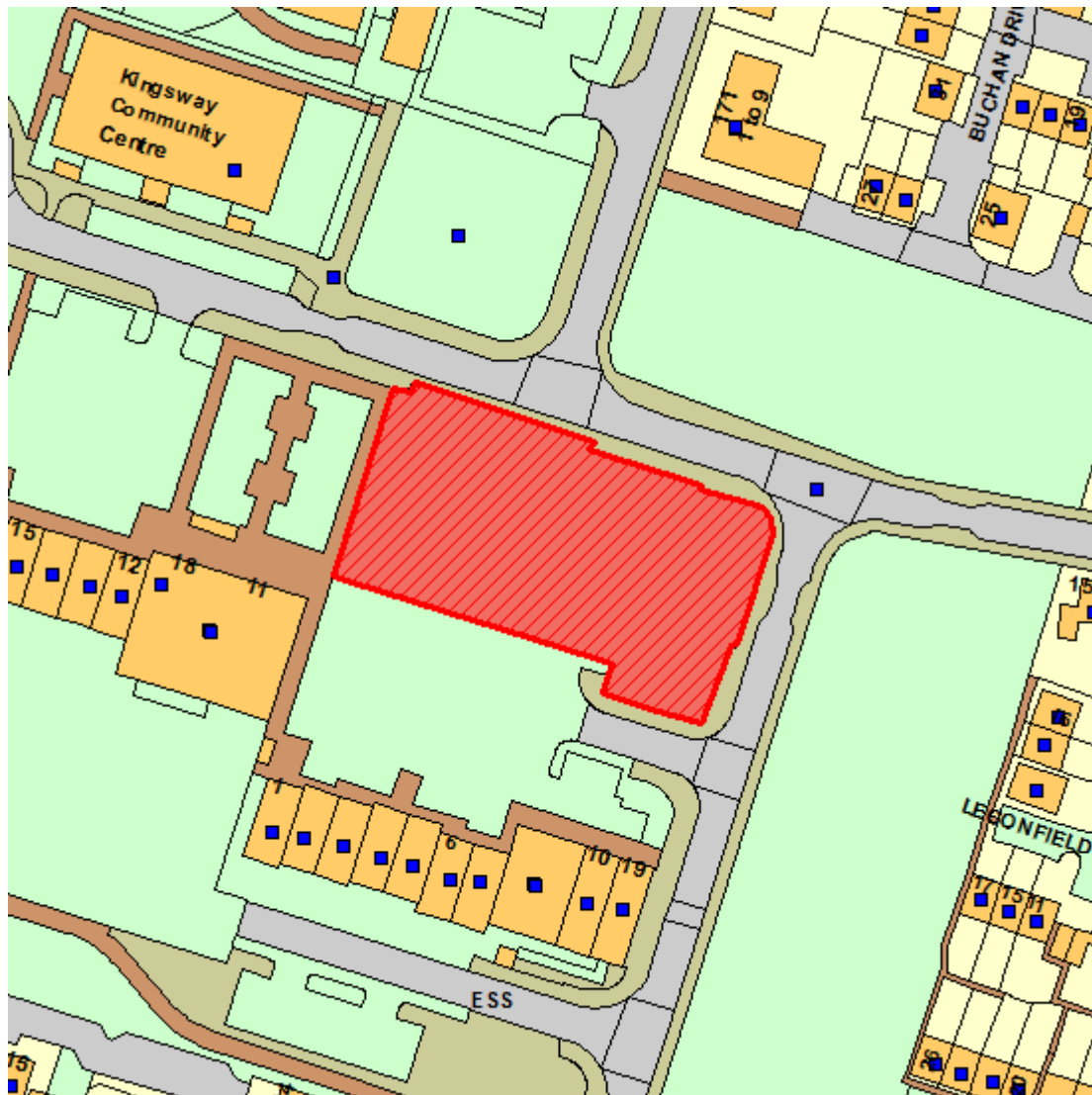
The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding highway works agreement (including appropriate bond) with the County Council before commencing those works.

Person to Contact: Joann Meneaud (01452 396787)

Planning Application: | 18/00852/FUL






Address: | Kingsway Local Centre,
Thatcham Avenue, Kingsway
Quedgeley Gloucester

Committee Date: | 6th July 2021





Key

-  Site Boundary
-  Scheduled Monument
-  Existing green areas
-  Existing trees/planting
-  Proposed trees/planting

Rev	Date	By	Revision Notes
B	02/10/20DP		Amendment to Landscape
A	02/10/20DP		Revised Scheme

PLANNING

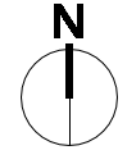


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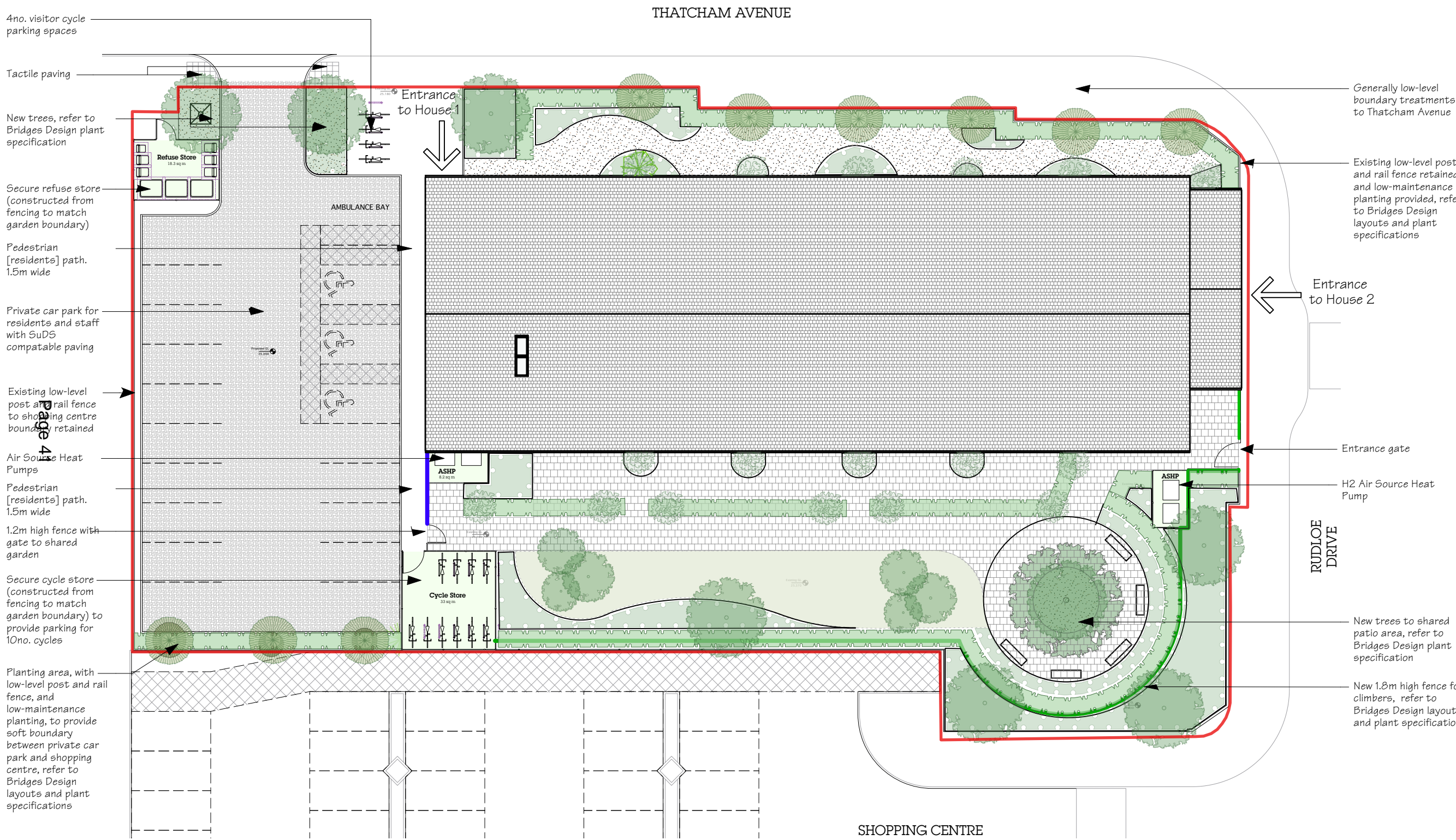
Project Title
**Assisted Living Dev.
for Kitto Group PLC
Kingsway, Gloucester**
Drawing Title
Site Context Plan

