



Gloucester City Council

Planning Committee

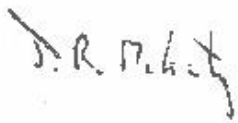
Meeting: Tuesday, 7th September 2021 at 6.00 pm in Civic Suite - North Warehouse, The Docks, Gloucester, GL1 2EP

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 - 12) To approve as a correct record the minutes of the meeting held on the 3rd August 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.	ROBINSWOOD INN, MATSON AVENUE, GLOUCESTER - 20/00847/OUT (Pages 13 - 32) Application for determination: - Construction of four dwellings and six apartments. Outline planning application with all matters reserved.
6.	WHITE CITY ADVENTURE PLAYGROUND, NORTHFIELD ROAD, GLOUCESTER - 21/00298/FUL (Pages 33 - 66) Application for determination: - Construction of Community and Recreation Centre, Adventure Playground building with associated external works, new play area, car park and associated vehicular access, and formation of vehicular access at Dickens Close.

7.	<p>LONGLEVENS RUGBY FOOTBALL CLUB, LONGFORD LANE, GLOUCESTER - 20/01143/FUL (Pages 67 - 78)</p> <p>Application for determination: -</p> <p>Addition of fencing around a rugby pitch.</p>
8.	<p>DELEGATED DECISIONS (Pages 79 - 92)</p> <p>To consider a schedule of applications determined under delegated powers during the month of July 2021.</p>
9.	<p>DATE OF NEXT MEETING</p> <p>Tuesday 5th October, 2021.</p>



Jon McGinty
Managing Director

Date of Publication: Friday, 27 August 2021

NOTES

Disclosable Pecuniary Interests

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

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

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

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

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

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

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HUMAN RIGHTS

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

EQUALITY ACT 2010

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

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PLANNING COMMITTEE

MEETING : Tuesday, 3rd August 2021

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), Ackroyd, D. Brown, J. Brown, Conder, Dee, Finnegan, Melvin, Toleman and Walford

Officers in Attendance

Head of Place

Planning Development Manager

Highway Development Management Team Leader, Gloucestershire County Council

Principal Planning Officer

Chief Planning Lawyer, One Legal

Democratic & Electoral Services Officer

APOLOGIES : Cllrs. Bhaimia, A. Chambers (Ackroyd attended as a substitute)

19. DECLARATIONS OF INTEREST

There were no declarations of interest.

20. MINUTES

The minutes of the meeting held on the 6th July 2021 were confirmed and signed by the Chair as a correct record.

21. LATE MATERIAL

Late Material had been circulated in respect of agenda item 5 – Kingsway Local Centre (18/00852/FUL).

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

PLANNING COMMITTEE
03.08.21

A Committee Site visit for the item took place on the 22nd July 2021 to allow for full consideration of the site.

The Principal Planning Officer presented the report detailing an application for the 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. The presentation included the duties on the council in respect of the Equality Act 2010 and also as regards safeguarding under the Children Act 2004, as well as fears in respect of safety as a material consideration.

Councillor Cook, a Ward Member for Kingsway (and leader of the City Council), addressed the committee in opposition to the application.

He objected to the application on the following grounds:

- It was the correct development but was in an unsuitable location;
- The site would be located in a noisy area, which was unbecoming for the residents who would occupy the accommodation;
- The site visit revealed how noisy the area was;
- Only a small amount of outside space would be provided;
- The outdoor space was only protected by a 1.8-metre fence. This would not protect the privacy of potential residents;
- The noise would have a detrimental impact on the quality of life of the residents;
- The size of the building was larger than other buildings in the locality and did not fit within the local area.

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

The local resident objected to the application on the following grounds:

- Proximity to a nearby school and school routes;
- There was a high volume of pupils commuting in the area and the disruption could be harmful to the supported living residents;
- A bus stop had moved since the Traffic Survey Assessment had been undertaken and there was now a bus stop in a location close to the proposed build which would negatively impact the residents and children getting off at the bus stop;
- There was not enough parking in the area;
- Traffic concerns;
- There were numerous shops and premises located nearby that would be affected negatively by the development;
- The development had not been what had been planned for the area;
- The development would add to parking issues in the area;
- There were more suitable locations in Kingsway for the site;
- There would be an increase in anti-social behaviour in the area;

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A Development Director for Kitto Group PLC addressed the Committee in favour of the application, on behalf of the applicant.

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

- Whilst the site was initially designated for retail use. It had been left for a considerable amount of time;
- Over 70% of the placements of supported living accommodation such as the one proposed were currently placed in deprived areas and were insufficient. Therefore, the accommodation would help to combat this disparity;
- The accommodation provided would be affordable;
- Gloucestershire County Council and County Care Commissioners were looking to provide accommodation for 108 people with mental health difficulties across the county;
- Funding had been obtained in principle for the development;
- It would provide high-quality accommodation for more than 20 individuals;
- Parking concerns had been addressed;
- There would be staff on site 24 hours a day, seven days a week;
- If the land remained undeveloped, the site may become derelict, thus encouraging anti-social behaviour;
- Concerns raised by Kingsway Primary School had been addressed. They had agreed that a representative of the school would be included on the panel that chooses the care provider.

The Principal Planning Officer responded to members' questions regarding the type of accommodation that would be being provided, concerns around safeguarding, the width of the doors of the proposed build, the loss of land designated for retail purposes, whether the development was wheelchair accessible, the delivery times for the local shops, whether the car parking survey had been updated, concerns around the Noise Impact Assessment and whether 24-hour care would be required for residents of the proposed build as follows:

- The Human Rights Act (1998) was a consideration for every report published by the Council.
- Each individual who moved into the proposed build would have a robust risk management plan and a person-centred recovery and support plan. Any individual who had restrictions relating to schools, would not be housed at the proposed build.
- The Housing Strategy Manager was happy with the arrangements of the building.
- The Noise Impact Assessment was conducted between 9am on Friday to 15:30pm on Saturday in April.
- The application before the Committee was submitted as a full application and not a reserved matter. Therefore, it was not bound by the principles or restrictions of the outline permission.
- Interest in the site for retail development had not been forthcoming.
- The proposed build met design standards. The bathrooms and kitchens were wheelchair accessible.

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- The applicant had been asked whether they wished to provide an updated parking survey, with the one submitted dating from 2017, but had not done so.
- Many shops were serviced from the rear, thus mitigating some of the noise impact of deliveries. There was also a condition that restricted delivery times.
- There would be staff on site 24 hours, seven days a weeks, but it was not known whether the residents could be said to be “high risk” or not.
- The communal lounges marked on the plans were “staff/communal areas”.

The Highway Development Management Team Leader responded to members' questions concerning the impact the relocated bus stop would have on the property as follows:

- Buses would only stop at the new bus stop location momentarily before moving on. Therefore, whilst it may offer obstruction when buses were there, this would only be for a very brief period.

Members' Debate

The Vice-Chair stated that his main concern with the application was the noise in the area. He noted that the Noise Impact Assessment had been conducted in April 2021, where there were still numerous restrictions owing to the Coronavirus Pandemic. He stated that, therefore, he believed that the Impact Assessment did not consider how busy the area would be during regular peak times. He said that he was considering proposing deferral until a new Noise Impact Assessment and an updated Traffic Survey had been conducted.

Councillor Conder stated that she had apprehensions that there was not enough green space proposed for residents. She stated that she believed the proposal was an excellent idea, but was in the wrong location, as it was a noisy and busy area, which would have a detrimental impact on the quality of life of residents.

The Chair stated that he was conflicted about the application. He said that he had concerns about the potential loss of retail units in the heart of Kingsway. He stated that he did not have an issue with the development itself. He stated that he had concerns that noise would come into the garden of the property, which would have a negative impact for residents. He stated that he believed that it might be in the wrong location because of the noise in the area but that he did not subscribe to the concerns about its proximity to a school.

Councillor Melvin stated that she believed that the type of accommodation proposed was needed but believed that the proposal was in an inappropriate location. She stated that she did not think that the communal space offered was adequately large enough for 22 people. Councillor Melvin also raised concerns about the amount of roof space. She said that she would be voting against the Officer's recommendation.

Councillor Toleman stated that he was in favour of the concept, which was needed, and was concerned whether anyone would ever say such developments were in the right place.

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Councillor Ackroyd stated that she agreed with concerns raised by other members. She stated that she did not believe that enough open space had been provided for the residents. She raised concerns that the fencing would enclose residents, which would be unbeneficial for them. She said that she believed that an alternative location should be considered.

Councillor D. Brown stated that he still had concerns about noise in the area. He said that he would like to see more information about the noise in the area during peak times and an updated traffic survey. He stated that he was less concerned about the loss of retail space, as the land had been advertised for a long time.

The Vice-Chair noted that many houses had been built nearby since the land had been advertised. Therefore, the demand to use the land for retail purposes would have increased. He said that he believed that the City needed accommodation such as the one proposed. He stated that, he believed that the roof of the building was in character with the area, so he had no concerns in that regard. He stated that he believed that the Traffic Survey was now out of date, and an updated one may demonstrate that there would not be adequate parking. He stated that he believed that the application should be deferred, pending an updated Noise Impact Assessment and Traffic Survey. Otherwise, he would be voting against the Officer's recommendation.

Councillor Melvin stated that currently, there was a huge demand from retailers to develop in the City and believed that there would be demand from retailers to use the land in the future.

Councillor Lewis moved, and Councillor D.Brown seconded a motion to defer the application for an updated Noise Impact Assessment and a Traffic Survey to be provided by the applicant, to allow for full consideration of noise levels in the area and the impact on traffic and parking the development would have.

RESOLVED that: - the application is deferred until an updated Noise Impact Assessment and Traffic Survey had been provided.

Immediately after the vote was taken Councillors Melvin and Finnegan stated that they wished to have their individual votes recorded in the minutes. Councillors Melvin and Finnegan voted against deferral.

23. DELEGATED DECISIONS

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

RESOLVED that:- the schedule be noted.

24. DATE OF NEXT MEETING

Tuesday, 7th September 2021.

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Time of commencement: 6.00 pm

Time of conclusion: 7.06 pm

Chair

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	7 Th September 2021
Address/Location:	Robinswood Inn Matson Avenue Gloucester GL4 6LJ
Application No:	20/00847/OUT
Ward:	Matson & Robinswood
Applicant:	Charles Cox
Proposal:	Construction of four dwellings and six apartments.- Outline planning application with all matters reserved
Report by:	Ron Moss
Appendices:	Site location and site layout plan
Reason for a Committee Decision	Committee members should note that the reason for this planning application being brought to them for decision is due to the recommendation including a requirement for a s106 legal agreement between the applicant and the Council.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located to the south east of the city centre in Matson, on the corner of Matson Avenue and Hay Hill Road. The area is residential in character and contains predominantly semi – detached and terraced dwellings as well as maisonettes and 3 storey blocks of flats.
- 1.2 The site itself is flat and was previously occupied by the Robinswood Inn, a public house that burnt down in June 2018. It is currently a vacant and derelict site.
- 1.3 The submitted planning application is an outline planning application for the construction of four dwellings and six apartments, with all matters reserved for subsequent consideration. However, a full set of illustrative drawings have been submitted showing a potential scheme.
- 1.4 These illustrative drawings show a three storey block to house 6 two bedroom apartments, two apartments on each level, fronting Matson Avenue and four 2 storey terraced dwellings fronting on to Hill Hay Road.
- 1.5 The illustrative drawings show the apartment block with a mono pitched roof sloping down to the rear, with 8 parking spaces accessed from Matson Avenue along with bin and bike provision. Amenity area for the potential occupiers is shown to the rear of the apartments.
- 1.6 The four terraced dwellings shown on the illustrative drawings would be 2 storey in height, would contain three bedrooms and are shown with parking for 1 car each. All four houses would front on to Hill Hay Road. Three of them are shown with parking on the frontage, while the dwelling identified as House 1 is shown with a space to the rear, accessed from Matson Avenue. All the dwellings are shown with rear gardens.

2.0 RELEVANT PLANNING HISTORY

No relevant planning history.

3.0 **RELEVANT PLANNING POLICY**

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

3.2 **National guidance**

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 **Development Plan**

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

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
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 219 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. The hearing sessions for the examination of the City Plan concluded on 9 July 2021. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited to moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies from the emerging Gloucester City Plan include: :

A1 – Effective and efficient use of land and buildings

A6 – Accessible and adaptable homes

C1 – Active design and accessibility

E2 – Biodiversity and geodiversity

E5 – Green infrastructure: Building with nature

E6 – Flooding, sustainable drainage, and wastewater

E8 – Development affecting Cotswold Beechwoods Special Area of Conservation

F1 – Materials and finishes

F2 – Landscape and planting

F3 – Community safety

F4 – Gulls

F6 – Nationally described space standards

G1 – Sustainable transport

G2 – Charging infrastructure for electric vehicles

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. *While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application.*

4.0 **CONSULTATIONS**

4.1 **Highway Authority**

No objection, subject to conditions on any approval to include submission of details of vehicular access , parking and turning facilities, EV charging facilities, and secure and covered cycle storage facilities for each dwelling on the site as well as submission of a construction management plan.

4.2 **Tree officer**

The submitted tree report is considered acceptable and overall, there is no objection to the proposal subject to conditions on any approval to include the submission of details of replacement tree/ hedgerow, new trees and tree/hedgerow protection measures.

4.3 **Archaeologist**

Content that the site is unlikely to contain significant heritage assets of archaeological interest.

4.4 **Ecological Adviser**

The Shadow Habitat Regulations Assessment has been reviewed and it is concluded that no significant effects on nearby Natura 2000 sites are considered likely considering the relatively small size of the proposed development and distance of the sites from the development. There are also suitable areas of accessible green space for recreation nearer to the development than the Natura 2000 sites, which further reduce the likelihood of any recreational effects on Natura 2000 sites.

- 4.5 It seems unlikely that the development proposed in the form of four dwellings and six apartments would have significant effects on Natura 2000 sites and it is simply recommended that each resident is provided with a Home Owner Information Pack (HIP) detailing local walks and sites that residents can use and highlighting public transport links and bike/footpath routes to them.

4.6 **Contaminated Land Adviser**

No contaminated land concerns have been identified in this area.

4.7 **Drainage Adviser**

The comments of the Local Lead Flood Authority will be reported to the Planning Committee.

4.8 **Environmental Protection consultant**

Properties should be constructed to ensure that internal noise levels as per BS8233:2014 can be achieved. Noise modelling indicates that background noise levels at night (23:00 - 07:00) may be elevated due to proximity to M5 and a noise impact assessment should be submitted to determine that suitable noise levels can be achieved , or to indicate the necessary mitigation measures required to do so.

4.9 **Housing Strategy and Enabling Officer**

The applicant has indicated that they can provide 25% affordable housing provision, which is considered acceptable.

4.10 **Economic Growth and Strategic Delivery**

The proposal is for 10 dwellings. This number of qualifying dwellings would be expected to generate an additional demand for 1.70 secondary (11-16) places. The Gloucester Secondary Planning Area is forecast to be full; therefore, Gloucestershire County Council is requesting a secondary (11-16) contribution of £32,830.40 towards the provision of these places.

5.0 **PUBLICITY AND REPRESENTATIONS**

- 5.1 Neighbouring properties were notified, and press and site notices were published.
- 5.2 No letters in response have been received.

6.0 **OFFICER OPINION**

6.1 ***Legislative background***

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local

Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

- 6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:
- a) the provisions of the development plan, so far as material to the application;
 - b) any local finance considerations, so far as material to the application; and
 - c) any other material considerations.

- 6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

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

- Principle
- Design, layout and landscaping
- Affordable Housing
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Education and Community Facilities
- Economic considerations
- Planning obligations

6.5 ***Principle***

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

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

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

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

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

- 6.6 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.

- 6.7 As the site is located within the built up area of the city, the principle of development is considered to be acceptable in accordance with JCS Policy SD10, subject to assessment against other planning considerations in the remaining sections of this report.

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

The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD4 sets out requirements for high quality design, while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network. These design aspirations are also reflected in the emerging City Plan.

