Planning Committee

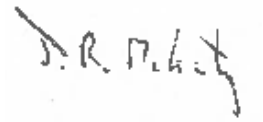
Meeting: Tuesday, 7th December 2021 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

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

AGENDA

1.	**APOLOGIES** To receive any apologies for absence.
2.	**APPOINTMENT OF VICE-CHAIR** To confirm the appointment of Councillor Morgan as Vice-Chair of the Committee.
3.	**DECLARATIONS OF INTEREST** To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
4.	**MINUTES** (Pages 7 - 10) To approve as a correct record the minutes of the meeting held on November 2nd 2021.
5.	**LATE MATERIAL** Please note that any late material in respect of the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day of the meeting.
6.	**KINGSWAY LOCAL CENTRE, THATCHAM AVENUE, KINGSWAY, QUEDGELEY, GLOUCESTER - 18/00852/FUL** (Pages 11 - 86) 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. This application was previously deferred from the October 2021 meeting of the Planning Committee.
7.	**DELEGATED DECISIONS** (Pages 87 - 98)

	To consider a schedule of applications determined under delegated powers during the month of October 2021.
8.	**DATE OF NEXT MEETING** Tuesday 4th January 2022 at 6pm in Civic Suite, North Warehouse.



Jon McGinty
Managing Director

Date of Publication: Monday, 29 November 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 –

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

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

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

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

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- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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HUMAN RIGHTS

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

EQUALITY ACT 2010

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

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PLANNING COMMITTEE

MEETING : Tuesday, 2nd November 2021

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

Officers in Attendance
Business Transformation Manager (Planning)
Senior Lawyer, One Legal
Democratic & Electoral Services Officer

APOLOGIES : Cllrs. Taylor, Finnegan, Melvin and Toleman

39. DECLARATIONS OF INTEREST

There were no declarations of interest.

40. MINUTES

The minutes of the meeting held on the 5th of October 2021 were confirmed and signed by the Vice-Chair as a correct record.

41. LATE MATERIAL

There was no late material to circulate.

42. 22 ZOONS ROAD, GLOUCESTER, GL3 3PB - 21/00684/FUL

The Business Transformation Manager (Planning) presented the report detailing an application for the erection of a single storey side extension, raising of the eaves and re-roofing the existing side conservatory, re-roofing the existing rear conservatory and widening of existing driveway.

The Business Transformation Manager (Planning) responded to members'

questions regarding whether an additional condition could be introduced to allocate parking for construction vehicles, whether the granting of the application would set a precedent for neighbouring properties, the type of materials that would be used, the number of chimneys at the property and where the building line was in comparison with other properties in the locality as follows:

Members' Debate

Councillor D.Brown stated that he believed that it was quite a large development, and that he was disappointed that Councillor A.Chambers suggestion of an additional condition to provide parking for construction vehicles would not be adopted. He added that overall, he believed that it was good to see improvements in the area and that he would support the officer's recommendation for approval.

The Vice-Chair stated that he did not believe that there would be too much disruption in the area caused by construction and that he would support the officer's recommendation.

Councillor A.Chambers stated that the drawings suggested that there would be an extra chimney. He sought clarification as to whether there was a condition regarding burners included in the application if that was the case. He said that if it was an issue with the drawings suggesting that an additional chimney would be built, he asked whether clarification could be sought by the applicant to ensure that this would not happen.

The Vice-Chair moved, and Councillor Tracey seconded the officer's recommendation for approval, subject to the conditions outlined in the report and clarification being sought to ensure that an additional chimney was not built as part of the application.

RESOLVED that: - planning permission is granted subject to conditions outlined in the report and clarification being provided by the applicant that an additional chimney would not be built as part of the application.

43. DELEGATED DECISIONS

Councillor D.Brown noted that one of the applications (12 Ladychapel Road, 21/00905/FUL) listed in the delegation decisions was listed as a Hucclecote address when it was an address in Abbeydale. The Business Transformation Manager (Planning) asked Councillor D.Brown to contact her after the meeting so that she could follow up.

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

RESOLVED that: - the schedule be noted.