Project No. 3192	Drawing No. PA 101 B
Date 21/05/2018	Scale 1:1000 & 1:500 @ A3
Drawn by DP	Checked by JG

Context Plan
Scale 1:1000
0 5 10 15 20 25
Scale in metres



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4no. visitor cycle parking spaces

Tactile paving

New trees, refer to Bridges Design plant specification

Secure refuse store (constructed from fencing to match garden boundary)

Pedestrian [residents] path. 1.5m wide

Private car park for residents and staff with SuDS compatible paving

Existing low-level post and rail fence to shopping centre boundary retained

Air Source Heat Pumps

Pedestrian [residents] path. 1.5m wide

1.2m high fence with gate to shared garden

Secure cycle store (constructed from fencing to match garden boundary) to provide parking for 10no. cycles

Planting area, with low-level post and rail fence, and low-maintenance planting, to provide soft boundary between private car park and shopping centre, refer to Bridges Design layouts and plant specifications

THATCHAM AVENUE

Entrance to House 1

Generally low-level boundary treatments to Thatcham Avenue

Existing low-level post and rail fence retained and low-maintenance planting provided, refer to Bridges Design layouts and plant specifications

Entrance to House 2

Entrance gate

H2 Air Source Heat Pump

RUDLOE DRIVE

New trees to shared patio area, refer to Bridges Design plant specification

New 1.8m high fence for climbers, refer to Bridges Design layouts and plant specifications

AMBULANCE BAY

Refuse Store 18.3 sq.m

ASHP 9.2 sq.m

Cycle Store 3.3 sq.m

SHOPPING CENTRE

Rev.	Date	By	Revision Notes
L	28/05/20DP		Pedestrian path noted
K	24/05/20DP		High rear fence as Bridges Design Associates drawing 1018_01B
J	02/10/20DP		Amendment following Landscape review
I	02/10/20DP		Revised following feedback from GCC
H	3/1/19		Rear garden updated to co-ordinate with Artisan landscape scheme
G	17/12/18GC		Annotations updated.
F	29/10/18GC		Landscaping amended.
E	15/8/18 GC		Existing and proposed ground levels added.

PLANNING



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Project Title
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Kingsway, Gloucester**

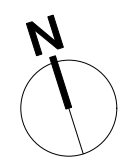
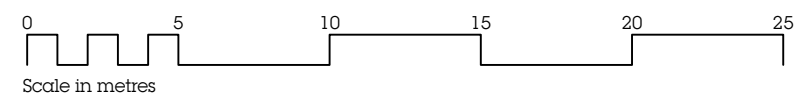
Drawing Title
**Proposed Site and
Roof Plan**

Project No. **3192** Drawing No. **PA 110 L**

Date **21/05/2018** Scale **1:250 @ A3**

Drawn by **GC** Checked by **JG**

Site and Roof Plan

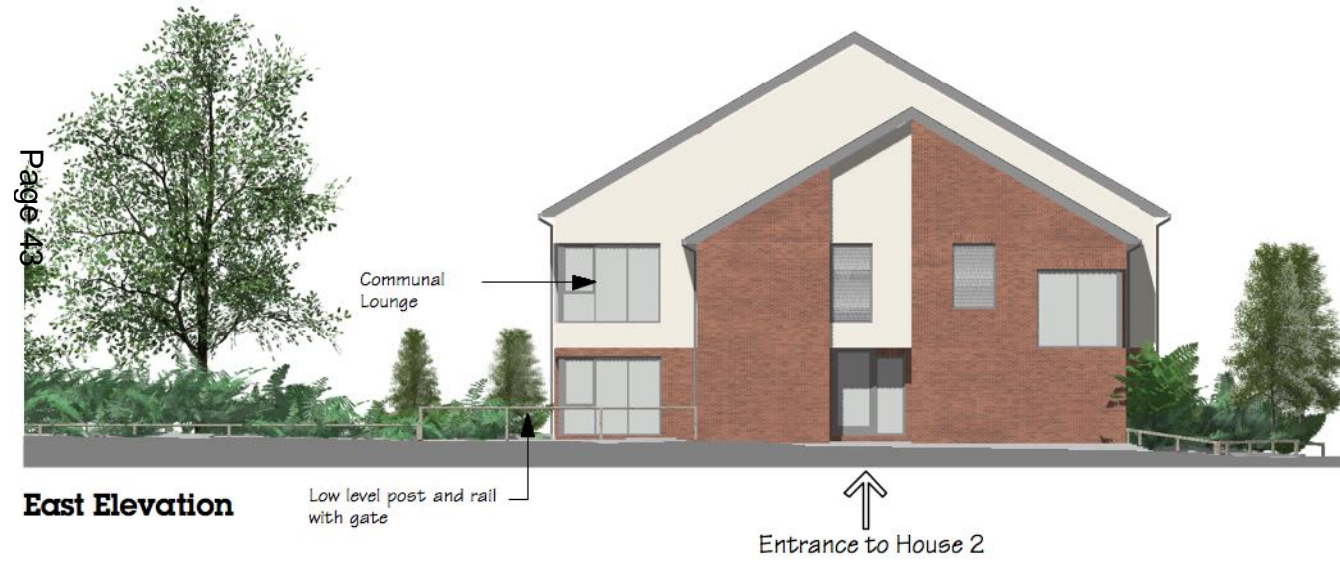


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Landscape show is indicative refer to Bidges Associates drawings for details



North Elevation



East Elevation



West Elevation



South Elevation

Rev	Date	By	Revision Notes
E	02/10/20DP	GC	Amendment to Landscape
D	02/10/20DP	GC	Revised scheme following feedback from GCC
C	28/6/18	GC	Project title updated.