6.9 The application is an outline application with all matters reserved. This means that the matters of appearance, landscaping, layout and scale are to be considered at the reserved matters stage. The outline application has however been accompanied by illustrative drawings that seek to demonstrate how a proposal for a block of 6 apartments and four dwellings can be accommodated on the application site.

6.10 In terms of design, the proposed apartment block is shown 3 storeys in height with a mono pitched roof with shallow gradient sloping downwards from front to rear elevation. This would allow it to sit comfortably height wise with the neighbouring two storey dwellings/maisonettes and three storey blocks of flats. The block would obviously have a greater bulk than that of the immediate neighbouring dwellings/maisonettes, but it should be noted that the site previously had a large public house building on it, while a larger blocks of flats exist on the opposite side of Matson Avenue. There is a mix of roofscapes in the area with flat roofs and shallow pitches on neighbouring blocks of flats, and more traditional steep pitched roofs on dwellings. A mono pitched roof feature would probably be acceptable within this mix but as indicated above, this would be a matter for consideration at the reserved matter stage. The proposed dwellings are shown on the illustrative drawings to be of similar scale to the existing dwellings in the area.

6.11 In terms of layout the proposed dwellings are shown in a terrace fronting on to Hill Hay Road, while the apartment block would be 'freestanding' and facing on to Matson Avenue. All would have rear amenity areas and frontage parking, except the dwelling identified as House 1, which has parking shown to the rear. This would also be for consideration at the reserved matters stage, but the illustrative drawings show that a satisfactory lay out in character with the area could be achieved.

6.12 With regard to proposed landscaping, it would further constitute a reserved matter. The Council's tree officer has however commented that whilst there are no trees of significant value on the site, there are trees just off site to the north that could be impacted upon by the proposed apartment block. The applicant submitted a tree survey and arboricultural impact assessment and the Council's tree officer is satisfied with the conclusions of the report. He has no objection to the proposal, subject to any approval being conditioned for the tree protection measures to be put in place along with details of replacement trees for those to be removed from the site itself.

6.13 ***Affordable Housing***

The NPPF states that where local authorities have identified the need for affordable housing, policies should be set for meeting this need on site, unless off site provision or a financial contribution can be robustly justified. Policy SD12 of the JCS provides that a minimum of 20% affordable housing will be sought on sites of 11 or more dwellings in the Gloucester City administrative area. The supporting text at paragraph 4.13.6 explains that the policy reflects the viability of differing value areas that exist across the JCS, hence the requirement for a 40% contribution within Cheltenham and Tewkesbury but only a 20% contribution within Gloucester. However, bullet 10 of the Policy provides that the viability of the site may enable additional levels of affordable housing to be provided.

- 6.11 The applicant has confirmed that 3 affordable housing units would be provided. That would meet the requirements of SD12 and the Council's Housing Strategy and Enabling officer confirms that he is satisfied with the contribution.
- 6.12 ***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.
- 6.13 In terms of accessibility, the application site is located within 100m of the nearest bus stops, which are situated at Matson Shops, along Matson Avenue. Buses from here run frequently between Gloucester and Matson via Robinswood. In terms of walking routes, the application site is connected via a network of footways and footpaths to nearby amenities and the wider residential area. Whilst there are no specific cycleways, the low vehicle speeds on residential roads allow for relatively safe cycling around the general area.
- 6.14 Access constitutes a reserved matter, however the Highway Authority confirm that they have no significant concerns, subject to conditions on any approval for submission of details of vehicular access, parking and turning facilities, EV charging points and secured and covered cycle storage along with a Construction Management Plan. They do also indicate that the reserved matters submission should show parking provision to accord with Manual for Gloucestershire Streets. The dwellings would therefore need to be shown with two rather than one parking space each as indicated on the illustrative drawings, however this could be achieved albeit with potentially less frontage landscaping.
- 6.14 ***Residential amenity***
Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. 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.
- 6.15 The illustrative drawings do show the apartment block extending some 8 -8.5 metres beyond the rear elevation of the maisonettes 63/ 63 a Matson Avenue, however this is with a distance of just over 8 metres between the flank elevation of the proposed apartment block and the nearest part of 63/63a. It is considered that there would be sufficient spacing distance to prevent a material loss of light to the windows in the rear elevation of 63/ 63 a, and also as the illustrative drawings show two more frontage parking spaces than required by 'Manual for Gloucestershire streets' then there is the possibility at the reserved matters stage for the deletion of a couple of parking spaces and the building being shown moved forward slightly to improve the relationship.
- 6.16 To the rear of the indicated apartment block there would be a distance of 17 metres to the eastern site boundary, ensuring an adequate relationship with neighbouring properties to the east, while to the south there would be a distance of 12 metres from the blank flank elevation of the apartment block to the rear elevations of the terraced houses, which again is considered an acceptable distance.
- 6.17 The four proposed terraced houses as shown on the illustrated drawings would relate well to each other and would not cause harm to the amenities of neighbouring existing residential occupiers or to the amenities of the potential occupiers of the apartment block.
- 6.18 In terms of external amenity space for the potential occupiers, the dwelling houses are all shown with reasonable sized rear gardens, while a decent sized area (well over 300 square metres) is shown for the apartment block. In terms of internal floorspace, Policy F6 of the

emerging City Plan requires development proposals to meet Nationally Described Space Standards and the illustrative drawings show the dwellings just meeting the standards. An informative will be put on any approval to remind the applicant that the reserved matter submission needs to comply with these standards.

6.19 The Council's noise consultant has stated that background noise levels at night (23:00 - 07:00) may be elevated due to proximity to M5 and a noise impact assessment should be submitted to determine that suitable noise levels can be achieved, or to indicate the necessary mitigation measures required to do so. This would form a condition on any recommendation for approval.

6.20 Overall, it is considered that the illustrative drawings show that there is the potential to build 6 apartments and 4 dwellings on the site, while providing adequate amenity levels for the proposed occupiers and protecting the amenity of the existing neighbouring occupiers. Policy SD14 of the JCS and requirements of the NPPF are therefore met.

6.21 ***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.

6.22 The site is in Flood Zone 1, therefore at very low risk of flooding. The comments of the Local Lead Flood Authority will be provided to members at Planning Committee.

Ecology

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

6.24 The Council's ecology consultant states that it seems unlikely that the development proposed in the form of four dwellings and six apartments would have significant effects on these Natura 2000 sites, however she recommends that each resident is provided with a Home Owner Information Pack (HIP) detailing local walks and sites that residents can use and highlighting public transport links and bike/footpath routes to them. This would help take the pressure off the Natura 2000 sites and could form a condition on any approval.

Contaminated land

6.25 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.

6.26 The Council's contaminated land consultant confirms that no contaminated land concerns have been identified in this area.

Waste minimisation

6.27 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

6.28 This is an outline application with all matters reserved. The submission of a waste minimisation statement will form a condition on any approval.

6.29 ***Education and Community 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.

6.30 ***Economic considerations***

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

6.31 ***Planning Obligations***

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

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

6.32 This is reflected in Policy INF6 of the JCS which provides that where the need for additional infrastructure and services is expected, the local planning authority will seek to secure appropriate infrastructure which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. Similarly, a Section 106 agreement is the mechanism for providing affordable housing in compliance with Policy SD12. The requirements for S106 contributions arising from the proposal are set out below.

6.33 ***Affordable housing***

As set out above the proposal for affordable housing is for three dwelling units to be provided.

6.34 ***Education***

A contribution of £32,830.40 is proposed for secondary school provision, towards the provision of additional places in the Gloucester Secondary Planning Area. .

6.35 The applicant has agreed to the above contributions which will be delivered via a Section 106 agreement. It is considered that these contributions comply with NPPF requirements and CIL Regulations and would mitigate the impacts of the development. Therefore, it is considered that the proposed development makes adequate provision for infrastructure and affordable housing in accordance with Policies INF3, INF4, INF6 and SD12 of the JCS

6.32 ***Conclusion***

This application has been considered in the context of the policies and guidance referred to above. Whilst the application is an outline application with all matters reserved, therefore only seeking approval for the principal of residential development at this stage , the submitted illustrative drawings show that 6 apartments and 4 houses can be potentially accommodated on the site in a satisfactory design, with no highway safety implications, and no detrimental impact upon the amenity of any neighbours and the local area.

7.0 RECOMMENDATION OF THE HEAD OF PLACE

- 7.1 That, subject to the completion of a Section 106 agreement to provide the following:
- 1) 3 affordable dwelling units ; and
 - 2) £32,830.40 for secondary school provision *in the Gloucester Secondary Planning Area*.

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

7.3 1) Outline: Time limit for submission of reserved matters

Application for approval of the reserved matters shall be made to the Local Planning Authority 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.

2) Outline: Time limit for commencement

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

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.

3)Outline: Reserved matters requiring approval

The development for which permission is hereby granted shall not be begun before details showing the layout, scale, external appearance of the building(s), landscaping and access (hereinafter referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended). The application is in outline and the reserved matters referred to are required to enable the Local Planning Authority to exercise control over these aspects of the development.

4) Noise Assessment

Any application for the approval of reserved matters which includes details of the siting of any dwelling shall be accompanied by a noise assessment and where necessary , a scheme of noise attenuation measures to protect the dwelling units (internal/external amenity space). Any noise mitigation measures so identified shall be implemented prior to the first occupation of the dwellings so affected and shall be retained for the lifetime of the use.

Reason:

To safeguard the future occupiers of the dwellings and amenity of the area in accordance with Policy SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

5) Approved drawings/documents

The development hereby permitted shall be carried out in accordance with the following approved drawing numbers./documents except where these may be modified by any other conditions attached to this permission.

Location Plan – Drawing No.1.

Proposed Site Plan – Drawing No.2

Mhp arboricultural consultants statement dated 09/07/2021 Version V1

Reason:

For the avoidance of doubt and in the interests of proper planning.

6)Samples of Materials

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.

7)Replacement Trees/Hedgerows -Details Required & Provision for replacement

The trees/hedgerows to be removed shall be replaced during the first planting season following removal by trees/hedgerows of a species, size and in locations that have first been submitted to and approved in writing by the Local Planning Authority. Any replacement trees/hedgerows which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year period.

Reason:

In the interests of visual amenity and the character and appearance of the area.

8)Tree/Hedgerow Planting Scheme-Details Required & Provision for replacement

Before the first use/occupation of the development hereby permitted, full details of proposed tree/hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, species and sizes, planting specifications, maintenance schedule, provision for guards or other protective measures. The details shall include the tree pit design and location, type and materials to be used for

hard landscaping including specifications. All planting shall be carried out in accordance with the approved details in the first planting season following the completion or first occupation/use of the development, whichever is the sooner. The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

9)Implementation of Approved Tree/Hedgerow Planting Scheme

All planting comprised in the approved details of tree/hedgerow planting shall be carried out in the first planting season following the occupation of any building or the completion of the development, whichever is the sooner. Any trees or hedgerows, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any trees or hedgerows fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year period.

Reason:

To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

10)Submission of details for Trees/Hedgerow Protection Measures

No development including demolition, site clearance, materials delivery or erection of site buildings, shall start on the site until measures to protect trees/hedgerows on and adjacent to the site have been installed in accordance with details that have been submitted to and approved in writing by the local planning authority. These measures shall include: 1. Temporary fencing for the protection of all retained trees/hedgerows on and adjacent to the site whose Root Protection Areas (RPA) fall within the site to be erected in accordance with BS 5837(2012) or subsequent revisions (Trees in Relation to Design, Demolition and Construction). Any alternative fencing type or position not strictly in accordance with BS 5837 (2012) shall be agreed in writing by the local planning authority prior to the start of development. The RPA is defined in BS5837(2012). 2. Construction Exclusion Zone (CEZ): The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the CEZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, cabins or other temporary buildings, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the CEZ, unless agreed in writing with the local planning authority. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority.

Reason:

To ensure adequate protection measures for existing trees/hedgerows to be retained, in

the interests of visual amenity and the character and appearance of the area.

11)Implementation of Approved Trees/Hedgerow Protection Measures

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

Reason:

To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area

12)Home Information Pack – SSSI or SAC mitigation

Prior to first occupation, a Homeowner Information Pack (HIP) setting out the location and sensitivities of the [define relevant SSSI and/or SAC] shall be submitted to and approved in writing by the local planning authority. The HIP shall include reference to the sensitivities of the sites, messages to help the new occupiers and their families enjoy informal recreation at the site and how to avoid negatively affecting it, alternative locations for recreational activities and off-road cycling and recommendations to dog owners for times of year dogs should be kept on lead when using the site (i.e. to avoid disturbance to livestock). Two copies of the HIP shall be provided to all future residents prior to occupation of each dwelling.

Reason:

In the interests of biodiversity.

13) Boundary Treatment

No dwelling shall be occupied until details of the boundary fences/walls have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and retained in accordance with these approved details for the lifetime of the development.

Reason:

To ensure adequate provision for privacy and in the interests of visual amenity.

14) Construction and Environmental Management Plan

Prior to commencement of any development within a Construction (and demolition) 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
- b. Staff/contractor facilities and travel 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
- Development shall take place only in accordance with the approved CEMP.

Reason:

To protect existing and proposed properties from the impacts of short term exposure to noise, vibration, light and dust nuisance.

15) Construction Hours

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.

16) Surface Water Drainage

No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy 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.

17) Foul drainage

No building hereby permitted shall be occupied until details of the design, implementation, maintenance and management of foul water drainage works have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, and the drainage maintained/managed, in accordance with the approved details.

Reason:

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

18) Refuse storage

No dwelling shall be occupied until details of refuse bin storage facilities have been

provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. 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.

19) Waste Minimisation

The first reserved matters application submitted pursuant to Condition 3 shall be accompanied by details of a waste minimisation strategy for the site. Provision must include appropriate and adequate space to allow for the separate storage of recyclable waste materials. The development shall be carried out in accordance with the approved details.

Reason

To ensure the effective implementation of waste minimisation.

20) Car parking/turning areas

Details of car parking (to include EV charging facilities for each dwelling) and turning areas shall be submitted to and approved in writing by the Local Planning Authority , then constructed and marked out ready for use , all before occupation of any of the dwellings hereby permitted and these areas shall thereafter be retained as such for the lifetime of the development.

Reason

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

21) Cycle parking

Details of secure and covered cycle parking shall be submitted to and approved in writing by the Local Planning Authority , then constructed and marked out ready for use all before occupation of any of the dwellings hereby permitted and thereafter retained as such for the lifetime of the development.

Reason

To ensure a sustainable development and to accord with the NPPF.