PLANNING



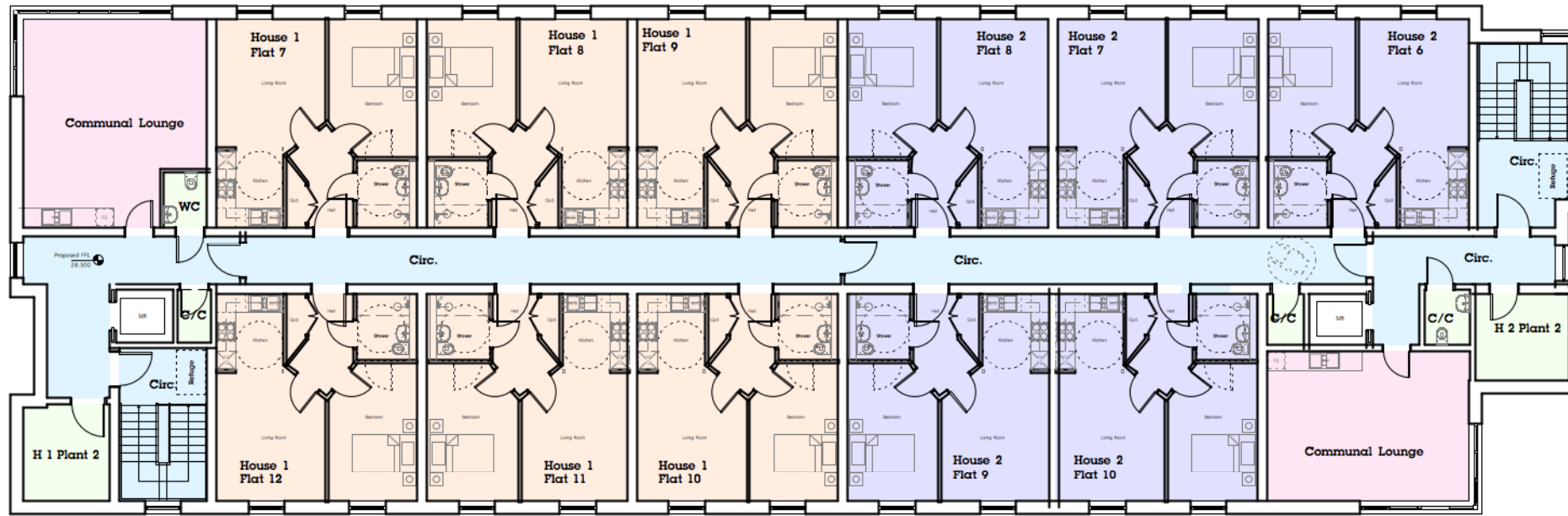
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Project Title
**Assisted Living Dev.
for Kitto Group PLC
Kingsway, Gloucester**
Drawing Title
Proposed Elevations

Project No. **3192** Drawing No. **PA 112 E**
Date **21/05/18** Scale **1:200 @ A3**
Drawn by **GC** Checked by **JG**

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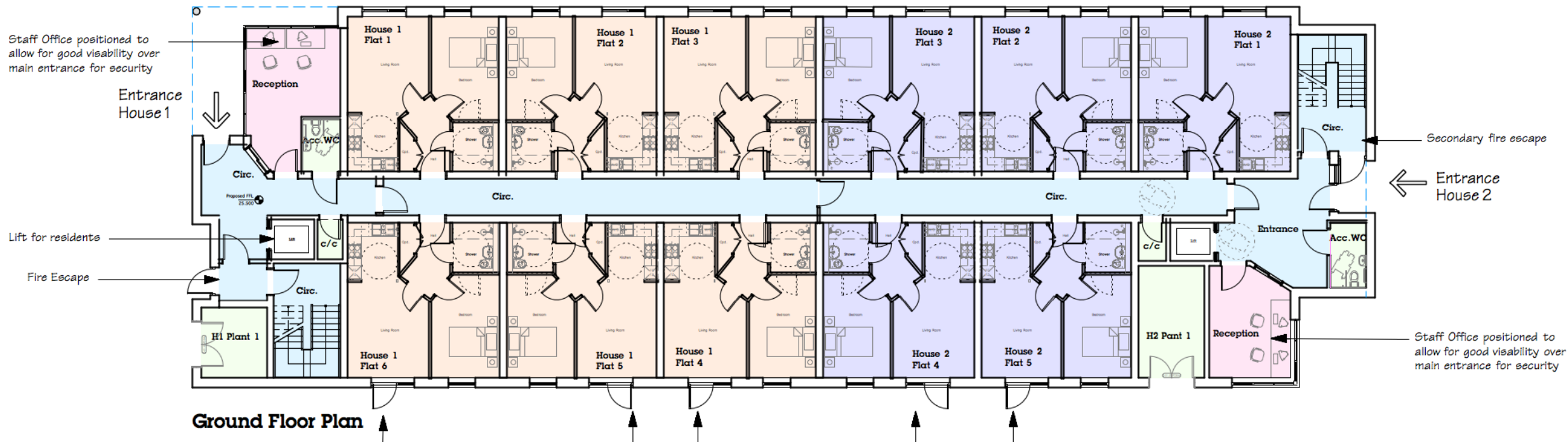
First Floor Plan

Key

- H1 Flats 1b/1p
- H2 Flats 1b/1p
- Staff Area Staff/communal areas
- Circ. Circulation areas
- Plant Plant and ancillary areas

Rev	Date	By	Revision Notes
F	29/09/2018	GC	Revised Scheme following feedback from GCC
E	15/8/18	GC	Proposed FFLs added.
D	28/6/18	GC	Project title updated.
C	26/6/18	GC	Planning application issue. No amendments to drawing.
B	7/6/18	GC	Apartment internal layouts added.

PLANNING



Ground Floor Plan

olearygoss
ARCHITECTS

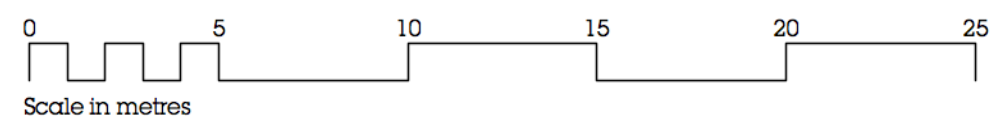
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Project Title
**Assisted Living Dev.
for Kitto Group PLC
Kingsway, Gloucester**

Drawing Title
Proposed Plans

Project No. 3192	Drawing No. PA 111 F
Date 21/05/2018	Scale 1:200 @ A3
Drawn by GC	Checked by JG



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Joann Meneaud
Principal Planning Officer
Place
Gloucester City Council
Shire Hall
Westgate Street
Gloucester GL1 2TG

Advance
2 Witan Way
Witney
Oxon, OX28 6FH

www.advanceuk.org

Dear Joann

RE: Support statement for the proposed development at Kingsway

Background and experience

Advance Housing and Support Ltd provides supported housing and is a Registered Provider of Housing having been formed in 1974. Advance has been providing good quality housing for people with mental ill health and people with learning disabilities for almost 50 years across large parts of England including Gloucestershire. In the Regulator of Social Housing's latest Assessment of Advance they awarded Advance with the highest rating in Governance of G1 and the highest rating in Financial Viability of V1.

Advance realises that the provision of good quality housing is not just about the physical building but also requires a high quality and responsive housing management service to meet the needs of the people living in the property. As a supported housing provider Advance has almost 50 years' experience of providing a housing management service by Housing Officers who understand the needs of the Customers living in Advance's properties. A Regional Housing Officer will provide regular planned visits as well as responding to requested visits to ensure the service provided meets the needs of the Customers. A Housing Outreach Worker supports the Regional Housing Officer and works closely with the Support Provider to ensure Customers are happy in their homes. Each tenant after moving in receives an 8-week settling in visit and then an annual tenancy review as a minimum. In fully supported housing schemes, a formal quarterly review takes place with the support provider and our housing outreach workers make a monthly visit as a minimum.

There is also access to an out of hours service through a dedicated call centre which can contact Advance's Executive Leadership team if any issues need to be dealt with outside office hours. When any new tenants move into an Advance property they receive a full induction in relation to their new home, the scheme specifics and explanation of the difference between the role of support provider & landlord.

Each tenant receives a welcome pack and a verbal induction by our Regional Housing Officer will take them through what to expect in relation to services and what is available in the local community. Our housing team will contact key organisations and community groups to ensure we understand what is available in the local area.

Advance will also liaise with the appointed support provider to develop relationships in the community. This information is the used to be used in each tenant's support plan to ensure that they



access services that are available locally. We will also look at opportunities in which our tenants can look volunteer or access employment locally where possible.

Over the years that Advance has been developing housing for people with enduring mental ill health needs there have been many blocks of self-contained flats built. Issues have been dealt with by the experienced Housing Officers in collaboration with the Support Provider working in the Development. In recent years Advance has provided similar developments for people with mental ill health and learning disabilities in Oxford City, Redruth, Bodmin, Gloucester City and have many long-standing developments which continue to be well thought of as places to live for people with support needs. Advance is well established in the communities where we have a presence and strive to be a good neighbour within these communities which has included being involved in and supporting with Asset Based Community Development work.

Scheme specifics

In the proposed development at Kingsway each person will have access to their own one bedroom self-contained flat. Each Block has communal space where Customers can meet with other people from the development and also support staff. There will be well designed outside space where people can also meet or just enjoy being outside.

The main entrance doors will be controlled by a door entry system so only people who live in the flats or who are admitted can come in. Each flat will have a Video door system installed so that the tenant can clearly see who is at the main door. The positioning of the reception areas near the main access will allow support staff to see who is coming into the block at all times.

Advance and the appointed Support Provider will have a Service Level Agreement in place which will clearly set out the responsibilities of the Housing Provider, Advance and the chosen Support Provider. From experience ensuring that each party knows what they are responsible for and who to contact results in a smooth-running scheme.

In relation to this proposed scheme Advance housing staff will carry out a full in-depth implementation plan and in addition to what we normally offer as it is a newly built scheme. There will be weekly liaison meetings with the support provider for the first 12 months a programme of local engagement agreed based upon our tenants needs.

Advance also have a suite of policies and procedures that enable us to robustly deal with any tenancy relation issues that may occur and we work proactively managing our properties and tenancies.

Yours sincerely

Graeme Jackson
Head of Investment and Development



Joann Meneaud
Principal Planning Officer
Gloucester City Council
Shire Hall
Westgate Street
Gloucester
GL1 2TG

Dear Joann,

RE: PLANNING APPLICATION REF: 18/100852/FUL – SUPPORTED LIVING ACCOMODATION AT KINGSWAY LOCAL CENTRE

In advance of the originally planned determination of this application at Gloucester City Council's Development Control Committee on 6th July 2021, objections to the application have been submitted via the Local Planning Authority's planning portal. The purpose of this letter is to provide clarity in respect of matters raised by members of the local area, including those from the Town/Parish Council and Enchanting Nursery.

HOUSING NEED, CARE PROVISION & SAFEGUARDING

The amendments to the application submitted in November 2020 were supported by a suite of information provided by the Gloucestershire County Council Care Commissioning Hub. This confirmed that there are 122 individuals with mental health disabilities that require new accommodation in the Gloucestershire County to cater for their needs as part of the recommissioning of the Supported Accommodation Mental Health service.

The Gloucestershire County Council Care Commissioning Group's preference is for these individuals to be located in the Gloucester suburbs away from the City Centre but with excellent access to the local amenities in a property of between 15-25 units. The Care Commissioning Group have visited the site and consider that this site is an excellent location for one of these properties and they therefore fully support this application.

The accommodation proposed will be 100% affordable and will be provided as Affordable Rented housing. Funding has been obtained in principle from Homes England via Advance, a Housing Association Registered Provider which owns and manages a number of properties across Gloucestershire. In the Regulator of Social Housing's latest Assessment, Advance were awarded the highest rating in Governance of G1 and the highest rating in Financial Viability of V1. In short, they are a highly professional body delivering a critical, much needed service.

The level of care provided for the intended occupiers of the proposal per week. The majority of occupiers (65%) will receive 8.5 hours of care. Further detail in respect of Advance and their management development is contained within Appendix 1.

Further information was provided by the Commissioning Group prior to the original Planning Committee meeting of 6th July, which set out the following:

- The supported living proposed is required to meet the evidenced housing needs of individuals who have been living in outdated, unfit-for purpose, substandard accommodation which is impacting upon their physical health and limiting their independence;
- These individuals have varying levels of care and support requirements and they have all been effectively supported in their current accommodation, in some cases for over 30 years. These individuals are valued members of their community with no reports of any anti-social behaviour;
- Each individual that moves into Kingsway will have a robust risk management plan and a person-centred recovery/support plan;
- For any individuals within the proposed cohort that have an offending history, there will be restrictions on where they can live in the community. For some individuals this will include restrictions relating to schools, nurseries and parks and they therefore would not be suitable to be housed at Kingsway;
- The individuals that the Kingsway Development is intended for have positive long-standing professional relationships with the Mental Health Social Work Team who will support them to move into Kingsway and settle into their new home;
- This will be achieved in partnership with the Housing Provider, Advance Housing, and the care provider, to make the transition into their new home as smooth as possible;
- As part of the Commissioning Group's due diligence in providing support for this model of development, they visited eight local supported living homes in which Advance are the housing provider. They found the homes to be well kept and maintained and were impressed with the overall standards of the properties.

The applicant has agreed the following set of Heads of Terms with the Local Planning Authority which will be secured via Section 106 Agreement in the event that Committee resolve to grant planning permission:

- Continued use of the proposed development as supported living accommodation;
- Control/involvement over nomination rights;
- Transfer to another registered provider; &
- Care provider to be part of a County framework.

These Heads of Terms will ensure that the proposed development is secured as supported living, affords the Council control over the occupation of the proposed development, obligates the handover of the development upon completion to a highly reputable Registered Provider (Advance) and will secure the provision of care to future occupiers by an experienced provider who is part of the established County Framework.

SITE HISTORY & PARKING PROVISION

The site has an extensive and complicated planning history in relation to the delivery of the Local Centre and any associated parking provision, which is summarised below:

00/00749/OUT

Outline permission for the redevelopment of the site was granted on appeal by the Secretary of State on 26th June 2003 following a public inquiry in September and October 2001. The permission was subject to 63 conditions.

09/00053/REM

Construction of part of local centre including the erection of a food store, 15 retail units and 2 cafe/restaurant units with parking, drainage and landscaping. Approved August 2009

09/01370/FUL

Variation of conditions 2,3,4,5,6,8,9,10,11,and 12 attached to planning approval ref : 09/00053/REM to allow for the phased construction of part of Local Centre at Kingsway. Approved March 2010