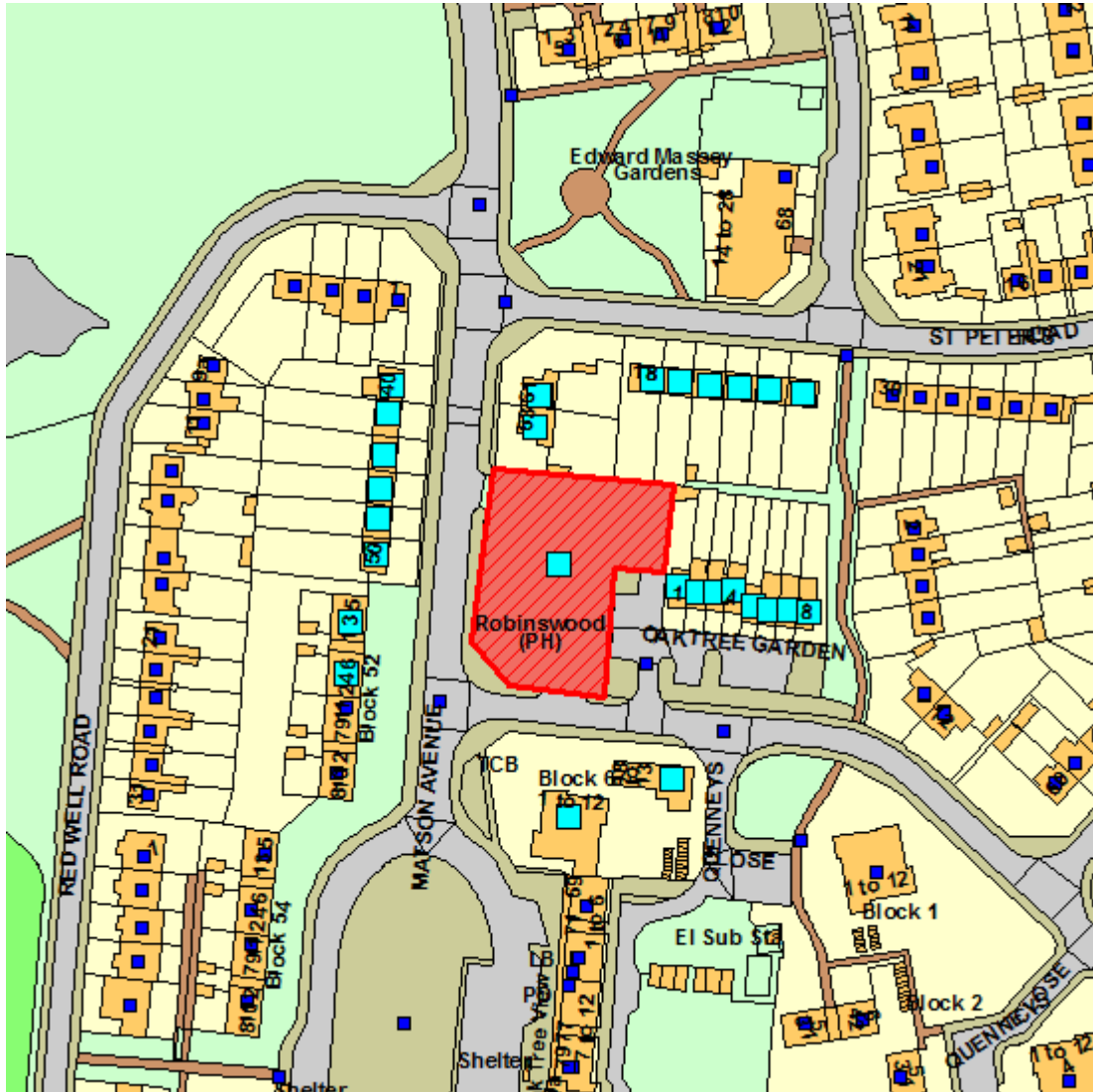
INFORMATIVE

- 1) The applicant is reminded that the submission at the reserved matters stage needs to show all the dwellings providing internal space to meet the Nationally Described Space Standards

Planning Application: | 20/00847/OUT

Address: | Robinswood Inn Matson
Avenue Gloucester GL4 6LJ

Committee Date: |



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Rev	Description	Date

Project Status:
PLANNING

Client:
[REDACTED]

Project Title:
Former Robinswood Inn Site

Drawing Description:
Proposed Site Layout

Scale: 1 : 250	Sheet Size: A3	Date: 20.07.20
Drawn By: CC	Designed By: CC	Checked By: MS
Job No: 19080	Drawing No: 02	Revision: P0

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	7 th September 2021
Address/Location:	White City Adventure Playground Northfield Road Gloucester
Application No:	21/00298/FUL
Ward:	Matson & Robinswood
Expiry Date:	20.10.2021
Applicant:	The White City Community and Recreation CIO
Proposal:	Construction of Community and Recreation Centre, Adventure Playground building with associated external works, new play area, car park and associated vehicular access, and formation of vehicular access at Dickens Close
Report by:	Adam Smith
Appendices:	Site location plan Site layout plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site comprises land off Northfield Road, involving the existing play area and buildings, and part of the existing grass field to the north east. To the north and north west of the site are allotments and the railway line, beyond which are residential properties. To the south west are residential properties. To the south east across Northfield Road are residential properties. To the north east is the remainder of the grass field, and residential properties beyond this.
- 1.2 The proposal is for a new community centre and a range of associated facilities. The main building would be sited broadly in the middle of the site. A new access road would be formed from the corner of Northfield Road into the field to serve a car park to the north east of the proposed main building. A new play area would be constructed at the south western part of the site. A second building would be sited at the western edge of the site backing onto the railway line. A basketball court is proposed behind the main building to the west side.
- 1.3 The main community centre building would accommodate a two storey height hall, two secondary halls, kitchen, changing, and toilet facilities, and various other rooms. It would be part single, part two storeys, with part flat roof and part pitched roof. The site is on a gradient, and the maximum height would be approximately 9.7m. The main facing materials would be timber cladding to the walls with a blue brickwork base, and a standing seam roof. The roof would have photo voltaic panels.
- 1.4 The smaller second 'Venture' building would accommodate several rooms including kitchen and toilet facilities, and staff accommodation in the upper floor. I understand it is intended for usage in association with activities at the play area. It would have a monopitch roof in a similar style, comprising 1 and 2 storeys of accommodation, a maximum height of 7.1m down to 2.6m (these being for the overhanging roof parts). Again the pitched roof would have photo voltaic panels.
- 1.5 New boundary treatments are proposed; to the south a new brick wall to match the adjacent

one and a new 1.8m close boarded fence; to the east 750mm galvanised steel railings and gates in front of the play area; 2.2m galvanised steel railings and gates to the south west corner and the access there; to the western railway boundary the retention of the existing 2.35m security fence; and retention of the chain link fence to the allotment boundary. A new gated access point is proposed through to Dickens Close, in part to provide a vehicular egress point from the allotments. The path that runs along the south west of the site to link this to Northfield Road is now to be retained.

- 1.6 The play area would be situated at the south west part of the site and is described in more detail in the residential amenity section below. New tree planting is proposed around the car park and play area. External seating is proposed to the front along Northfield Road. External lighting is proposed to the building and the surrounding paths and car park.
- 1.7 The intention is that the centre would be used for a range of services and activities including;
- Drop in centre
 - Health clinics
 - Advice sessions
 - Surgeries with Councillors, police, housing landlords, etc
 - Education classes
 - Sports
 - Arts and cultural activities
 - Childcare
 - Café
 - Office space and IT facilities
 - Hire options for training, conferences and meetings

Opening hours are proposed as Monday to Saturday 7am to 10pm; Sundays and bank holidays 8am to 9pm. Notably, above and beyond this, opening is sought to 11pm to allow for weddings and parties from time to time.

- 1.8 The application is referred to the Committee because it involves Council land and is subject to objections.

2.0 **RELEVANT PLANNING HISTORY**
None.

3.0 **RELEVANT PLANNING POLICY**

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

3.2 **National guidance**
National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 **Development Plan**
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)
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
SD14 – Health and environmental quality
INF1 – Transport network
INF2 – Flood risk management
INF3 – Green Infrastructure
INF4 – Social and community Infrastructure

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 219 of the NPPF states that ‘...*due weight should be given to (existing policies) 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, and the Examination hearings have taken place. 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 at least 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 include:

A1 – Effective and efficient use of land and buildings
C1 – Active design and accessibility
C3 – Public open space, playing fields and sports facilities
C5 – Air quality
D1 – Historic environment
E2 – Biodiversity and geodiversity
E4 – Trees, woodlands and hedgerows
E5 – Green infrastructure: Building with nature
E6 – Flooding, sustainable drainage, and wastewater
F1 – Materials and finishes
F2 – Landscape and planting
F3 – Community safety
G1 – Sustainable transport
G2 – Charging infrastructure for electric vehicles
G4 – Walking
Allocation Policy SA20 – White City Community facility

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 **Supplementary Planning Guidance/Documents**

SuDS Design Guide 2013

Interim Adoption Designing Safer Places SPD 2008

Waste Minimisation in Development Projects 2006

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 The **Highway Authority** raises no objection subject to conditions to secure electric vehicle charging, a construction management plan, provision of the parking and of the means of access prior to occupation, provision of the cycle storage, provision of motorcycle parking, provision of a give way marking on the access road, and controlling use of the Dickens Close access.
- 4.2 The **Planning Policy Team** notes that the site is a proposed allocation in the City Plan and there is in principle support for the application. No objection is raised in terms of potential conflict with the Blackbridge scheme.
- 4.3 **Sport England** raises no objection subject to a condition to secure toughened glass to the sports hall.
- 4.4 **The Tree Officer** raises no object to the loss of trees with suitable mitigation. No objection is raised to the revised tree planting plans and maintenance schedule, subject to securing them by condition, and also securing tree protection measures.
- 4.5 The **Contaminated Land Consultant** has provided an updated response based on the receipt of the Phase 2 report. This recommends a reduced version of the contaminated land condition and a further condition in relation to importation of soils.
- 4.6 The **Drainage consultant** raises no objection based on the updated information submitted, subject to a condition to secure full details of the drainage strategy, with an adjustment on rainfall for climate change to 40%.
- 4.7 **The Environmental Health consultant** raises no objection but recommends conditions be considered to secure a Construction Environmental Management Plan, to control noise from fixed plant, the building specification to secure the noise mitigation properties, and possibly hours of opening and the lighting plan.
- 4.8 The **Lead Local Flood Authority** originally noted that no drainage information had been submitted. A drainage strategy and layout have now been provided and the LLFA has no objection although they note that some amenity, biodiversity and education benefits have been missed by adopting the proposed below ground solution.
- 4.9 The **Urban Design Adviser** raises no objection.
- 4.10 The **City Archaeologist** raises no objection.

- 4.11 **Severn Trent Water** raises no objection subject to conditions to secure details of surface and foul drainage.
- 4.12 **The County Council Minerals and Waste Team** required further information on waste minimisation, and now make no objection in terms of potential minerals sterilisation.
- 4.13 **Network Rail** raises no objection in principle but initially raised several points about protecting their assets; boundary treatments, works near the boundary and lighting. They have subsequently confirmed that the details as updated are acceptable.

5.0 **PUBLICITY AND REPRESENTATIONS**

- 5.1 99 neighbouring properties were notified and press and site notices were published.
- 5.2 5 representations have been received. The issues raised may be summarised as follows:

Building siting perfectly suited to the area.
 Physical impact of building and uses proposed will be beneficial to the community.
 Buildings would lower noise from the railway line to residents.
 Buildings would improve view.
 Would not lead to loss of privacy.
 Design is sympathetic and compliments buildings and character of the area.
 No negative effect on traffic, probably positive.
 Could lead to more public transport to the area.
 Building would be environmentally friendly.
 More trees and more manageable areas.

Access to the new building will be restricted as the road into the area is a no through road.
 Traffic impact and highway safety.
 Impact on parking.
 Existing issue with parking during events at the park. Road becomes single lane due to parking.
 Proposed car park will not be sufficient. Especially during events.
 The Highway Authority's recommended condition on restricting the allotment/Dickens Close access to entry/exit only should also be applied to the Northfield Road vehicular access especially as it is a relatively narrow no-through road.
 Impacts from plant and machinery accessing the site.
 Unsympathetic design affecting appearance of the building/character of the street.
 Loss of the open green space and football pitch.
 Scale of scheme represents bringing the town into a residential area.
 Consider privacy impacts from height of building, and play apparatus, to avoid over looking.
 Consider building as far away from Northfield Road as possible, railings either side of the road and a no ball games sign to prevent ball games in the street.
 Noise impact from events, traffic and footfall. Loud music events should be in the building behind closed doors and ideally sound-proofed.
 Anti-social behaviour. New facilities could act as an additional attraction. Disturbance after centre closes. Secure the site to prevent anti social behaviour.
 Provision of an outdoor static rubbish bin would be good.
 Light pollution.
 Not the right place for a community centre.

- 5.3 The full content of all correspondence on this application can be viewed on:
<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

6.0 OFFICER OPINION

6.1 ***Legislative background***

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

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

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

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regard to this application are as follows. In relation to the historic environment no heritage assets are considered to be affected, the City Archaeologist raises no objection, and this matter is not considered further.

- Principle (including the loss of part of the field)
- Design, layout and landscaping
- Traffic and transport
- Residential amenity / environmental health
- Drainage and flood risk
- Land contamination
- Ecology
- Sustainability
- Waste minimisation
- Minerals
- Economic considerations

6.5 **Principle**

The NPPF requires decisions to give substantial weight to the value of using suitable brownfield land within settlements for identified needs. Decisions should support development that makes efficient use of land. To provide the social, recreational and cultural facilities and services the community needs, decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments; should support strategies to improve health social and cultural well being for all sections of the community; guard against the unnecessary loss of valued facilities and services, and ensure that established facilities and services are able to develop and modernise, and are retained for the benefit of the community. The NPPF requires decisions to aim to achieve healthy, inclusive and safe places which promote social interaction, and enable and support healthy lifestyles.

- 6.6 The NPPF sets out the importance of access to high quality open spaces and opportunities for sport and physical activity. It sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 6.7 JCS Policy SP2 seeks to focus development in the JCS area at Gloucester and Cheltenham. Policy INF4 deals with social and community infrastructure and sets out that proposals to develop land or buildings currently or previously in use as a community facility need to demonstrate, including evidence of engagement with relevant local community groups and partner organisations, why the facility is no longer required and, as appropriate, how, when and where suitable local replacement facilities will be provided. It furthermore sets out, in relation to new community infrastructure that these should be centrally located to the population it serves and be easily accessible on foot and bicycle, and to have the potential to be well served by public transport. Flexible, multifunctional facilities are encouraged.
- 6.8 City Plan Policy C3 protects existing public open spaces, playing fields and built sports facilities from redevelopment for alternative uses in whole or part unless it can be demonstrated that any of the criteria are met, which relate to; excess of provision and no current or planned future demand for it; replacement by equivalent or better quality alternative provision in an appropriate location to the community; ancillary development that would enhance existing facilities and not prejudice ongoing use; or it affects land not suitable or incapable of forming an effective part of the open space and would not prejudice ongoing use of the remainder. It also notes that proposals to provide new built sports facilities will be supported where they deliver the aims and recommendations of the Open Space, Playing Pitch and Built Sports Facilities Strategies.
- 6.9 The Second Deposit Local Plan 2002 Policy SR2 opposes development proposals which involve the loss of playing fields, formal and informal recreational open space and their ancillary facilities unless it can be demonstrated that any of the criteria are met, which relate to: the redevelopment of a small part will secure the retention and improvements of the sports and recreation facilities; alternative provision of equivalent or better standard is made available, a clear long term excess of sports pitch and public open space can be shown to exist; or the proposed development is for an indoor sports facility, which would provide sufficient community benefit to outweigh the loss.

6.10 **Community considerations**

There is no policy test of 'need' for the development proposed, however the City Plan allocation acknowledges an identified need for a community facility in this area, and the applicant has submitted a report setting out their perception of local need, including;

- Deprived community, factors likely to be magnified by Covid 19;
- Pro-active community seeking better outcomes for themselves;
- Lack of major investment in recent years;
- Project would benefit all ward residents;
- The Venture is the only community asset in White City; no other recreational or social support services locally;
- No community space to meet or enjoy activities;
- Pressure on existing facilities such as schools and retirement housing to accommodate events and activities;
- Lack of spaces to accommodate health clinics and mobile services that used to exist locally;
- Lack of sports facilities;
- Lack of access to support, information and advice;
- Lack of affordable childcare;
- Strong local support for the project;

6.11 The locality is scored poorly in various indices of deprivation and the application sets out the loss of various community assets over time but also the success and popularity of the existing venture playground. It reports a significant need for additional sports and recreation facilities, and contact points for information, support and advice. The need for the facility is already acknowledged in a Draft development plan document and addressing the above needs would be a significant public benefit arising from the development. The proposals would be likely to have significant benefits to the community in providing a range of enhanced opportunities for play, education, socialising and exercise. This weighs in favour of granting permission.

6.12 **Location of the community facility**

Policy INF4 of the JCS requires community infrastructure to be centrally located to the population it serves and be easily accessible on foot and bicycle, with the potential to be well served by public transport and the application demonstrates that this would be the case. The proposal would provide for the flexible, multi functional community infrastructure encouraged by Policy INF4.

6.13 The site is partially previously-developed land and partially a grass field. The site is in part allocated in the City Plan (SA20). This allocation relates to broadly the southern half of the proposed site and is for a community facility. The policy notes the identified need for a new community facility in the area to replace that lost on the St Aldates Church site. The policy requires the proposal to deliver for the needs of the community and complement the Blackbridge Sports and Community hub (allocation SA06). The policy is not adopted as the Inspector's report following the City Plan Examination is awaited. The detailed requirements of the allocation policy SA20 are referred to in subsequent sections. There is therefore in-principle support for a facility on the site which can be given moderate weight. However the application proposals extend beyond this allocation boundary and need to be considered in the context of the loss of the field that would be caused, which is not considered in the allocation policy, and is addressed in the following section.

6.14 ***Partial loss of field***

The development would in part be constructed on the site of the existing play area and community building. This would be broadly the site of the proposed new buildings and play area. The car park however would extend into the existing grass field to the north. Sport England is a key consultee in this context.

- 6.15 This field is not recorded in the Council's Playing Pitch Strategy as a formal sports pitch and is recorded in the Council's Open Space Strategy as an amenity space of low site quality and biodiversity value but high community value. There are very few similar spaces nearby. The Strategy recommends that the site should be prioritised for improvement and investment, to update existing facilities or provide new features. The Council's Built Indoor Facilities Strategy needs assessment refers to the application project specifically as a future development. It notes the likely benefits of expanding accessibility of sports provision to the local community who may otherwise not be able to access it. The Built Facilities Strategy also recommends the identification of ongoing investment requirements to protect and improve existing sports facilities, especially in the south of the city, ensure daytime access to indoor sports, notes a shortfall of sports hall provision, and supports development that may assist in increasing sport and physical activity in the wider community.
- 6.16 The City Plan allocation policy requires the proposal to facilitate better use of the existing open space. This was written based on an allocation not extending onto the field. In so far as the proposal would provide supporting facilities (changing rooms, refreshment facilities) and potentially attracting more usage, it could facilitate better use of the remaining part, however clearly it would substantially reduce the amount of space remaining.
- 6.17 The scheme provides the opportunity for a variety of indoor sports provision in the halls, as well as changing rooms. The submitted Statement of Usage notes that the use of the main hall would be primarily for sports/recreation in particular 5 a side football likely for 60% of the usage (which would go some way to replicating the 'kick-about' function of the grass field as well as more formalised games) along with badminton and other sports such as indoor bowls and boot camps.
- 6.18 An Open Space Assessment has been submitted with the application. This sets out that the play area would be re-provided on site at a reduced scale (existing play area open space 0.44ha, proposed 0.3ha) but argues that this is mitigated by the potential to expand this area in future and that this also allows for the loss of some of the open space to a car park to be mitigated against. It states that loss of some of the open space due to the car park is compensated for by the presence of soft landscaping and planting of trees. It acknowledges the presence of a football pitch on the field but states that it is not currently in use and that this demonstrates that there are other open spaces available and notes that this open space will not be impacted by the proposed development. It concludes that with the re-provision of a play area, and utilisation of the site for a Community Centre, there would be a valuable increase in community facilities offered to the public.
- 6.19 Officers do not agree with the analysis in the submitted open space assessment. Nevertheless, it has been agreed with Sport England that given the need for built sports facilities in the area and the proposals' inclusion of the indoor hall for 5 a side football, badminton etc, that the loss of part of the field is acceptable.

- 6.20 Sport England's comments acknowledge the loss of the field but they consider the proposal complies with their exception criteria whereby the proposal would be of sufficient benefit to sports development as to outweigh the detriment caused by the loss of playing field. They note that having a community-accessible 3-court sports hall is to be welcomed as most sports halls are on school sites which have limited out of school hours access. While the field is not recognised as a formal pitch, they do note that it would still be possible to lay out two under 7s or 8s pitches on the remainder of the site. Sport England also recommended some design changes including to strengthen the glazing in the sports hall to withstand equipment impact, and they would object to the application without a condition to secure that. They also recommended that walls and fixtures in the hall are fitted flush to avoid injury, which the applicant has addressed.
- 6.21 In this context it is considered that the proposal meets the various exceptions set out in the above policies by delivering sports and recreational benefits to outweigh the harm caused by the partial loss of the field.
- 6.22 In terms of the relative loss of play area (0.44 to 0.3ha according to the application), the submission indicates a more extensive provision of play equipment than currently, while it would also be expected from the design and proposed use that the new community centre would provide an increase in children's sport and play opportunities in an alternative manner. In this context it is considered that the significant community benefits likely to accrue from the scheme would outweigh the reduction in the physical extent of the play area. Nevertheless, in order to seek to maintain continuity of provision it is recommended that a condition be imposed to secure the re-provision of the play area as early as possible to ensure that there is not a wholesale loss of play area facilities for the community, and as close to ongoing continuity of provision as possible. The applicant has a draft programme for implementation, whereby the new venture building would be constructed while maintaining the existing play area, then remove the existing play area and construct part of the new play area where at a safe distance from the new community building site and open that, prior to completion of the remaining new play area and community building.
- 6.23 In terms of the City Plan policy test of co-ordinating the proposal with the Blackbridge scheme, the applicant's community need statement sets out that they are in close contact with the Blackbridge project to maximise benefits and avoid duplication. Overall it is not considered that the application scheme and Blackbridge will compete; the application scheme proposes indoor facilities whereas Blackbridge has a greater focus on outdoor sport; the usage of the indoor spaces proposed already appear to have usage interest established and regeneration in the Podsmead area may lead to increased interest for Blackbridge; both schemes respond to a local need and there is likely to be less enthusiasm from local people to travel outside of the local area.
- 6.24 Overall, the proposal is considered acceptable in relation to the various loss and re provision of local facilities, would be within the built up area of the City on a partially brownfield site in a sustainable location, and as a community facility would be well related to the community it would serve. The proposal complies with the above policy context.
- 6.25 ***Design, layout and landscaping***
The NPPF states that good design is a key aspect of sustainable development, and sets out criteria for decision making including ensuring that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character and history while not preventing or discouraging appropriate innovation or change, establish/maintain a strong sense of place, optimise the potential of the site to accommodate an appropriate amount and mix of development, and create safe, inclusive accessible places.

- 6.26 JCS Policy SD4 sets out requirements for high quality design, including responding positively to and respecting the character of the site and surroundings, and being of a scale and materials appropriate to the site and setting. Design should establish a strong sense of place and have appropriate regard to the historic environment. Policy INF3 requires development to positively contribute to green infrastructure, also setting out that proposals that would impact on trees will need to include a justification for why this cannot be avoided and should incorporate mitigation for the loss.
- 6.27 Policy A1 of the pre-submission City Plan requires overall improvements to the built and natural environment, preserving the character of the area and appearance of the streetscene, and appropriate bin storage. Policy C1 requires development to meet the highest possible standards of accessible and inclusive design. Policy E4 requires biodiversity net gain on site (or a suitable alternative) if there is unavoidable significant adverse impact on trees, woodland or hedgerows, and tree protection measures during development. Policy F1 requires high quality architectural detailing, external materials and finishes that are locally distinctive, and developments to make a positive contribution to the character and appearance of the locality. Innovative modern materials will be encouraged where they strongly compliment local distinctiveness. Policy F2 requires hard surfacing, boundary treatments and planting to be appropriate to the location, and incorporate existing natural features where possible, and ensure adequate space for trees to mature. Policy F3 requires development to be designed to ensure that community safety is a fundamental principle. The City Plan allocation policy SA20 requires buildings to respond to the residential setting and character of the area and be domestic in scale.
- 6.28 The proposed siting of the main building would help create built street frontage, which is a positive step from earlier iterations of the scheme. It would also create more activity in the locality and improve natural surveillance of the area in terms of designing out crime. Furthermore, lighting is proposed to the circulation areas.
- 6.29 The surroundings comprise of single and two storey residential properties. Given that the usage of the building dictates its form to a large degree (e.g. internal head height needed to accommodate indoor sports such as badminton) it is not realistic to achieve a directly comparable form to the residential buildings in the locality. The proposed main building is two storeys, and although the maximum roof height is likely to be higher than the residential buildings in the vicinity, given the siting, separation, and the sloped roof declining out to the street frontage, this is unlikely to be so strikingly different as to cause significant harm to the streetscene and character of the area and this is supported by the submitted elevations and sections.
- 6.30 A timber cladding is proposed as the main facing material. Most of the properties in the locality have a red/orange brick, with some render detailing. The timber cladding would not therefor be a direct match however it would not be obtrusive and with the use of a good quality timber could help blend the building into its immediate backdrop of the playing field, allotments and tree line along the railway.
- 6.31 In terms of access to the buildings, the application confirms that the scheme is fully compliant with Part M of the Building Regulations. Overall, the building would be noticeably different to its surrounding buildings in footprint and form, however it is set away from these properties, with a declining roof slope towards the road, and the overall design and scale would not make it appear significantly overbearing within the streetscene.

6.32 *Landscaping and access*

The trees proposed for removal are not of significant value and the Tree Officer is content that these can be removed, subject to suitable new planting as mitigation. The planting proposals have been amended to the satisfaction of the Tree Officer and these should be secured by condition, and would be to the benefit of the local environment and would help to soften the appearance of the development.

6.33 The path at the south west edge of the site is not a Public Right of Way, and is now proposed to be retained in the scheme. This would aid pedestrian connectivity within the area. It's retention would also serve to give some more relief between the residential boundaries and the play area.

6.34 Overall, subject to conditions the proposal would comply with the above policy context.

6.35 ***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 and sets out that permission will be granted only where the impact of development is not considered to be severe. Policy G1 of the emerging City Plan notes that the Council will work closely with the County Council and other organisations on local transport matters. Policy G4 supports development that protects and enhances convenient, safe and pleasant walking environments, and improvement of walking routes to sustainable transport hubs. Proposals that disrupt walking desire lines, reduce the pedestrian legibility or reduce pedestrian connectivity will not generally be supported. Policy A1 requires adequate off-street parking, access, and covered and secure cycle storage.

6.36 A Transport Assessment has been submitted and considered by the Highway Authority. Northfield Road connects to the A38 Finlay Road to the south which provides a key north south link and access to trunk roads. Access and egress with Finlay Road at the closest point via Selwyn Road is available northbound only. Further south there is a northbound and southbound access off Finlay Road via Elmira Road. Given the surrounding pedestrian and cyclist accessibility and proposed usage of the building, walking and cycling are viable alternative means of accessing the site. Three bus stops are in the vicinity to the south served by the frequent service route 7 linking to the city centre. It is considered to be a sustainable location and not reliant on car travel.

6.37 40 parking spaces are proposed, 4 for disabled users. A car parking accumulation assessment was undertaken using TRICS, and shows a maximum of 23, so it is likely to operate within capacity. 16 enclosed cycle spaces are proposed. The Highway Authority agrees that sufficient parking is proposed, and seeks provision of motorcycle spaces, which could be secured by condition.

6.38 The Highway Authority has agreed that the applicant's TRICS analysis is robust. The analysis, based on the net change in traffic between the existing and proposed facilities, shows an increase in two-way movements during peak hours as follows:
AM peak – 16 vehicles
PM peak – 23 vehicles.

6.39 The Highway Authority seeks electric vehicle charging provision. Furthermore, a 'give way' marking is sought for vehicles exiting the site to give way to vehicles on Northfield Road. These and the other items requested could be secured by condition.

- 6.40 While raising no objection in principle, Network Rail set out their requirements for protecting their operational land. The retention of the existing 2.35m security fence deals with their requirement for a fence along the boundary. The attenuation crates and the foul service run behind the Venture building have been relocated out of Network Rail's required separation zone. In terms of impact of the proposed lighting on rail infrastructure, there are trees along the boundary which could provide screening, however they would die back in winter even if retained. The applicant has therefore provided a lighting study of the glare likely to the railway line, and this shows that it would be just below the 'noticeable' rating but not 'disturbing', and furthermore this is without any shielding from fences or foliage considered. In addition the lights proposed are downlighters to this access. All other Network Rail requirements listed in their first comments are met, and they have now confirmed that the updated details are acceptable. They request a condition to secure details of excavations near the common boundary.
- 6.41 The allotments boundary includes a vehicle-sized gate at the south west corner of the allotments. The applicants have advised that the current arrangement is that a landrover and trailer makes a delivery to the allotments from the east end off Bibury Road and currently turns in the unused area at the rear of the current play area. The application scheme would prevent this from occurring. The plan is now that the vehicle would exit the allotments and drive across the site behind the venture building to exit through the new proposed opening to Dickens Close. The Highway Authority has now considered this arrangement and raises no objection subject to a condition to secure details of restricting use of the accesses to an entry/exit only arrangement. The applicant has advised that the Dickens Close gates would be controlled for the protection of the children using the play area. As there is no current access here, this heightened management of the access does not worsen the existing permeability of the site. The restriction of the Northfield Road access to a similar 'entry/exit-only' arrangement as sought in one representation would not work as this is the only means of entry and exit to the car park, as opposed to a through-route as with the allotments access. Furthermore the Highway Authority has not recommended that such a measure is necessary to protect highway safety.
- 6.42 In conclusion, subject to conditions, the proposal would not cause an unacceptable impact on highway safety or a severe impact on congestion, and would comply with the above policy context.
- 6.43 ***Residential amenity / environmental health***
The NPPF seeks to ensure that developments provide a high standard of amenity for existing and future users. The NPPF sets out that decisions should ensure development is appropriate for its location taking into account effects of pollution on health and living conditions, and should mitigate and reduce to a minimum adverse impacts from noise, and avoid noise giving rise to significant adverse impacts on health and quality of life. It also requires planning decisions to sustain and contribute towards compliance with relevant limit values or national objectives for pollutants.
- 6.44 Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Policy SD14 also requires development to cause no unacceptable levels of pollution with respect to national and EU limit values. Policy C5 of the emerging City Plan requires major developments to demonstrate compliance with EU limit values and achieve national objectives for air pollutants. It also seeks to avoid building configurations that inhibit pollution dispersal, minimise public exposure to pollution sources, use green infrastructure to absorb pollutants, provide infrastructure that promotes transport modes with low air quality impacts, and control dust and emissions from construction operation and demolition.

- 6.45 The City Plan allocation policy SA20 sets out site specific requirements and opportunities including giving careful consideration to the impact on the adjacent bungalows, and that development should be set away and set down from these properties. Also to consider the site access position, hours of operation and scale of development to preserve amenity, noting particularly the properties opposite the site.
- 6.46 Impacts of the buildings:
The nearest neighbouring residential properties are across Northfield Road to the south east, and adjacent to the site at Northfield Road and Dickens Close to the south west. Beyond the playing field to the north east there are properties off Hazleton Close and Stow Close.
- 6.47 The main building would be approximately 12m from the residential properties that are side-on, across Northfield Road, no. 73 being the nearest. The only windows facing these properties would be at ground floor. Given this and the separation, no harmful overlooking would be caused. Given the sloping roof on the road side and therefore the declining scale of building at its near side to these neighbours (approximately 2.5 – 3m high at the outer wall), it would not be overbearing to these properties or cause a significant loss of light. A shadow study has been undertaken. The building would not cause significant harm by overshadowing.
- 6.48 The building would be approximately 20m (not directly opposite) from the front of the houses facing towards the site on Northfield Road, no. 71 being the closest. Given this relationship similar conclusions apply. While there is a first floor window in the side elevation of the near sloping part of the building (into what is proposed as a conference/training room), the relationship, angle and separation are such that no significant harm from overlooking would occur. Similarly to above, it would not cause harm by overbearing, overshadowing or loss of light to these properties.
- 6.49 It would be approximately 26.5m from the frontage of the bungalow plot (no. 66 Northfield Road) to the south facing diagonally towards the site, and 29m from the bungalow itself. It would be approximately 33m from the rear garden of the bungalow at an angle (the back of the bungalow faces diagonally away from the site). While the building would clearly be perceived from the front of this neighbouring property, given the scale, separation and relationship to the front of the bungalow, it would not cause significant harm by an overbearing effect or loss of light. It would be to the south west of the building and no overshadowing would occur. The ground and first floor side windows in the sloped-roof part of the building would face towards this property but not cause significant harm to privacy given the relationship.
- 6.50 It would be approximately 40m from the rear garden of the bungalow behind no. 66 (25 Dickens Close). The separation, relationship, scale and position of windows are such that no harm would be caused by overlooking, overshadowing, loss of light or overbearing effects.
- 6.51 The main building is sufficiently far from all other properties in the vicinity that at the scale proposed it would not cause harm to the amenities of residents.
- 6.52 The smaller 'Venture' building would be approximately 20m at the nearest point from 25 Dickens Close. No. 24 is the adjoining neighbour and slightly further away. It would be approximately 30m from the rear garden of 66 Northfield Road. Given the scale of the building (approximately 3.1m at the front wall) and separation it would not be overbearing to these properties or cause loss of light and given the relationship would not overshadow them. While there is a first floor window shown in the south elevation of this building (plans show this to be to a store), the angle and separation is such that it would not cause harm by overlooking, regardless of the use that room was put to.