10/00379/FUL

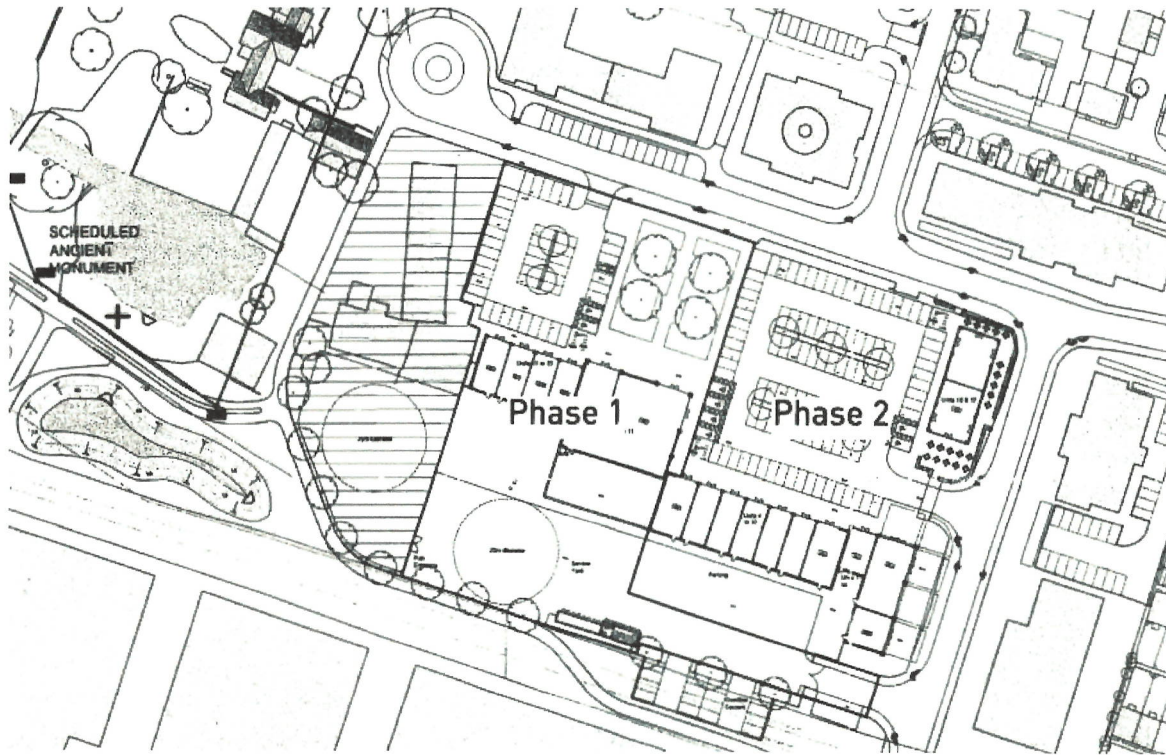
Variation of Condition 10 of Planning Approval 09/00053/REM to allow the provision of car parking to the Local Centre on a phased basis. Approved May 2010

13/00479/REM

Reserved Matters approval for erection of a single storey building containing 11 retail units together with layout of service yard, parking and provision of drainage, comprising Phase 2 of the retail element of the local centre. Approved September 2013.

In summary, it was initially envisaged that the Local Centre uses (i.e. the retail uses) as required to be delivered by the Outline permission would be provided in a single phase along with associated works including parking provision, in accordance with planning permission ref: 09/00053/REM.

This approach was subsequently amended, with the Local Centre to be delivered in two separate phases in accordance with application ref: 09/01370/FUL, as shown overleaf:

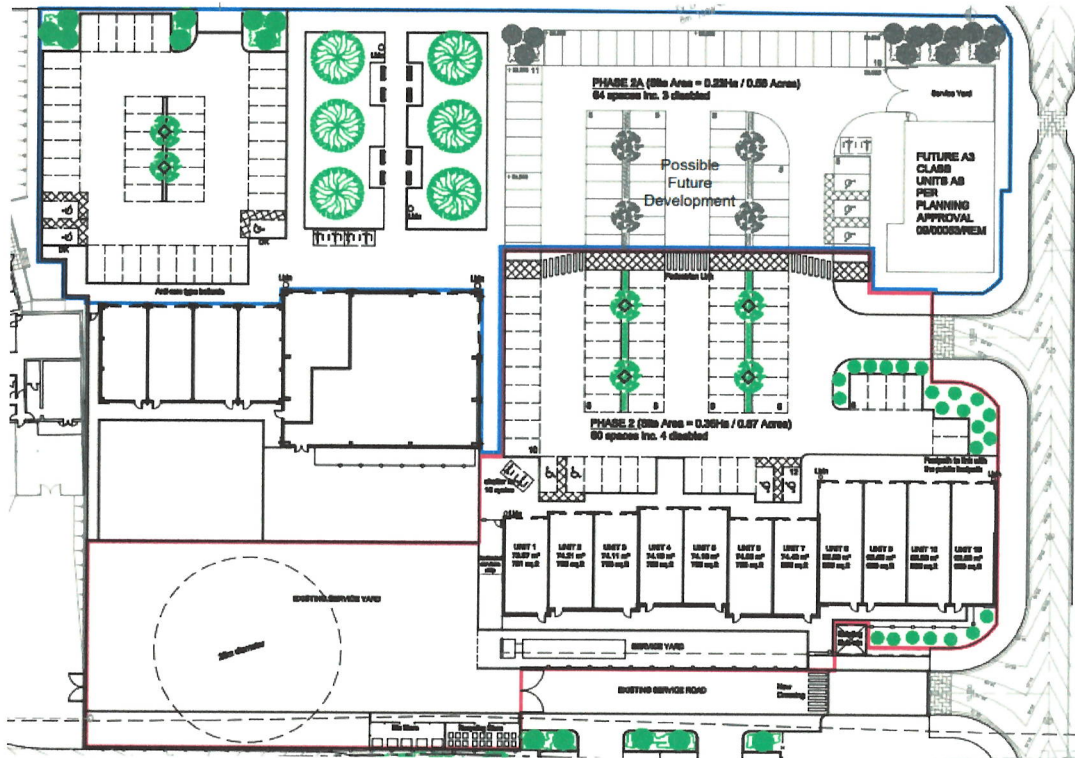


This proposed variation was supported by both the Local Planning Authority and the Highway Authority, with planning permission issued under delegated powers.

A further variation application (10/00379/FUL) was also subsequently approved via delegated powers to enable the provision of a greater level of car parking to Phase 1 of the Local Centre, with additional spaces located within the rear servicing yard. In approving both the initial application and the subsequent 'phasing' variations, both the Local Planning Authority and Highways Authority were satisfied with the level of car parking provided.

Indeed, this is recognised within the Officer Report to ref 10/00379/FUL, with the Officer Report outlining that the purpose of the 2010 application was to ensure that sufficient parking was provided within the first phase of the Local Centre. Phase 1 of the Local Centre development was subsequently built-out in circa 2011 with the provision of parking spaces to the frontage and further provision within the rear service area, reserved for staff, totalling 62 No spaces.

A revised approach to the development of Phase 2 of the Local Centre was subsequently submitted for consideration in 2013. This application expressly precluded the land subject to the subject 'assisted living' proposal, earmarking it as 'Phase 2A' and an area for 'possible future development' as shown on the approved proposed Site Plan (overleaf).



Phase 2 - Parking Standards
 Building footprint = 982m²
 Use Class = A1 / A2 / A5
 @ 1/25 = 39 spaces
 @ 1/120 = 8 cycles

As the parking is communal, for use of all phases including the public house, 60 spaces and a shelter for 10 cycles have been provided on Phase 2.

The design and layout of Phase 2 was amended so as to enable the provision of a greater number of parking spaces within the phase, as is acknowledged in the Committee Report:

6.6 It was originally proposed that this second phase of units would be built up to the now occupied Tesco unit, however it is now proposed that the units are freestanding and set away from the Tesco unit and about 9 metres further to the south. This allows for some additional parking to the front and reduces the amount of space within the rear servicing yard.

The revised approach to Phase 2 of the Local Centre proposed 11 No. individual retail units along with associated works, including parking provision. In total, 60 No. parking spaces are provided, with the aforementioned Site Plan providing a breakdown of the parking provision based upon the cumulative size of the 11 No. proposed retail units.

For the avoidance of doubt, when applying the parking standards at that time, based upon the cumulative floorspace of the 11 No. retail units proposed, which totalled 982m², the level of parking provision required 39 No. spaces. However, as the parking area was intended to be communal for both phases of the Local Centre (as referenced on the approved Site Plan), the application proposed 60 No. spaces.

This was recognised within Highways Authority consultation response to the application, which stated that:

The level of car parking appears appropriate for the intended shared use of the Local Centre.

The application was recommended for approval by the Local Planning Authority and approved by members at Development Control Committee. Phase 2 of the Local Centre has subsequently been built-out pursuant to planning permission ref: 13/00479/REM, subject to a non-material amendment application which amalgamated Units 8 and 9 as one unit with associated alterations to the shop front and rear elevation. No applications for the delivery of 'Phase 2a' have been submitted to the Local Planning Approval since Phase 2 of the Local Centre was either consented or completed.

The delivery of Phases 1 and 2 of the Local Centre cumulatively provides 122 No. parking spaces. A further 14 No. spaces have also been delivered which service the wider Local Centre to the south of the Community Centre (application ref: 11/00206/REM). This brings the total amount of accessible parking spaces within the Local Centre to 136 No.

The Place of Worship adjacent to the Community Centre and immediately opposite the subject site also provides 9 No. dedicated spaces for its future intended users when completed. This level of dedicated parking provision was again supported by the Highways Authority.

Therefore, in considering the extensive planning history of the site and the locality, the Local Planning Authority and Highways Authority have confirmed that the level of parking provision within both Phases 1 and 2 of the Local Centre provides:

- a) Appropriate levels of car parking for the retail uses alone; &
- b) Appropriate levels of provision to service the wider Local Centre.

Fundamentally, it is imperative to recognise that the proposed supported living development will not give rise to the loss of any of the existing 136 No. parking spaces within the Local Centre. The proposal incorporates 18 No. dedicated car parking spaces (inclusive of 3 No. disabled spaces) for sole use by occupiers of the development and staff together with an ambulance space. The level of dedicated car-parking provision is based upon local Census data as per the approach set out within NPPF paragraph 105, which is the approach to be taken in considering that Gloucester City Council no longer have adopted parking standards.

This level of on-site provision is confirmed to be appropriate by the Highways Authority, who reviewed the relevant Census data, in their consultation response which is detailed within the Committee Report for 6th July 2021. The consultation response recommends a suite of highway related conditions which the applicant has confirmed their agreement to, in the event that planning permission is granted. These conditions relate to:

- a) Provision of appropriate visibility splays prior to occupation of the development;
- b) Completion of site access, parking provision and turning areas prior to occupation;
- c) Provision of pedestrian corridor from the parking bays linking to the main building prior to occupation;
- d) Provision of cycle parking prior to occupation;
- e) Provision of electric charging points prior to occupation

- f) Approval of a Construction Environmental Management Plan;

These conditions will ensure that the access and required visibility splay to the site is provided prior to any occupation of the building and that the on-site dedicated parking provision is also delivered prior to any occupation of the building.

Summary

Ultimately, the planning application is appropriate in transport and highway terms as is confirmed in writing by the Highways Authority. The consideration of the application in terms of parking and highways must be restricted to an assessment of the proposal itself, as it is not reliant upon the existing parking provision within the wider Local Centre to service and support the development.

As this overview of the development of the Local Centre has set out:

- a) The site as currently exists does not provide any form of car parking to the Local Centre. Therefore, it cannot be legitimately argued that there is any loss of parking as result of the application.
- b) There is no obligation or express requirement for any future development within the Local Centre area to provide parking to cater for the local centre and surrounding uses.
- c) The originally proposed car park and licensed restaurant/takeaway for the subject site was approved in 2009 and amended to be delivered on a phased basis as 'Phase 2' of the Local Centre in 2010. In the eleven preceding years since this approval, no application to deliver 'Phase 2' to include the subject site has come forward owing to a lack of market interest.
- d) Instead, a revised approach to the delivery of 'Phase 2' of the Local Centre was proposed. This application explicitly excluded the subject site and referred to it only as an area for 'future possible development'. This was approved by the Local Planning Authority in 2013 and built-out accordingly.
- e) It is evident that the level of parking proposed during the course of the construction of both 'Phase 1' and 'Phase 2' of the Local Centre was deemed acceptable by both the Local Planning Authority and Highways Authority to service the Local Centre and any planned surrounding developments at that time.
- f) Finally, in the event that Committee resolve to refuse planning consent for the proposed development on highway related grounds, the parking originally proposed within 'Phase 1' in 2009 will still not be provided and any perceived issues with parking provision within the Local Centre issue will remain, at the loss of a much-needed affordable housing development to service those within the community who are most in need.

THE PLANNING BALANCE

The Committee Report published in advance of the 6th July 2021 Committee confirmed that Gloucester City Council is currently unable to demonstrate the requisite five-year supply of deliverable housing land as is required by the National Planning Policy Framework (NPPF)

NPPF paragraph 11 amplifies the presumption for positive decision taking and explains in Criterion (c) that this means approving development proposals which accord with an up to date Development Plan without delay. Criterion (d) explains the 'tilted balance' in the absence of a satisfactory housing land supply. This adopts a presumption towards planning permission being granted, unless there are adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal, or where the application of policies within NPPF provide a clear reason for refusing the proposed development.

The benefits of a 100% affordable housing scheme in an area of acknowledged need are clear and obvious.

Footnote 6 to NPPF 11 sets out the policies within the NPPF which may provide a clear reason for refusing development, which includes designated heritage assets. The subject site is located relatively close to the Grade II listed Manor Farm to the west and therefore S66 of the Planning (Listed Buildings and Conservation Area Act) 1990 is engaged along with the relevant heritage policies within the Development Plan and the NPPF.

The Local Planning Authority's Conservation Officer has supported the proposal in heritage terms further to the provision of a revised landscape and planting strategy. The overall assessment of the proposal in heritage terms is detailed within the 6th July 2021 Committee Report, as follows:

"It is considered that the scale and materials of the building in this location are acceptable in terms of the setting of the Listed building and therefore the proposal complies with JCS policy SD8 and City Plan policy D1.

Therefore, with reference to the specific heritage policies within the Development Plan, as the proposal has been found to preserve the setting of the designated asset¹, with reference to 11c of the NPPF, there are no heritage related policies within the NPPF which provide 'clear reasons' for refusing the development, as no harm to designated heritage assets is caused by the proposal. Therefore, 11d of the NPPF is engaged and planning permission should be granted unless the adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits of the proposal.

The benefits of the proposal are substantial, in providing a scheme of 100% affordable housing, to be provided at local housing allowance levels (secured by S106) in an area with an acute shortage of residential accommodation, and in particular specialist accommodation of this

¹ *South Lakeland District Council v Secretary of State for the Environment and another [1992] 1 ALL ER 573*

nature. This is evidenced by the accompanying information from the Commissioning Group who unequivocally support the application.

The application has been found to be acceptable in respect of design, residential amenity and landscaping and is supported by the Council's Housing Strategy Officer. The application is further supported by the Council's technical consultees in respect of highways and transport, drainage and flood risk and acoustics.

In summary, there are no adverse impacts arising from the proposed development. In applying the 'tilted balance' test imposed by 11d of the NPPF, there are no adverse impacts associated with granting planning permission that would 'significantly and demonstrably' outweigh the considerable benefits attributed to this affordable housing scheme.