6.53 Impacts of the building use:

The opening hours of the main building are proposed as Monday to Saturday 7am to 10pm; Sundays and bank holidays 8am to 9pm. A later allowance to 11pm is proposed to provide for parties and weddings, etc from time to time; a limit of 6 per calendar year is proposed by the applicants. The smaller Venture building would be open alongside the proposed times of playground supervision; schooldays 3:30 – 6:00pm and during school holidays 10:30am – 3:30pm. If the basic level of noise mitigation from the building can be agreed, these hours are considered reasonable in terms of local amenity and could be secured by condition.

6.54 In that respect an Acoustic Report has been submitted. In terms of activities at the centre a key potential impact is likely to be that from music associated with events, exercise classes, etc. Provision of mechanical ventilation would allow windows to be kept closed to limit noise emission. Noise impact from plant at the building is also considered. The calculations in the report are based on having triple glazed windows, and windows being closed (the report notes with windows open the noise levels would be exceeded) so it is recommended that these measures be secured by condition. With the building specification set out, a noise limit of 95-97dBa is predicted, with the report referring to the lowest level of music likely for an event being around 90dBa, and 95-100 for live bands or other performance. In terms of plant associated with the building the report sets out that the proposals can be designed to meet the noise limits and it is recommended that a condition is imposed to set a level for plant.

6.55 The proposals are on a larger scale than the existing facility and a commensurate increase in comings and goings and associated noise is likely. To a certain degree this impact would be down to behaviour, popularity, and management. With the proposed times of use, a reasonable level of control over the impact would be secured. Over and above this, securing the submission of a management plan for events might serve to further mitigate the potential impacts. Overall, with certain measures secured by condition, it is not considered that the proposal would cause a demonstrable significant adverse impact on amenities in the locality. It is not considered that requiring measures preventing ball games in the street is necessary to make the development acceptable or fairly related to the development. Public Authorities may consider such measures separate to the planning process if desirable.

6.56 In terms of the play area there is an existing effect associated with the current play area. The proposed layout has been amended to omit the raised platform climbing frame that was close to the garden of no. 66 Northfield Road. It now comprises a pirate ship climbing frame near the road frontage, a zip wire and trim trail near the southern boundary and a range of other equipment further into the area. With the retention of the path the zip wire has been moved further away from the residential boundary. It has an elevated plinth and could presumably be sited to run with the elevated section furthest from the garden (the play area manufacturer's layout plan suggests this and as it requires updating to align with the latest plans, could be secured by condition). Given the nature, scale and siting of the equipment no harmful impact is likely on privacy.

6.57 External lighting is proposed, including 4m column mounted lights to the car park and access road, 2.3m column mounted lights to the access behind the Venture building adjacent to the railway line boundary, and various wall mounted lights. The lighting report shows the light spill declining to the low level of 1lux well away from any of the residential property boundaries. Furthermore this is in the context of there already being streetlighting along the road. Given the level of impact a condition to require the switching off of the lights after closure of the building has not been proposed currently (and may well be done anyway by the operator to save cost), but it could serve to ensure minimal additional impact if considered necessary.

- 6.58 An Air Quality Assessment has been submitted, which concludes that impacts from traffic increase would be negligible and not lead to any exceedances of air quality objectives or limit values, including the Painswick Road Air Quality Management Area. It also sets out that given the proposed layout and nature of usage (and notwithstanding the established existing community use of the site), there would be no significant effects from train engines given the adjacent railway line or road traffic emissions. No mitigation measures are proposed for the use. Notwithstanding the overall acceptability, the proposed electric vehicle charging points, cycle parking and use of air source heat pumps would all aid in minimizing air quality impacts associated with the development.
- 6.59 Overall, subject to conditions the proposal complies with the above policy context.
- 6.60 ***Drainage and flood risk***
The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems. Policy E6 of the emerging City Plan sets out a similar approach to making development safe, avoiding an increase in flood risk, the sequential and exception tests, requiring Sustainable Drainage Systems, incorporating climate change considerations, facilitating benefits to watercourses and floodplains, and maintaining a buffer strip for maintenance and ecology.
- 6.61 The site is in Flood Zone 1, the lowest risk. There are no concerns about fluvial flood risk. However surface water flood maps show a significant surface water flooding route through the site. The applicant has submitted a proposal for a swale to intercept any surface water flows around the building and mimic the existing flow route, and the Drainage Officer is content with this.
- 6.62 A drainage strategy and layout have now been submitted. These propose permeable paving to hardstanding areas with additional storage capacity provided by crates below, providing attenuation to allow discharge to the public sewer at a controlled rate. A new foul connection to the public system is also proposed.
- 6.63 The adjustment on rainfall for climate change should be 40% rather than the 30% used so the permissible surface water discharge rates and attenuation volumes should be re-calculated accordingly; this can be dealt with by condition. Both the Drainage Officer and LLFA express disappointment that the scheme lends itself to high quality above ground SuDS with ecological and aesthetic benefits, but only a below ground scheme is proposed. Nevertheless the scheme is ultimately satisfactory and the permeable paving meets the CIRIA C753 water quality guidelines are adhered to. The proposal is acceptable subject to conditions to secure precise details of the drainage systems.
- 6.64 Subject to conditions the proposal complies with the above policy context.

6.65 **Land contamination**

The NPPF requires decisions to enhance the environment by remediating and mitigating contaminated land where appropriate, and ensure that a site is suitable for the proposed use taking account of ground conditions and any risks, and that after remediation as a minimum the land should not be capable of being determined as contaminated land. Responsibility for securing a safe development rests with the developer/landowner. Policy SD14 of the JCS requires that development does not result in exposure to unacceptable risk from existing or potential sources of pollution, and incorporate as appropriate the investigation and remediation of any contamination.

6.66 The submitted Geotechnical Report considers that contamination is not a significant risk. A subsequent Phase 2 Report was submitted, which sets out the site investigation work and recommendations including importing clean sub and topsoil. No specific remediation is considered necessary other than a watching brief due to the amount of made ground at the site and the potential need for clean soils. The necessary measures can be secured by a reduced version of the standard contaminated land condition relating to any unexpected contamination being found during works, and a condition to control importation of soils. Subject to these the proposal would comply with the above policy context.

6.67 **Ecology**

The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS similarly requires the protection and enhancement of biodiversity in the area. The emerging City Plan Policy E2 requires the conservation of biodiversity and providing net gains. Policy E4 requires biodiversity net gain on site (or a suitable alternative) if there is unavoidable significant adverse impact on trees, woodland or hedgerows. Policy E5 requires development to contribute to the provision, protection and enhancement of the Green Infrastructure Network.

6.68 City Plan allocation policy SA20 sets out requirements and opportunities of retention of some brownfield land adjacent to the railway and/or basic enhancements such as trees, hedges and planting for pollinators. It also notes that bird and reptiles surveys are not required but the timing of removal of vegetation needs to be carefully considered for these species.

6.69 An ecological report and a subsequent bat emergence survey have been provided, undertaken by accredited ecologists. No impacts on designated sites are likely. The ecological report concludes that both on-site buildings proposed for demolition have low suitability for roosting bats. The habitat on site is recorded as between negligible and site-level importance, with some compensation required for loss of the site-level habitat. The subsequent bat emergence survey sets out that no emergences were recorded from either building, although bat activity was recorded in the vicinity. As such a bat license is not required for the works, although their consultant has provided advice on demolition to the applicant. The railway line appears to be of value to foraging and commuting bats and the downlighters proposed and limited glare to the railway line mentioned above would minimise light spill.

6.70 Enhancement opportunities were suggested in the submitted report of box/house provision for various species and these should be secured by condition to satisfy the requirement to provide net gains for biodiversity. Other mitigation measures proposed in the report including planting, provision for hedgehogs when installing new fences, and habitat creation can also be secured by condition. While it is not evident that the 'Building with Nature' standards have been used, the mitigation and enhancements should address habitat and wildlife linkages. The ecological appraisal concludes that providing the recommendations are implemented, the development should have no long term impacts on key protected species present or potentially present at the site.

- 6.71 Subject to conditions the proposal would comply with the above policy context.
- 6.72 ***Sustainability***
The NPPF supports the transition to a low carbon future and contributing to reductions in greenhouse gas emissions. It expects developments to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Policy SD3 of the JCS requires all developments to demonstrate how they contribute to the principles of sustainability by increasing energy efficiency. Proposals will be expected to achieve national standards. Policy G2 of the emerging City Plan requires that for non-residential development providing 100 or more spaces at least 2% should be utilised for charging.
- 6.73 An energy strategy has been submitted which sets out proposals to utilise an air source heat pump and solar thermal and photovoltaic panels to offset energy demand, the aspiration being to achieve net zero energy cost. There are therefore some commitments to sustainability measures which is welcome. The car park includes 40 spaces, below the City Plan threshold for charging spaces, although the NPPF and JCS encourage provision of electric vehicle charging facilities and some could be secured by condition. Policy SD3 requires proposals to demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, and will be expected to meet national standards. On that basis, there would be no conflict with Policy SD3.
- 6.74 ***Waste minimisation***
A statement has been submitted however the County Council considers the application to be deficient in terms of waste minimisation so it is recommended that a Waste Minimisation Statement is secured by condition to clarify the proposed measures further.
- 6.75 ***Minerals***
The County Council originally considered, based on the submitted Geo Technical Report, that the site could have potential underlying minerals deposits. Further information has clarified that the sand and gravel resource is located to the north east of the site and not under it, and on this basis the County Council's Minerals and Waste team raises no objection on this point.
- 6.76 ***Economic considerations***
The construction phase would support employment opportunities, and the business opportunities mentioned in the applicants plans for the centre could have further positive effects. Therefore the proposal would have some economic benefit. 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.
- 6.77 ***Conclusion***
This application has been considered in the context of the policies and guidance referred to above. Subject to conditions, the proposal is consistent with those policies and guidance in terms of the principle of the use, the loss of part of the field, design and landscaping, traffic and transport, residential amenity, drainage and flood risk, land contamination, ecology, sustainability, waste minimisation, minerals and economic considerations; the proposal is acceptable and accordingly it is recommended that planning permission be granted.
- 7.0 **RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**
- 7.1 That planning permission is **GRANTED** subject to the following conditions;

7.2 **Condition 1**

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

Reason

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

Condition 2

The development hereby permitted shall be carried out in accordance with the drawings on the following plans except where otherwise required by conditions of this permission:

Location plan dated 08.03.21

Site plan as proposed ref. P01 Rev. X

Ground floor plan as proposed ref. P02 Rev. P

First floor as proposed ref. P03 Rev. P

Roof plan as proposed ref. P04 Rev. F

Sections – 1 as proposed ref. P05 Rev. G

Sections – 2 as proposed ref. P06 Rev. F

Elevations – 1 as proposed ref. P07 Rev. P

Elevations – 2 as proposed ref. P08 Rev. M

Venture building plans as proposed ref. P12 Rev. B

Block plan as proposed ref. P13 Rev. J

Venture building sections and elevations as proposed ref. P14 Rev. B

Hub external works as proposed ref. P15 Rev. C

Venture external works as proposed ref. P16 Rev. F

Site elevations 1 as proposed ref. P17 Rev. A

Site sections as proposed ref. P18

Boundary elevations as proposed ref. P19 Rev. A

Location plan as proposed ref. P20 Rev. C

Proposed soft landscaping – car park and access ref. 1017-03 Rev. P2

Proposed soft landscaping – Play area boundary ref. 1017-04 Rev. P3

Proposed soft landscaping – sensory garden ref. 1017-05 Rev. P2

Proposed soft landscaping – nursery garden ref. 1017-06 Rev. P2

Proposed soft landscaping – design rationale and images ref. 1017-07 Rev. P2

1017_R2b – Proposed planting schedule Revision B July 2021

1017_R1b – Soft landscape management and maintenance plan Revision B July 2021

We-ef Community Centre White City Exterior Lighting ref. OP028656 Rev. 4 dated 29.07.21

except where otherwise required by conditions of this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 3

Notwithstanding that shown on the submitted documents, prior to the commencement of any above-ground construction of a building, samples of all facing materials for that building (including scaled elevations showing their use across the building) shall be submitted to and approved in writing by the Local Planning Authority. Buildings shall be constructed only in accordance with the approved materials.

Reason

To ensure a satisfactory appearance to the development.

Condition 4

Notwithstanding the submitted details, any boundary treatments or means of enclosure shall be implemented only in accordance with scaled drawings of their location, form, appearance and materials that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure a satisfactory appearance to the development

Condition 5

The approved soft landscaping details shall be carried out in full concurrently with the development and shall be completed no later than the first planting season following the completion of the building works. The planting within that phase shall be maintained in accordance with the approved details for a period of 5 years following implementation of each phase. During this time any trees, shrubs or other plants which are removed, die, or are seriously damaged shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

Condition 6

No development including demolition and site clearance shall be commenced on the site nor shall any machinery or material be brought onto the site for the purpose of development until full details of adequate measures to protect trees including those within the developable area to be retained and those on adjoining land have been submitted to and approved in writing by the local planning authority. These shall include:

- (a) Fencing. Protective fencing must be installed around trees to be retained on site. The protective fencing design must be to specifications provided in BS5837:2012 or subsequent revisions, unless agreed in writing with the Local Planning Authority. A scale plan must be submitted and approved in writing by the Local Planning Authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the local planning authority. Such fencing shall be maintained during the course of development,
- (b) Tree Protection Zone (TPZ). The area around trees enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the local planning authority. The TPZ shall be maintained during the course of development

Reason

To ensure adequate protection to existing trees which are to be retained and to retain habitat, in the interests of the character and amenities of the area and protecting biodiversity. Approval of details pre-commencement is necessary to fully protect retained trees during all works.

Condition 7

The existing play area shall not be demolished/removed until a programme for the provision of the new play area has been submitted to and approved in writing by the Local Planning Authority. The new play area shall be constructed in accordance with the approved programme and the community centre building hereby approved shall not be opened to public use until the new play area has been completed to full working order.

Reason

To secure replacement play area facilities for those lost and seek to achieve continuity of provision.

Condition 8

The glass used in the windows and doors in the new sports hall shall be at least 15mm toughened glass for the outer pane and laminated glass for the inner pane.

Reason

To allow continuous use of the sports hall whilst protecting the users and the sports hall from possible glass damage caused by sports projectiles in the sports hall.

Condition 9

The main 'hub' building shall be constructed in accordance with the details set out at paragraphs 6.1 and 6.2 of the ion Acoustics Acoustic Report ref. A1251/R02, or such other specification to be submitted to and approved in writing in advance by the Local Planning Authority alongside an Acoustic Report that demonstrates that the alternative building specification achieves an equivalent or better sound reduction performance.

Reason

To secure the basis on which the assessments were made and preserve the amenities of the area.

Condition 10

The rating level of sound emitted from any fixed plant or machinery associated with the development shall not exceed the background sound levels, taken as a 15 minute LA90 at the nearest sound sensitive receiver. All measurements shall be made in accordance with the methodology of BS 4142 (2014: Methods for rating and assessing industrial and commercial sound) or any national guidance replacing that Standard.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Reason

To safeguard the amenities of the area.

Condition 11

No events using amplified sound and/or that would be ongoing after 2200hrs on any day shall take place at the development until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include (but is not limited to) measures to limit noise breakout from the building and manage public exiting from the building. Any such events shall be operated only in accordance with the approved Noise Management Plan.

Reason

To safeguard the amenities of the area.

Condition 12

The buildings shall not be open to members of the public outside the following hours;

Monday to Saturday 0700hrs to 2200hrs;

Sundays and bank holidays 0800hrs to 2100hrs;

other than for no more than 6 no. instances within any single calendar year when the building may be open to members of the public 0700hrs to 2300hrs (in each instance on a Friday or Saturday only).