Yours sincerely,



Ben Larcombe BA (Hons), MSc, MRTPI
Senior Planner

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Abbeydale

20/00270/FUL	FISHM
3 The Malverns Gloucester GL4 4WN	
Erection of a 3m x 6m single storey rear extension.	
G3Y	08/06/2021
20/01266/FUL	MILLD
152 Curlew Road Gloucester GL4 4TE	
Proposed single storey extension	
G3Y	10/06/2021
20/01282/FUL	FISHM
8 Almond Close Gloucester GL4 5XY	
SINGLE STOREY EXTENSION TO REAR	
G3Y	15/06/2021
21/00095/FUL	FISHM
22 Woodcock Close Gloucester GL4 4WT	
SINGLE STOREY EXTENSION TO FRONT, GROUND AND PART FIRST FLOOR EXTENSION TO REAR	
G3Y	10/06/2021
21/00159/FUL	FISHM
44 Bittern Avenue Gloucester GL4 4WB	
Single-storey rear extensions. Conversion of Garage.	
G3Y	14/06/2021

Abbeymead

21/00152/FUL	FISHM
11 Grayling Close Gloucester GL4 5ED	
Proposed single & two storey extension	
G3Y	24/06/2021
21/00205/FUL	MILLD
17 Stewarts Mill Lane Gloucester GL4 5UL	
Proposed two storey extensions	
G3Y	24/06/2021

21/00504/LAW FISHM
23 Brome Road Gloucester GL4 5YW
Single storey rear extension to provide a larger kitchen area.
LAW 15/06/2021

Barnwood

21/00126/FUL ELENJ
46 Brookfield Road Gloucester GL3 3HG
Erection of two storey side extension, single storey rear extension and Front
Porch. Demolition of existing Garage.
G3Y 14/06/2021

21/00421/FUL ELENJ
191 Barnwood Road Gloucester GL4 3HN
Proposed single storey extension to rear of property. Parapet roof with K-render
finish.
REF 18/06/2021

21/00477/FUL ELENJ
3 St Lawrence Road Gloucester GL4 3QR
Proposed single storey extension to rear of property & demolition of existing
outbuilding.
G3Y 10/06/2021

21/00520/FUL MILLD
2 Grovelands Gloucester GL4 3JF
Retrospective planning permission for the construction of a two-storey side
extension (revised scheme following approval of 20/01104/FUL)
G3Y 25/06/2021

21/00545/TPO JJH
85 Greenways Gloucester GL4 3SA
T1 - Trim and raise secondary growth canopy on both sides (Kingstone Avenue
and Greenways) to 5 metres. Shape branches on upper growth to balance tree all
round.
T2 - Trim and raise secondary growth canopy on both sides (Kingstone
Avenue _ Greenways)
TPDECS 01/06/2021

21/00555/NMA ELENJ
15 Middle Croft Gloucester GL4 4RL
Non Material amendment to applicaiton 20/01106/FUL (Changes to fenestration).
NOS96 02/06/2021

21/00561/CONDIT KULIP
Former Royal Mail Sorting Office Eastern Avenue Gloucester GL4 3AA
Partial discharge of Condition 3 and full discharge of Condition 4 of the planning
permission 18/00981/FUL.
ALDIS 14/06/2021

21/00569/FUL ELENJ
27 Dancers Hill Gloucester GL4 5TY
Proposed Extension to Garage to provide Games Room
G3Y 24/06/2021

Barton & Tredworh

21/00472/FUL KULIP
1 Jersey Road Gloucester GL1 4AZ
Proposed detached two storey dwelling.
RC 14/06/2021

21/00531/TCM ADAMS
GLO16199 O/S 269 Barton Street Gloucester
Application to determine whether prior approval is required of siting and
appearance (telecommunications) - Proposed 15m Phase 8 Monopole C/W (5G)
wrapround Cabinet at base and associated ancillary works.
TELPRI 24/06/2021

Coney Hill

20/01314/FUL MILLD
24 Goldsborough Close Gloucester GL4 4ST
Demolition of existing conservatory and erection of two storey rear extension
G3Y 18/06/2021

21/00133/ADV KULIP
Pizza Hut Eastern Avenue Gloucester GL4 3EA
Display of 8 no. internally illuminated fascia signs, 1 internally illuminated
'totem' sign, 5 no. "information" signs and 1 no. non-illuminated height restrictor sign
GFY 08/06/2021

21/00171/FUL FISHM
4 Stonehenge Road Gloucester GL4 6BJ
SINGLE STOREY EXTENSION TO REAR AND SIDE WITH PORCH TO FRONT
G3Y 18/06/2021

Elmbridge

21/00357/FUL ELENJ
2 Norman Ball Way Gloucester GL1 3QL
Single story rear and side extension
G3Y 09/06/2021

21/00487/FUL MILLD
132 Elmbridge Road Gloucester GL2 0PH
single storey side/rear extension
G3Y 15/06/2021

21/00527/FUL ELENJ
19 Ogbourne Close Gloucester GL2 0HU
Single storey rear extension
G3Y 24/06/2021

Grange

21/00150/FUL MILLD
7 Nympsfield Road Gloucester GL4 0NL
Enlarge existing ground floor kitchen and add first floor bedroom extension
G3Y 30/06/2021

Hucclecote

21/00046/FUL

MILLD

66 Green Lane Gloucester GL3 3QX

Demolish existing prefabricated concrete garage and erect new block and render garage with concrete interlocking tiled roof on trussed rafters.

G3Y 18/06/2021

21/00311/FUL

FISHM

46 Trevor Road Gloucester GL3 3JN

Rear single-storey extension.

G3Y 23/06/2021

Kingsholm & Wotton

20/00901/FUL

ELENJ

12 Alexandra Road Gloucester GL1 3DR

Demolition of existing rear single-storey accommodation, and construction of new single-storey extension.

G3Y 10/06/2021

20/01194/LBC

MILLD

13 Kingsholm Square Gloucester GL1 2QJ

Replacement of rear W1-W3 Casement windows

G3L 02/06/2021

21/00260/FUL

KULIP

Bewick House Denmark Road Gloucester

Variation of condition 2 of permission of permission 15/00245/COU (bike storage for will now be located in the cellar of the building of Bewick House)

G3Y 08/06/2021

21/00293/FUL

KULIP

Claremont House 42 London Road Gloucester GL1 3NZ

Removal of existing 16 metre length of wall and reuse of the existing brickwork to reconstruct new wall

G3Y 16/06/2021

21/00366/CONDIT ELENJ
110 Oxford Road Gloucester GL1 3ED
Discharge of condition 3 (materials)
03/06/2021

21/00507/FUL ELENJ
126 Oxford Road Gloucester GL1 3ED
Removal and replacement of existing single storey rear extension
G3Y 24/06/2021

21/00548/TPO JJH
16A Orchard Close Gloucester GL2 9BB
Large sycamore tree in the front garden which is causing issues to lorry drivers hitting the branches. We would like to crown clean by removing crossing branches, major deadwood. Crown lift to 6 metres.
TPDECS 01/06/2021

21/00577/FUL ELENJ
62 Henry Road Gloucester GL1 3DY
Proposed single storey rear extension.
G3Y 18/06/2021

Longlevens

20/01051/FUL ELENJ
12 Alders Green Gloucester GL2 9HJ
Single storey outbuilding
G3Y 11/06/2021

20/01064/FUL MILLD
8 Paddock Gardens Gloucester GL2 0ED
Second Storey Side Extension to provide bedroom with en-suite bathroom
G3Y 15/06/2021

21/00143/FUL ELENJ
41 Estcourt Road Gloucester GL1 3LU
Proposed single storey brick extension to replace existing conservatory.
G3Y 02/06/2021

21/00156/FUL	ELENJ
59 Wellsprings Road Gloucester GL2 0NJ	
Proposed 2 storey extension to the side and rear of the property.	
G3Y	04/06/2021
21/00289/FUL	ELENJ
4 Mandeville Close Gloucester GL2 0EY	
Single storey rear extension	
G3Y	02/06/2021
21/00406/FUL	ELENJ
118 Longford Lane Gloucester GL2 9EU	
Two story rear and side extension including car port and demolition of dilapidated masonry outbuilding (resubmission)	
G3Y	22/06/2021
21/00503/PDE	ELENJ
3 Park Avenue Gloucester GL2 0DZ	
Single storey flat roof extension	
ENOBJ	25/06/2021
21/00515/FUL	ELENJ
1A Richmond Gardens Gloucester GL2 0DS	
Demolition of single storey garage and kitchen extension and new 2 storey side extension	
REF	23/06/2021
21/00517/FUL	ELENJ
31 The Triangle Gloucester GL2 0NF	
single storey rear extension	
G3Y	10/06/2021