Reason

To protect the amenities of the area.

Condition 13

Construction and demolition work and the delivery of materials shall only be carried out between 0800 hours to 1800 hours Monday to Friday, 0800hours to 1300hours on Saturdays and no construction or demolition work or deliveries shall take place on Sundays or Public/Bank Holidays.

Reason

To safeguard the amenities of the area.

Condition 14

Prior to commencement of any development a Construction (and demolition) 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
- b. Staff/contractor facilities and travel arrangements
- c. Dust mitigation
- d. Noise and vibration mitigation
- e. Measures for controlling leaks and spillages, managing silt and pollutants
- f. Minimisation of disturbance to ecological assets
- g. Minimisation of disturbance from any construction phase lighting.

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

Reason

To protect the environment and ecological assets.

These details are required pre-commencement due to the potential impacts of the first phase of works.

Condition 15

Notwithstanding the submitted details, prior to any above ground construction other than site securing, a scheme for biodiversity enhancement, including the measures set out in Table 10 of the submitted Wildwood Ecology Report, and provision of bats boxes, shall be submitted to and approved in writing by the Local Planning Authority. The approved details thereafter shall be implemented concurrently with the development and completed in their entirety prior to first occupation unless an alternative timetable has been agreed in writing by the Local Planning Authority, and retained and maintained for their designed purpose, in accordance with the approved scheme. The scheme shall include, but is not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A scaled drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.

Reason

To provide net gains for biodiversity.

Condition 16

Building works and vegetation removal shall take place outside of the bird nesting season. If this cannot be achieved, a suitably qualified ecologist shall carry out a nesting bird check prior to work and supervise vegetation removal where required.

Reason

To protect biodiversity interests.

Condition 17

In the event that contamination is found at any time when carrying out the approved development it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation. No further works shall be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme (unless otherwise agreed by the Local Planning Authority) until requirements 1 to 4 below have been complied with:

1. A detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced and submitted to the Local Planning Authority. The risk assessment must be designed to assess the nature and extent of suspected contamination and be approved in writing by the Local Planning Authority prior to any further works taking place in the areas of suspected contamination.
2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be submitted to and approved in writing by the Local Planning Authority in advance of undertaking remedial works. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation (unless otherwise agreed in writing by the Local Planning Authority).

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any buildings on site.

Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 18

Details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling or level raising must be submitted to and approved in writing by the Local Planning Authority prior to their use in the development on site. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 19

No development shall commence other than site securing, site clearance or demolition until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy presented in the Drainage Strategy (ref 2860-CP-001 Rev A) as amended by the revised Drainage Layout (ref. 2860-DW-001 Rev. B) and the annotated version of this plan (received 1st July 2021) to show the exceedance routing strategy using swales has been submitted to and approved in writing by the Local Planning Authority. The strategy contained within the aforementioned document shall be modified such that the surface water discharge rate is restricted to QBar (pro-rata); the attenuation volume shall be recalculated in accordance with the amended discharge rate and with the allowance for climate change increase to 40%. The submitted strategy 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 and exceedance flows shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first 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.

Condition 20

No development shall commence other than site securing, site clearance or demolition until details for the disposal of foul water have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the development.

Reason

To ensure the development is provided with a satisfactory means of drainage.

Condition 21

No development shall commence until a Waste Minimisation Statement for the demolition and construction period has been submitted to and approved in writing by the Local Planning Authority. The Waste Minimisation Statement shall include details of the types and volumes of construction and demolition waste likely to be generated including measures to minimise, re-use and recycle that waste, and minimise the use of raw materials. The development shall be carried out in accordance with the approved Waste Minimisation Statement.

Reason

In the interests of waste minimisation.

This is required pre-commencement given the impacts are likely to commence immediately upon development starting.

Condition 22

No building shall be occupied until a Waste Minimisation Statement for the occupation phase of that building has been submitted to and approved in writing by the Local Planning Authority. The Waste Minimisation Statement shall include;

- Provision within commercial and business areas of facilities or allocated areas to sort, store, treat and manage a majority of the waste produced internal to each of those parts of the site; and
- Suitable processing arrangements for recycling/waste collection vehicles.

Development shall be completed and maintained in accordance with the approved Waste Minimisation Statement.

Reason

In the interests of waste minimisation.

Condition 23

No development shall commence other than site securing, site clearance or demolition to slab level until details of excavations and earthworks to be carried out near the railway undertaker's boundary fence have been submitted to and approved in writing by the Local Planning Authority and the works shall only be carried out in accordance with the approved details.

Reason

To ensure the ongoing integrity of the network operator's land.

Condition 24

The development hereby approved shall not be brought into use until electric vehicle charging points have been installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason

To encourage sustainable travel and healthy communities.

Condition 25

No development shall take place, including any demolition works, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan shall provide for:

- 24 hour emergency contact number;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason

In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Condition 26

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area including accessible spaces (and turning space) shown on the drawing referenced P01 rev X has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason

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

Condition 27

The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the drawing referenced P01 rev X and those facilities shall be maintained for the duration of the development.

Reason

To ensure the provision and availability of adequate cycle parking.

Condition 28

Notwithstanding the submitted details, the development hereby approved shall not be brought into use until 4 no. motorcycle parking spaces have been provided in a location to be submitted to and agreed in writing by the Local Planning Authority and thereafter shall be kept available for motorcycle parking as approved.

Reason

To provide safe and suitable access for all users.

Condition 29

Notwithstanding the submitted plans, until 'Give Way' markings at the Northfield Road site access junction to ensure vehicles exiting the site give way to vehicles on Northfield Road have been implemented in full in accordance with details to be submitted to and agreed in writing by the Local Planning Authority the car park and access road shall not be used. These measures within the site shall be maintained thereafter for the duration of use of the car park.

Reason

In the interests of highway safety.

Condition 30

No building shall be occupied until the means of access for vehicles and pedestrians have been fully installed in accordance with the approved plans.

Reason

In the interest of highway safety.

Condition 31

Prior to the implementation of measures to restrict the use of the allotments access/egress via Bibury Road and Dickens Close to "Entry Only"/"Exit Only" in accordance with details to be submitted to and approved in writing by the Local Planning Authority in advance, the access/egress at Dickens Close shall not be used for vehicular traffic. The approved measures shall be retained for the lifetime of the development.

Reason

In the interests of highway safety.

Condition 32

Notwithstanding the submitted details, no development shall commence on the new play area until a revised version of the Kompan play equipment details dated 16/10/2020 has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason

To ensure consistency between the details and plans and to protect the amenities of neighbouring residents.

Informatives

1. The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions:

- i. Drafting the Agreement
- ii. A Monitoring Fee
- iii. Approving the highway details
- iv. Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

2. Severn Trent Water advise that there is a public foul sewer and a public 450mm surface water sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

3. Any works on this land will need to be undertaken following engagement with Network Rail's Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3 months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

Person to Contact: Adam Smith (396702)

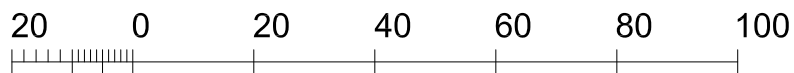
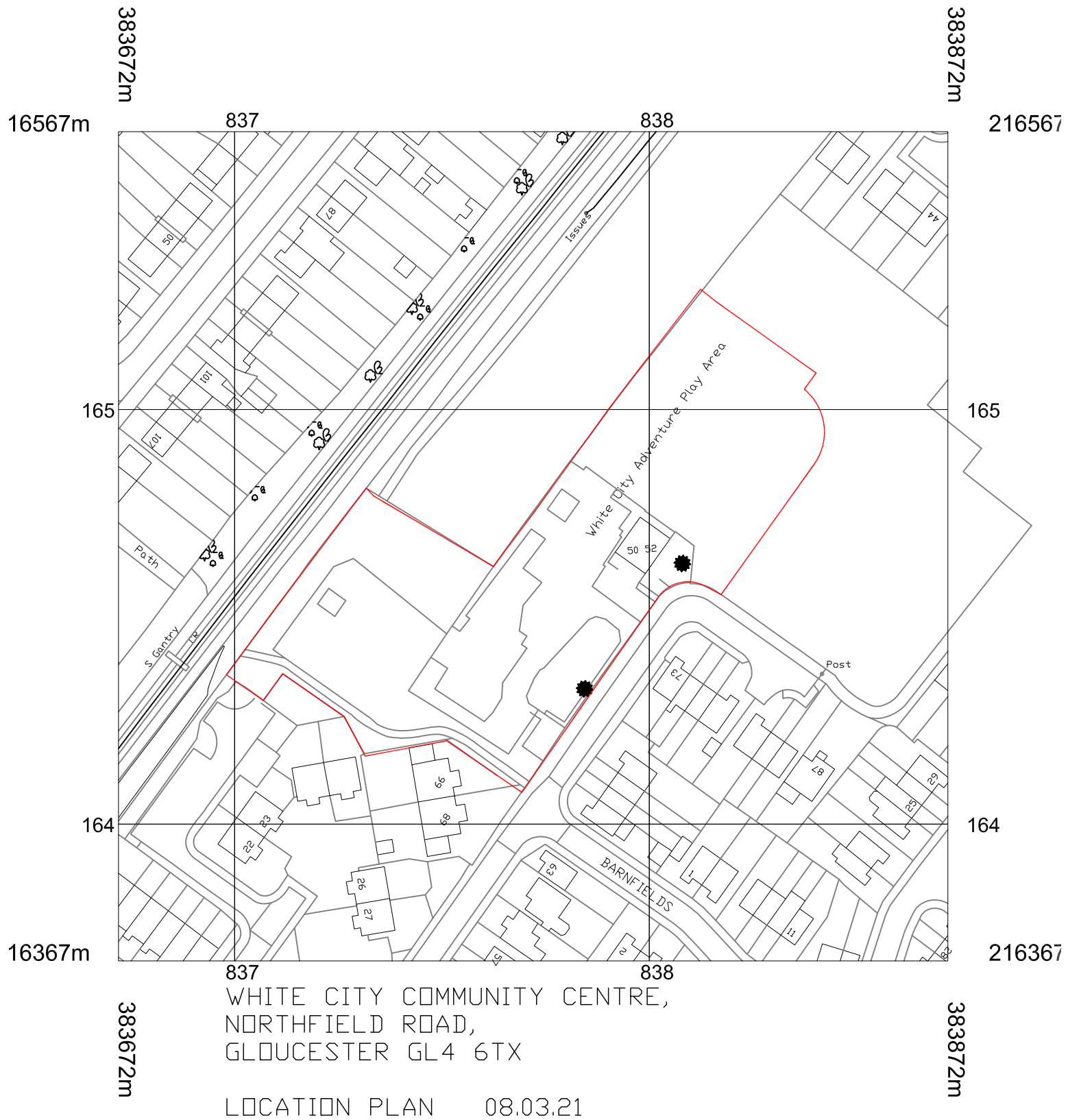
Planning Application: | 21/00298/FUL

Address: | White City Adventure
Playground Northfield Road
Gloucester

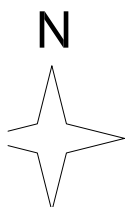
Committee Date: |



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Metres



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KEY

- 1 COMMUNITY CENTRE
- 2 NEW ADVENTURE PLAYGROUND
- 3 ALLOTMENTS
- 4 MAINLINE RAILWAY
- 5 PARKING AREA

- VEHICULAR PAVING
- PEDESTRIAN PAVING
- SOFT LANDSCAPING

C.A.D. INFORMATION

C.A.D. DRAWING NAME STROUD/Gloucester/White City Community Centre	DRAWN BY PH
PLOTTED FOR PLANNING	CHECKED PH

REVISIONS

T 13.10.20 PH GENERAL UPDATE	V 15.06.21 PH CLIMBING EQUIPMENT REMOVED	X 16.07.21 PH ZIP WIRE MOVED
U 21.10.20 PH GENERAL UPDATE	W 28.06.21 PH EXISTING PATHWAY REINSTATED	

e: mail@potterandholmes.com www.potterandholmes.com



POTTER CHURCH & HOLMES · ARCHITECTS

SITE PLAN AS PROPOSED	WHITE CITY COMMUNITY CENTRE NORTHFIELD RD, GLOUCESTER, GL4 6TX			
	SCALE 1:500@A3	DATE 16.11.17	DWG.No P01	REV X

KNOWLE COTTAGE, CRANHAM, GLOS. GL4 8JA TEL: 01452-526330

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	20.08.2021
Address/Location:	Longlevens Rugby Football Club Longford Lane Gloucester GL2 9EU
Application No:	20/01143/FUL
Ward:	Longlevens
Expiry Date:	05.02.2021
Applicant:	Longlevens Rugby Club
Proposal:	Addition of fencing around the rugby pitch
Report by:	Elenya Jackson
Appendices:	Site location Plan Site Plan Crowd Barrier Fence

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is the Longlevens recreation ground which is the residence of Longlevens Rugby and Football Club on Longford Lane and comprises a field used for playing pitches and ancillary buildings.
- 1.2 The site is owned by Gloucester City Council, is public open space and occupied by the Rugby/Football Club.
- 1.3 The site is located within the densely populated residential area with 'The Milestone School' situated to the west.

2.0 RELEVANT PLANNING HISTORY

No relevant history

3.0 RELEVANT PLANNING POLICY

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

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 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 219 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.

3.4 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. The hearing sessions for the examination of the City Plan concluded on 9 July 2021. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited- moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies include:

C1 – Active design and accessibility

3.5 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: : *Case officer to delete any policies that are not relevant. if no policies are relevant replace sentence beginning with "the following day- to-day policies & subsequent text with...While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application.*

3.6 Supplementary Planning Guidance/Documents

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 Open Space and Playing Pitch Adviser

The site is identified in the Gloucester City Council playing pitch strategy as a Key centre. Longlevens has more than 47 hectares of Public open space in the Ward and therefore, the fencing off of one hectare would not preclude community events.

No objection to the proposal

There are also concerns regarding the gap between the children's play area and the pitch becoming muddy and this may need to be surfaced in the future.

The councils Green space officers have no further comments to add

Sport England

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. Sport England does not wish to raise an objection to this application.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 16 Neighbouring properties were notified and a site notice was published.

5.2 1 letter of objection received raising the following issues:

- Future applications regarding restriction of access to pitches
- Prevention of public use
- Impacting the openness of Green space

4 Letters of Support were received with the following comments

- Supporting Milestone school with involvement in sports
- Improve safety
- Improved community cohesion

5.3 The full content of all correspondence on this application can be viewed on:

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

6.0 **OFFICER OPINION**

6.1 ***Legislative background***

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

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

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

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

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

- Principle
- Design, layout and Landscape
- Traffic and Transport
- Residential Amenity

6.5 **Principle**

The application seeks planning permission for the erection of fencing around one of the existing pitches on the site with the intention of improving safety for those using the site by

preventing dog walkers on the pitch. The proposed gates would be locked when the site was not in use

The proposed fencing would be constructed so that there was a 5m safety gap between the edge of the pitch and the proposed fencing. Due to the pitch having a length of 108m, the proposed fencing would have a length of 118m and a width of 78m.

There would be four access points to the pitch. The South westerly access would be 2m wide to allow access for Emergency services and machinery for maintenance.

The fencing would be 1.2m high

Sport England have been consulted as part of this application due to the sites current use being a playing field. Their comments were that the proposal does not impinge on the run off area and they are satisfied that the proposed development is for ancillary facilities supporting the principle use of the site and does not affect the quality or quantity of playing pitches or their use. No objection was received. Therefore, the erection of fencing is acceptable in principle.

6.6 ***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 SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character and for its benefit to economic, environmental and social wellbeing

- 6.7 The proposed development would introduce new fencing onto the application site; however, the site is contained within an open playing field, not highly prominent within the street scene and adequate open space would be retained should the proposal receive permission. The proposed fencing is low level with a maximum height of 1.2m and therefore would not significantly impact the views of the site or the character of the landscape. There, it is considered that the proposed fencing would not be uncharacteristic of the use and character of the site and given the existing context of the site, would not be harmful to the character and appearance of the landscape.

6.8 ***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

- 6.9 The proposal is for the introduction of fencing to the site to improve safety to the pitch and provide crowd control for users of the site. There would be no alteration to existing parking facilities on site. The development itself would not provide significant means of intensification to the site and therefore, it is considered that the proposal would accord with policy INF1 of the JCS(2017).

6.10 ***Residential amenity***

Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. 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.

6.11 Due to the location of the proposal, its intention and the existing nature of the site, it is not considered that the proposal would result in levels of noise, light, usage or traffic generation which would unacceptably detract from the amenities of local residents, the safety of passing motorists or the tranquillity of adjacent areas of wildlife.

6.12 **Conclusion**

This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

7.0 **RECOMMENDATION OF THE HEAD OF PLACE**

7.1 That planning permission is GRANTED subject to the following conditions:

Condition 1

7.2 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

7.3 The development hereby permitted shall be carried out in accordance with the following approved plans

- Crowd Barrier Fence code CW1200/2
- DRWG NO. LONGLEVENS-LAYOUT REV:1A
- Crowd Barrier Gate GCW/3
- Site Location Plan received: 13.11.2020

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

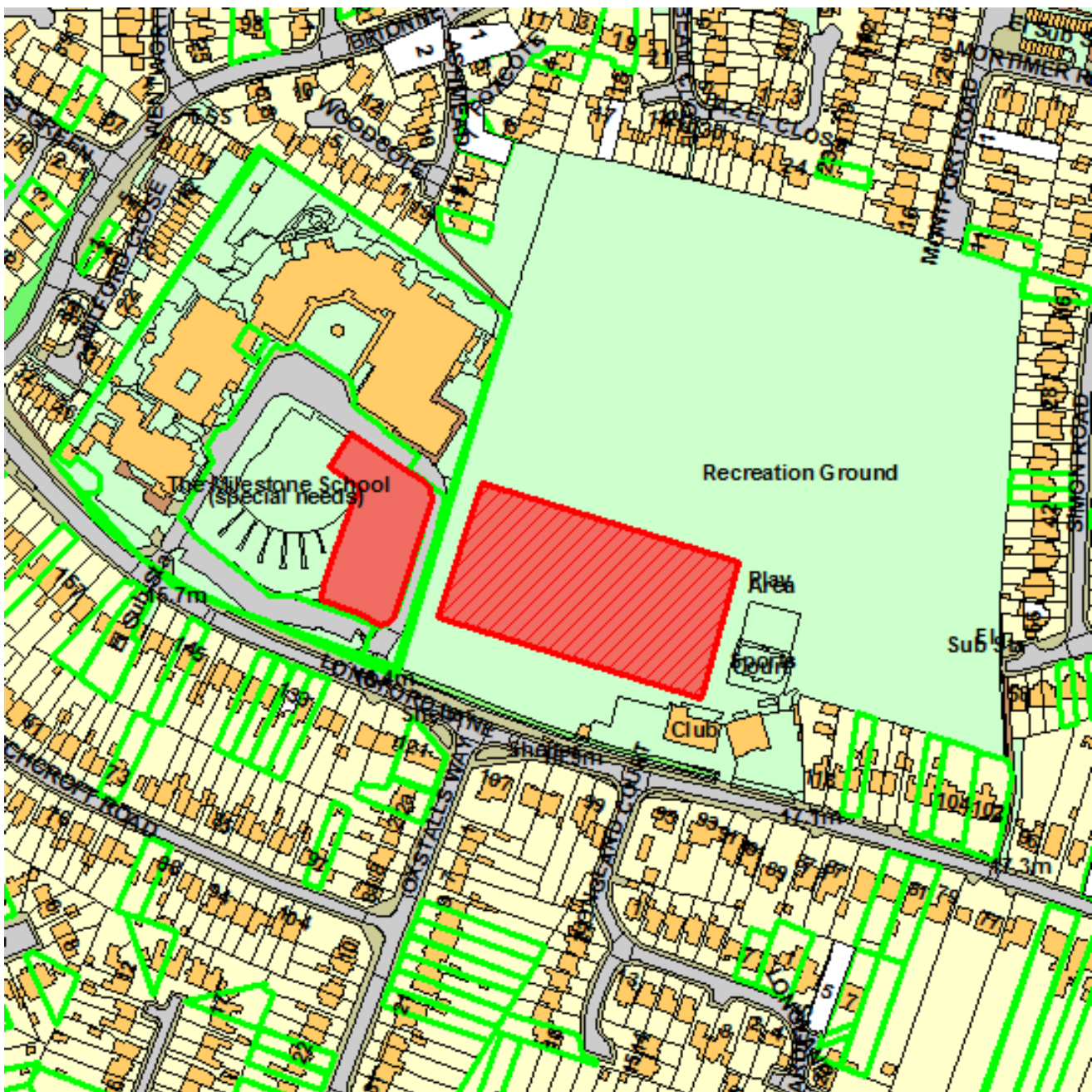
Person to Contact: Elenya Jackson (01452 396269)



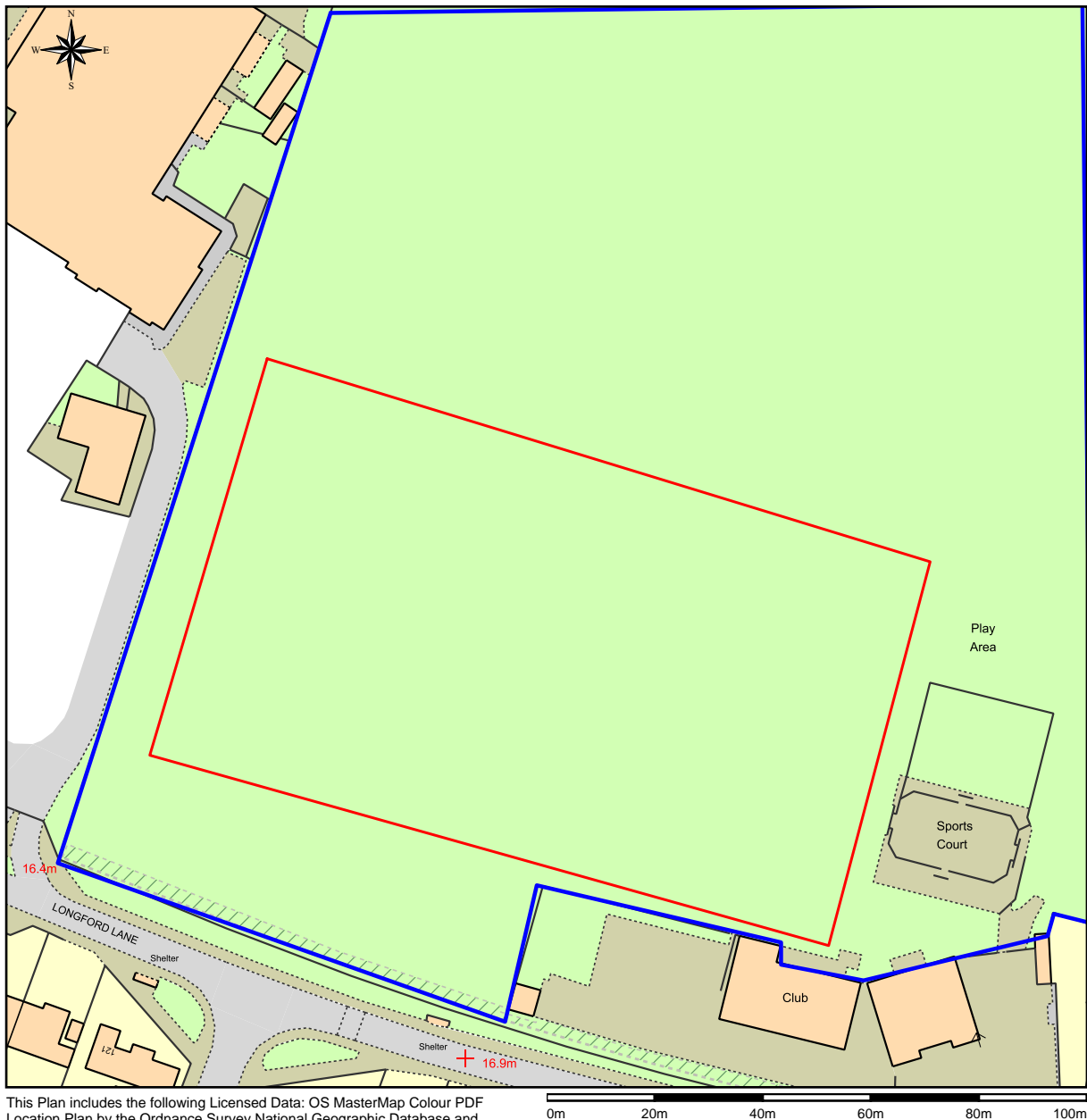
Planning Application: | 20/01143/FUL

Address: | Longlevens Rugby Football
Club Longford Lane
Gloucester GL2 9EU

Committee Date: | 7.09.2021



Location Plan



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PRODUCT NAME

Crowd barrier fence

2m lengths x 1200mm high - crowd barrierfence with weldmesh infill

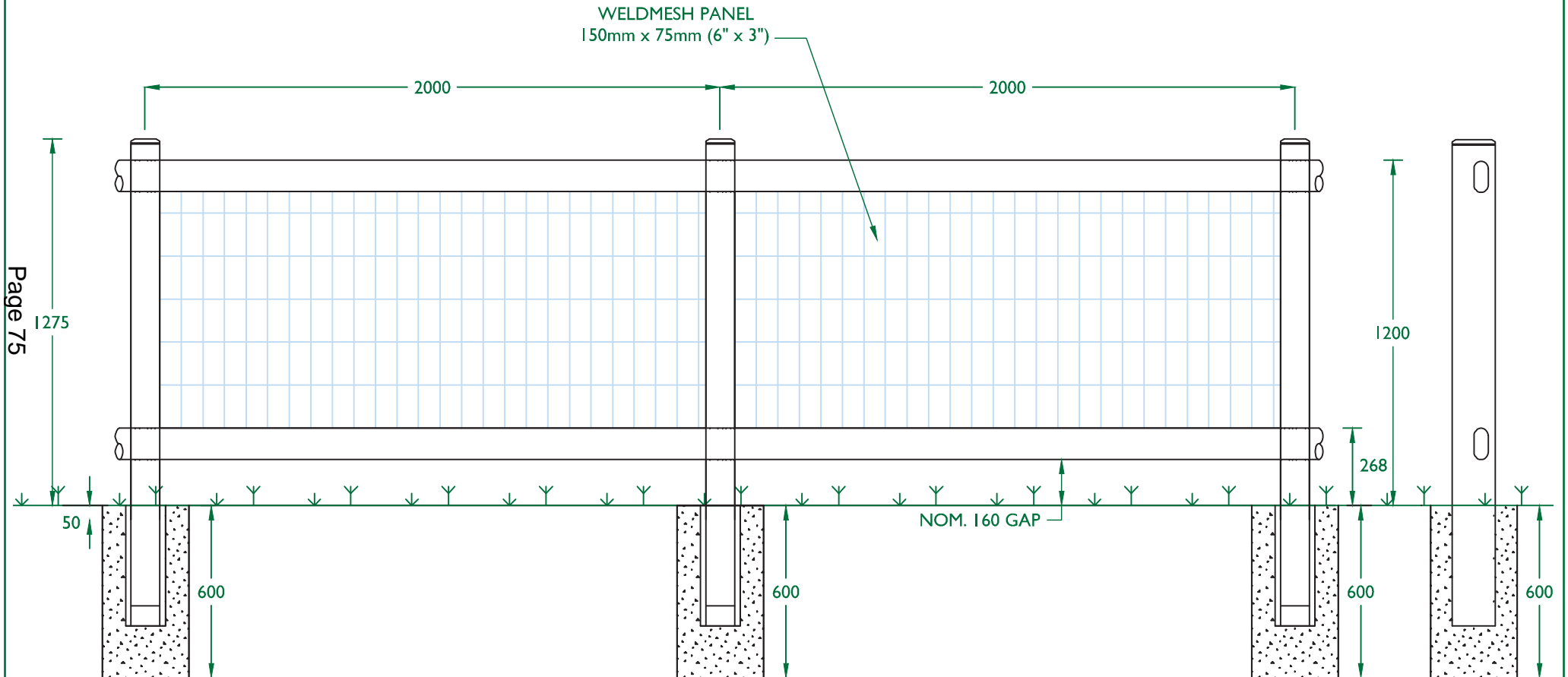
SIZE
Posts 150 x 100, Rails 108 x 50

CODE
CW1200/2

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12B

Apr13

DURALOCK
PERFORMANCE FENCING



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Crowd barrier gate

Gate heights to suit all fence heights

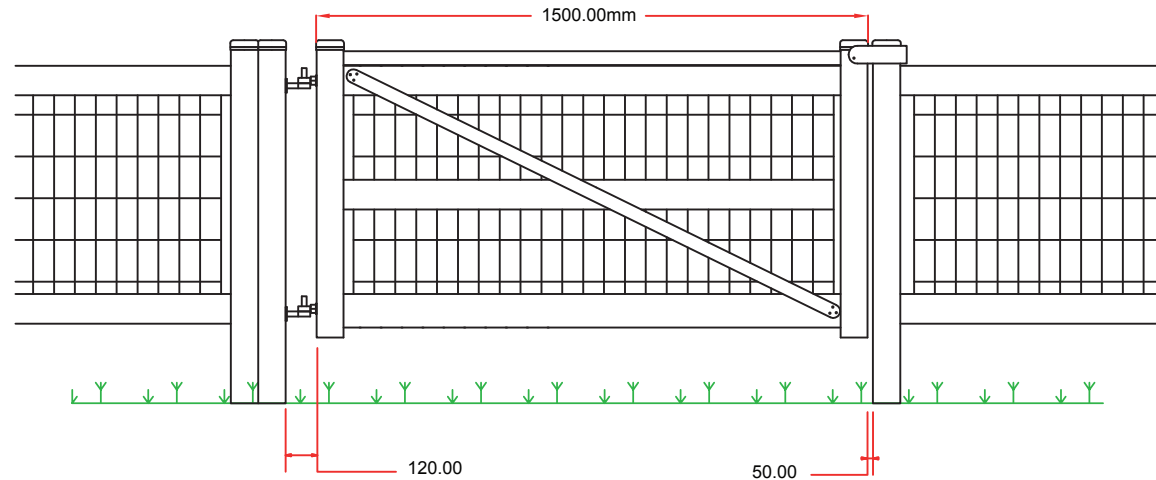
Posts 150 x 100, Rails 108 x 50

53

GCW/3

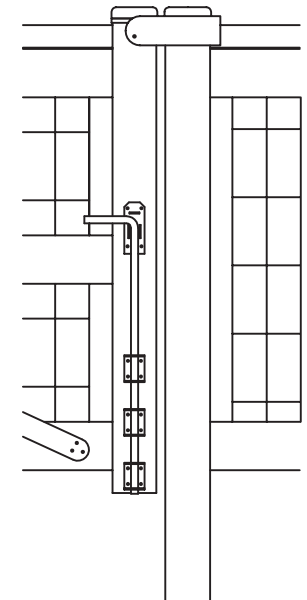
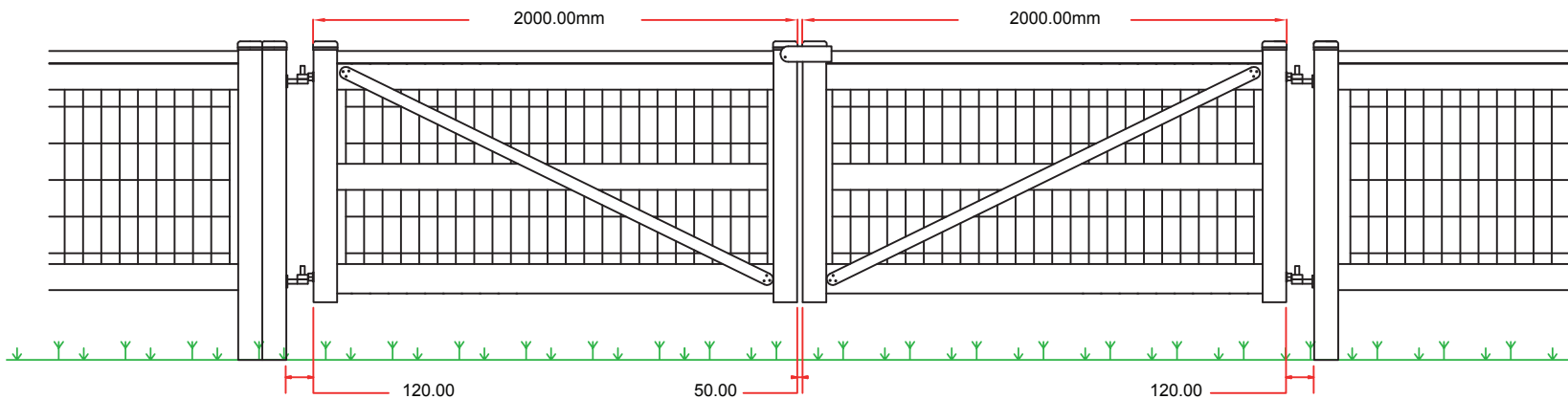
Sept 20

SINGLE 1.5m GATE



DROP BOLTS AND LOOP CATCHES FITTED WITH ALL GATES AS A STANDARD. WITH DIFFERENT CATCHES AVAILABLE AS REQUIRED.