Matson & Robinswood

21/00206/FUL	FISHM
48 Campion Close Gloucester GL4 6YQ	
TWO STOREY EXTENSION TO REAR	
REFUSE	10/06/2021

21/00494/FUL KULIP
55 Badminton Road Gloucester GL4 6AZ
Construction proposed 2-bedroomed house on the land at 55 Badminton Road
G3Y 18/06/2021

21/00597/TPO JJH
54 Robinswood Gardens Gloucester GL4 6TB
Fell three large Ash trees
TPDECS 01/06/2021

Moreland

20/00768/FUL MILLD
64 Weston Road Gloucester
Retrospective planning application to address 4no. installed windows.
G3Y 04/06/2021

21/00146/NMA ELENJ
33 Churchill Road Gloucester GL1 5BS
Following refusal (REF: 20/00043/FUL) to allow me to extend the second storey extension by a further 2.5 meters, I would like to reduce that by 1.5 metres and thereby propose a 1 metre extension to my second storey extension.
ROS96 04/06/2021

21/00324/FUL KULIP
26 Lannett Road Gloucester GL1 5DE
Change of Use from private residential to HMO at Nos. 25 and 26 and Lannett Road (partly retrospective).
G3Y 14/06/2021

21/00417/FUL ELENJ
32 Theresa Street Gloucester GL1 5PR
Removal of existing side / rear extensions and erection of new two storey side / rear extension
G3Y 18/06/2021

21/00676/LAW MILLD
181 Linden Road Gloucester GL1 5DU
Loft conversion with dormer to rear
LAW 10/06/2021

Podsmead

21/00042/FUL MILLD
37 Laburnum Road Gloucester GL1 5PG
FIRST FLOOR EXTENSION TO REAR AND PORCH INFILL TO FRONT OF PROPERTY
G3Y 23/06/2021

21/00202/NMA KULIP
St Gobain Former Wellman Graham Bristol Road Gloucester GL2 5BX
Non material amendment to planning approval reference: 15/00286/REM for the substitution of house types on Plots 71-74 (inclusive) and 90-93 (inclusive) with associated garaging. Amendments to garaging serving Plots 74 and 89 and Plots 74 and 90.
NOS96 18/06/2021

21/00249/FUL KULIP
1 Milton Avenue Gloucester GL2 5AP
New 2 Bedroomed dwelling on land owned by No. 1
RAD 07/06/2021

21/00267/LAW KULIP
5 St Albans Road Gloucester GL2 5FW
Erection of steel frame extension to the side of the building for the use of storage of forestry equipment (Part 6 of Class E of the GDPO)
GA 10/06/2021

21/00402/ADV KULIP
SHB Vehicle Sales Ashville Road Gloucester GL2 5ET
New Renault and Iveco brand illuminated and non-illuminated signs
GFY 01/06/2021

21/00516/ADV KULIP
Advertising Station, Land At Daintons Self Storage Bristol Road Gloucester
Modernisation of an advertising station, replacement of 2 x paper & paste 48 sheet displays with 1 x digital 48 sheet display.
GFY 23/06/2021

21/00542/TPO

JJH

Protyre 324 Bristol Road Gloucester GL2 5DH

Crown lift T8 ,19,20,21,22,35,36,37 and 38 all to 3m above the feneline and tops and sides of buildings

TPDECS 01/06/2021

Quedgeley Fieldcourt

21/00512/ADV

CJR

3 Severnvale Shopping Centre Bristol Road Quedgeley Gloucester GL2 4PE

Display of 1 no. internally illuminated fascia sign, 1 no. internally illuminated projecting sign and 1 no. non-illuminated freestanding A double sided A frame.

GFY 23/06/2021

21/00528/FUL

KULIP

St James Dental Practice St James Quedgeley Gloucester GL2 4WD

Amendment design to approved application 19/00199/FUL to read in conjunction with new application. Construction of a two-storey linked extension to an existing dental practice.

G3Y 23/06/2021

Quedgeley Severn Vale

21/00169/FUL

MILLD

41 Highclere Road Quedgeley Gloucester GL2 4HD

Two storey Side Extension

G3Y 24/06/2021

21/00410/CONDIT

JOLM

Land at Clearwater Drive Quedgeley Gloucester

Discharge of Condition 18 (Travel Plan) of planning permission 17/00729/FUL relating to the erection of new primary school.

ALDIS 17/06/2021

Tuffley

20/00662/FUL

FISHM

36 Selwyn Road Gloucester GL4 6RZ

SINGLE STOREY EXTENSION TO REAR

G3Y 16/06/2021

20/00694/FUL	MILLD
387 Stroud Road Gloucester GL4 0DA	
Extension to service station	
G3Y	17/06/2021
21/00033/FUL	FISHM
29 Chadwick Close Gloucester GL4 0YG	
New Single Storey rear extension to enable Kitchen and dining room	
G3Y	18/06/2021
21/00173/FUL	FISHM
156 Finlay Road Gloucester GL4 6TF	
Single-storey extension to side and rear.	
G3Y	18/06/2021
21/00277/FUL	MILLD
129 Reservoir Road Gloucester GL4 6SX	
single storey rear extension with new windows and render all around the property	
G3Y	24/06/2021
21/00352/LAW	FISHM
11 Tuffley Lane Gloucester GL4 0DT	
Single-storey rear extension.	
LAW	23/06/2021
21/00412/FUL	KULIP
234A Stroud Road Gloucester GL4 0AU	
Construction of 3 no. two storey dwellings, 1 bungalow, 2 garages and associated works. Part demolition of existing garage.	
G3Y	02/06/2021
21/00500/ADV	KULIP
365 Stroud Road Gloucester GL4 0DA	
Fascia sign above door and A frame sign within car park area.	
GFY	16/06/2021

Westgate

21/00363/CONDIT	ADAMS
Gourmet Oriental 8 Market Parade Gloucester GL1 1RL	
Discharge of conditions 3 (phasing plan), 11 (foundation design), 14 (surface water drainage), 21 (biodiversity enhancement), 22 (gull measures), 23 (highway works to Market Parade), 24 (highways construction management plan), 33 (construction environment)	
PADIS	09/06/2021
21/00389/FUL	ADAMS
Land East of Hempsted Lane Hempsted Lane Gloucester	
Variation of Condition 2 of reserved matters approval ref. 20/00600/REM to alter trigger point for implementing a scheme to remove the septic tank/cess pit.	
AR	01/06/2021
21/00541/FUL	MILLD
15 Commercial Road Gloucester GL1 2DY	
Retrospective application for replacement windows and removal of timber	
REF	29/06/2021
21/00591/TPO	JJH
7 High View Gloucester GL2 5LN	
T1 - Horse Chestnut - request to fell tree due to disease. Replace with 2 x apple trees or alternative.	
TPDECS	23/06/2021
21/00619/CONDIT	ADAMS
Kings Quarter Kings Square Gloucester	
Discharge of Condition 3 (Phasing) and Condition 16 (archaeological written scheme of investigation) of permission ref. 20/01286/FUL	
ALDIS	14/06/2021
21/00670/CONDIT	ADAMS
Kings Quarter Kings Square Gloucester	
Discharge of Conditions 66 (in part - hard surfacing) and 98 (hard surfacing for the Kings Square phase) of permission ref. 18/01454/FUL	
PADIS	10/06/2021

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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