PAIR 2.0m GATES



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Abbeydale

21/00328/FUL	FISHM
38 Hawk Close Gloucester GL4 4WE	
Two-storey side extension	
G3Y 13/07/2021	
21/00355/FUL	MILLD
6 Ashton Close Gloucester GL4 5BP	
Proposed single storey extension to the front & rear of the property.	
G3Y 02/07/2021	
21/00411/LAW	FISHM
58 Curlew Road Gloucester GL4 4TF	
Enlarge existing kitchen extension	
LAW 22/07/2021	
21/00430/FUL	MILLD
9 Owl Close Gloucester GL4 4WL	
2 storey side extension	
G3Y 29/07/2021	
21/00553/LAW	FISHM
43 Woodcock Close Gloucester GL4 4WT	
Single storey rear extension and new ground-floor side-facing window.	
LAW 13/07/2021	

Abbeymead

21/00279/FUL	FISHM
7 Brierley Close Gloucester GL4 4XN	
Single-storey rear extension	
G3Y 02/07/2021	
21/00291/FUL	MILLD
15 Faldo Close Gloucester GL4 5BN	
Proposed two storey extension to the rear & extension over existing garage.	
G3Y 02/07/2021	

21/00464/FUL FISHM
2 Coss Way Gloucester GL4 5LF
FIRST FLOOR SIDE EXTENSION
G3Y 29/07/2021

Barnwood

21/00025/FUL MILLD
5 Barnwood Avenue Gloucester GL4 3DA
The erection of a single storey extension (additional to previously approved),
together with front boundary treatment replacing hedging with brick and metal
railings.
G3Y 02/07/2021

21/00602/FUL ELENJ
12 Grove Crescent Gloucester GL4 3JJ
Single storey rear extension
G3Y 21/07/2021

21/00614/FUL ELENJ
32 Prices Ground Gloucester GL4 4PD
Porch to front and canopy roof
G3Y 09/07/2021

21/00644/FUL ELENJ
70 Brookfield Road Gloucester GL3 3HQ
TWO STOREY EXTENSION TO PROPERTY
G3Y 15/07/2021

Barton & Tredworth

21/00184/FUL MILLD
49 Falkner Street Gloucester GL1 4SQ
Proposed first floor 2-bedroom extension
G3Y 09/07/2021

21/00575/PRIOR KULIP
159 Barton Street Gloucester GL1 4HT
Change of use from barber shop (currently closed) to restaurant/takeaway with
very minor internal alterations and external signage
PRIOR 05/07/2021

Coney Hill

21/00474/FUL FISHM
27 Fairford Way Gloucester GL4 4AY
Single storey extension at the rear, side and front
G3Y 23/07/2021

Elmbridge

21/00534/FUL KULIP
84 Elmleaze Gloucester GL2 0JX
Demolition of Existing Outbuilding and Garden Wall; Proposed New Dwelling
with Revised Car Parking Area; Proposed Front Porch (to no. 84) and New
Pedestrian Access.
C3C 26/07/2021

21/00552/FUL ELENJ
29 Liddington Road Gloucester GL2 0HL
Proposed single storey rear extension.
G3Y 13/07/2021

21/00590/FUL ELENJ
13 Ogbourne Close Gloucester GL2 0HU
PORCH TO FRONT, TWO STOREY SIDE/PART REAR EXTENSION
G3Y 27/07/2021

21/00664/FUL ELENJ
16A Grosvenor Road Gloucester GL2 0SA
Demolition of conservatory to allow for proposed single storey rear extension to
dwelling.
G3Y 14/07/2021

Grange

21/00010/PDE FISHM
22 The Warren Quedgeley Gloucester GL4 0TT
Single storey extension to rear: 6.0m (Depth); 4.8m (Width); 3.0m (Height)
AAPRZ 12/07/2021

21/00419/FUL FISHM
34 Windsor Drive Gloucester GL4 0QH
Single Storey Rear Extension
G3Y 28/07/2021

Hucclecote

20/01207/CONDIT MILLD
57 Elmgrove Road Gloucester GL3 3RH
Discharge of Condition 3 (surface water drainage) of applicaiotn 20/00647/FUL
PADIS 14/07/2021

21/00463/FUL FISHM
18 Millfields Gloucester GL3 3NH
Two Storey rear extension to provide new family room at ground floor and enlarged 4th bedroom and study area at first floor
G3Y 22/07/2021

Kingsholm & Wotton

21/00104/FUL ELENJ
11 Newland Street Gloucester GL1 3PA
To fit a fixed window with frozen glass in the back wall
G3Y 26/07/2021

21/00197/FUL ELENJ
84 Oxford Road Gloucester GL1 3EE
DEMOLITION AND ERECTION OF SINGLE STOREY REAR EXTENSION,
G3Y 08/07/2021

21/00403/ADV ELENJ

10 Denmark Road Gloucester GL1 3HW

New Signage

GFY 06/07/2021

21/00576/SOLAR ADAMS

Gloucester Royal Hospital Great Western Road Gloucester GL1 3NN

Application to determine whether prior approval is required as to the design or external appearance of the development: 161kW roof mounted solar Photo Voltaic array comprising 379 panels and 3 inverters over a total area of 812m² on two roofs of the Pathology buildings at Gloucestershire Royal Hospital

NRPR 05/07/2021

21/00677/TPO JJH

8 Wellington Parade Gloucester GL1 3NP

Reduction of height of lime tree by approx 3 - 4 metres to reduce debris nuisance and excessive shading.

TPDECS 21/07/2021

21/00708/FUL ELENJ

120 Estcourt Road Gloucester GL1 3LH

SINGLE STOREY EXTENSION TO REAR

G3Y 22/07/2021

21/00856/TPO JJH

Longford Inn 55 Tewkesbury Road Gloucester GL2 9BE

10 metre pollard of Lime Tree circled in picture attached

TPREF 27/07/2021

Longlevens

20/01238/FUL MILLD

86 Oxstalls Drive Gloucester GL2 9DE

Single-storey rear extension

G3Y 08/07/2021

21/00438/FUL	ELENJ
12 Innsworth Lane Gloucester GL2 0DA	
Replacement single storey extension to house.	
G3Y	02/07/2021
21/00457/FUL	ELENJ
65 Cheltenham Road Gloucester GL2 0JG	
Construction of new Boundary wall & gates, widening of driveway	
G3Y	26/07/2021
21/00659/TCM	MILLD
Communications Cabinet Opp 26 Cheltenham Road Gloucester	
Proposed 15m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	
TELPRI	20/07/2021
21/00692/FUL	ELENJ
67 Beechcroft Road Gloucester GL2 9HE	
First floor rear extension	
G3Y	16/07/2021
21/00703/FUL	ELENJ
11 Foxleigh Crescent Gloucester GL2 0XW	
Removal of existing conservatory and erection of single storey extension in it's place	
G3Y	22/07/2021

Matson & Robinswood

21/00067/FUL	MILLD
Snow Capel Farm Sneedhams Green Gloucester GL4 6EQ	
Barn conversion to form new 3 bedroom live-in work unit with workshop attached. Renewal application for previously granted application 15/00479/FUL	
G3Y	08/07/2021
21/00386/PDE	FISHM
8 Ashmore Road Gloucester GL4 6SY	
Single-storey rear extension. D: 3.2m; W: 6.12m; H: 3.0m	
ENOBJ	12/07/2021

21/00603/FUL	KULIP
Land At 19 Underhill Road Gloucester	
Erection of two detached bungalows on a site	
REF	12/07/2021
21/00648/TCM	ELENJ
GLO16200 Monopole Eastern Avenue 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	20/07/2021

Moreland

21/00309/FUL	SHANE.
28 Churchill Road Gloucester GL1 5DG	
Single story rear extension	
G3Y	06/07/2021
21/00318/ADV	MILLD
151 Bristol Road Gloucester GL1 5SY	
Conversion of existing advert to digital poster	
GFY	16/07/2021
21/00447/PREAPP	MILLD
1 Hartland Road Gloucester GL1 4RU	
Hedge removal and new fence.	
CLOSED	13/07/2021
21/00493/FUL	MILLD
261 Stroud Road Gloucester GL1 5JZ	
Demolition of single storey extension and erection of two storey extension.	
G3Y	16/07/2021
21/00585/LAW	MILLD
33 Highworth Road Gloucester GL1 4RW	
Proposed rear single storey extension	
LAW	09/07/2021

Podsmead

20/00796/FUL

RONM

St Gobain Former Wellman Graham Bristol Road Gloucester GL2 5BX

Variation of Condition1 - Approved Drawings on permission reference:
15/00287/REM for the proposed resiting of Block E with minor amendments to
ground floor layout, external appearance, introduction of windows and
alterations to parking /landscape area

AR

05/07/2021

21/00593/ADV

ELENJ

McDonald's 337 Bristol Road Gloucester GL2 5DN

THE INSTALLATION OF 4 NO. DIGITAL FREESTANDING SIGNS AND 1 NO. 15" DIGITAL
BOOTH SCREEN.

GFY

09/07/2021

21/00607/FUL

MILLD

2 Sunnycroft Mews Gloucester GL1 5LP

Proposed single storey rear extension to detached dwelling

G3Y

16/07/2021

21/00701/TCM

ELENJ

Corner Bristol Road/Tuffley Avenue Gloucester GL1 5TL

Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works.

TELPRI

30/07/2021

21/00811/EIA

ADAMS

National Grid Bristol Road Gloucester GL2 5YA

Request for Environmental Impact Assessment screening opinion

SCR

20/07/2021

Quedgeley Fieldcourt

20/01084/FUL

MILLD

Richville Naas Lane Quedgeley Gloucester GL2 2SA

Proposed link between Main house and garage to act as sun room.

G3Y

29/07/2021

Quedgeley Severn Vale

21/00589/FUL MILLD

15 Blackthorn Gardens Quedgeley Gloucester GL2 4WG

Single storey extension to dwelling

G3Y 14/07/2021

21/00595/FUL MILLD

4 Littlefield Quedgeley Gloucester GL2 4GZ

Garage Conversion and Rear Extension

G3Y 27/07/2021

21/00626/OUT KULIP

32 Curtis Hayward Drive Quedgeley Gloucester GL2 4WL

Resubmission of outline application for the erection of a single dwelling on land adjoining an existing residential property.

GOP 20/07/2021

21/00627/OUT KULIP

32 Curtis Hayward Drive Quedgeley Gloucester GL2 4WL

Resubmission of outline application for the erection of a single dwelling on land adjoining an existing residential property.

GOP 21/07/2021

21/00755/DCC JOLM

Rutherford House Olympus Park Quedgeley Gloucester GL2 4NF

Erection of 2.4m high weld mesh fencing to rear boundary.

OBJ 06/07/2021

Tuffley

20/01078/FUL FISHM

3 Woods Orchard Gloucester GL4 0BN

Extension to existing outhouse to create an Annex

G3Y 21/07/2021

21/00120/FUL KULIP

12 Cherrywood Gardens Gloucester GL4 0AE

Proposed detached two storey dwelling

REF 20/07/2021

21/00270/FUL	KULIP
Windrush Road Gloucester	
Demolition of garages on land at Windrush Road, Tuffley and the erection of 3no. 2B4P dwellings with associated parking and landscaping.	
G3Y	30/07/2021
21/00401/FUL	KULIP
2 Brookthorpe Close Gloucester GL4 0LJ	
Demolish the attached garage to No. 2 and build an attached 2-bedroomed house, referred to as No. 2A, within the existing residential curtilage of No. 2.	
REF	05/07/2021
21/00475/FUL	FISHM
52 Longney Road Gloucester GL4 0LT	
Two storey rear extension	
REFUSE	23/07/2021
21/00499/FUL	KULIP
365 Stroud Road Gloucester GL4 0DA	
Proposed extension and display of 2no. signs.	
G3Y	06/07/2021

Westgate

21/00225/FUL	ADAMS
8A Worcester Street Gloucester GL1 3AA	
Change of Use of part of first floor from Professional Services (Class E) to 1 no. 1 bedroom apartment (C3)	
G3Y	15/07/2021
21/00246/FUL	MILLD
36 Hempsted Lane Gloucester GL2 5JN	
Proposed first floor extension and associated internal/external alterations.	
G3Y	16/07/2021

21/00439/FUL	MILLD
1A - 3 And 1C St Aldate Street Gloucester GL1 1RP	
Replacement of existing sash and casement windows. Removal and renewal of pitched roof coverings. Brickwork repairs and rainwater goods replacement.	
G3Y	06/07/2021
21/00482/ADV	KULIP
5 Northgate Street Gloucester GL1 2AH	
Installation of 1 no. internally illuminated fascia signs and 1 no. internally illuminated projecting sign	
GFY	05/07/2021
21/00601/FUL	KULIP
55 Park Road Gloucester	
Conversion of garage/workshop into 2 bedroom flat.	
REF	09/07/2021
21/00655/CONDIT	ADAMS
Kings Quarter Kings Square Gloucester	
Partial discharge of Conditions 14 (Tree protection), 23 (Construction and management plan), 32 (waste minimisation statement) and 35 (highways management plan) of permission ref. 20/01286/FUL for Phase 1 culvert works	
PADIS	16/07/2021
21/00661/LBC	ADAMS
111 Eastgate Street Gloucester GL1 1PY	
Internal and external works to Grade 2 listed building to facilitate change of use from office to 13 no. residential flats, erection of wall and railings to front, alterations to frontage area, steps to rear, works to outbuilding to rear, and associated external works.	
G3L	16/07/2021
21/00666/CONDIT	ADAMS
Land East Of Hempsted Lane Hempsted Lane Gloucester	
Discharge of Condition 13 (renewable energy) of permission ref. 13/01032/OUT (amended details)	
PADIS	14/07/2021

21/00671/CONDIT	ADAMS
Kings Quarter Kings Square Gloucester	
Discharge of Conditions 99 (Via Sacra treatment) and 100 (street furniture) of permission ref. 18/01454/FUL	
PADIS	06/07/2021
21/00672/LBC	ADAMS
Sudbrooke House High Orchard Street Gloucester	
External works to Grade 2 listed building; replacement roof and associated works.	
G3L	16/07/2021
21/00696/TPO	JJH
Cedar House Spa Road Gloucester GL1 1XL	
All blue and red works from the survey supplied	
TPDECS	21/07/2021
21/00778/CONDIT	ADAMS
Gourmet Oriental 8 Market Parade Gloucester GL1 1RL	
Partial discharge of Conditions 10 (archaeological evaluation) and Condition 12 (archaeological written scheme of investigation) of permission ref. 20/00645/FUL, for Phase 3b	
PADIS	05/07/2021
21/00783/CONDIT	ADAMS
Land East Of Hempsted Lane Hempsted Lane Gloucester	
Discharge of condition 4 (archaeological watching brief) of permission ref. 16/01055/FUL	
ALDIS	05/07/2021

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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