44. DATE OF NEXT MEETING

Tuesday, 7th December, 2021.

Time of commencement: 6.00 pm
Time of conclusion: 6.20 pm

Chair

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	7th December 2021
Address/Location:	Kingsway Local Centre, Thatcham Avenue, Kingsway, Quedgeley, Gloucester
Application No:	18/00852/FUL
Ward:	Kingsway
Expiry Date:	Agreed extension of time 10th December 2021
Applicant:	Mr Alex Harwood
Proposal:	Erection of new building to provide 22 self contained units of supported living accommodation and associated works, including car and cycle parking and landscaping
Report by:	Joann Meneaud
Appendices:	1.Supporting statement from Gloucestershire Clinical Commissioning Group and Gloucestershire County Council dated 24th November 2021 2. Update report and appendices dated 5th October

1.0 UPDATE REPORT

1.1 The application has previously been considered by Planning Committee on 3rd August and 5th October. The application was deferred by Committee on 3rd August 2021 to request the applicant to provide

- An update parking survey
- An updated noise assessment.

The application was then deferred by Committee on 5th October to enable further assessment in relation to the presence of newts on the site and its surroundings. During the discussion at the October meeting there was also some questions in relation to crime and anti social behaviour in the local area. This report provides updates on these two specific issues. Additionally a new statement has been provided by Gloucestershire Clinical Commissioning Group and Gloucestershire County Council setting out further information in relation to the proposals and is attached at Appendix 1.

1.2 **Newts**

The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS and City Plan policy E2 similarly requires the protection and enhancement of biodiversity in the area.

1.3 Great Crested Newts are designated and protected as a European protected species and receive protection under the Conservation for Habitats and Species Regulations 2017. Works that impact upon great crested newts and their habitats requires a mitigation licence from Natural England.

1.4 The City Council has a District Licensing agreement in place with Nature Space in relation to development that may impact upon Great Crested Newts. The scheme requires the developer to pay into a Great Crested Newt compensation fund which is used to create and manage high quality habitat for the newts. The benefits of this being seen as " better conservation outcomes, as newt populations can remain healthy and expand across the countryside, rather than trying to retain populations with poor long term viability in urbanised, heavily managed environments" This is undertaken by the Newt Conservation Partnership and covers a wide geographical area.The District Licensing agreement is an alternative procedure to requiring the developer to provide on surveys, mitigation and compensation within the development and the Council then working with their own ecologist to assess schemes and require safeguards and mitigation by condition. The District Licensing Agreement also negates the need for separate licensing with Natural England..

1.5 The applicant has applied to Nature Space under the District Licensing Scheme and their proposals have been assessed by Nature Space accordingly. Nature Space have now issued a certificate that confirms that the development can be considered under the Councils District License and in principle allows the following activities

- Capture, exclusion and relocation of GCN from terrestrial habitat (by hand, hand searches of suitable features and/or destructive searches, night/torch searching, exclusion fencing (including upright and one-way temporary amphibian fencing)). NB: This includes fence installation and removal.
- Relocating GCN at imminent risk of harm on Development Land (by hand, hand searches and/or destructive searches)
- Site clearance - including removal of vegetation, hard- standing, buildings and landscaping
- Removal of rubble and log piles and other potential hibernacula
- Construction activities

The Certificate also details the requirement that work on site needs to be undertaken in accordance with the Great Crested Newt Mitigation Principles and Best Practice Principles, set out by Nature Space and as set out in the City Councils district licence.

1.6 The Certificate also details the conditions that must be applied to the planning permission and these have been included in the conditions list.

1.7 Should planning permission be granted for these proposals, Nature Space and the City Council issue a further authorisation (under the District License) for the development to proceed and for the activities detailed above to be undertaken in accordance with the Protocol and Procedure set out in the Certificate and the License. Nature Space are in effect the controlling body and there are further requirements for the applicant to notify the commencement of works and Nature Space carry out any necessary further checks and or site visits.

1.8 By applying through the License Agreement process with Nature Space and having the initial authorisation in place, the applicant has therefore complied with the requirement to ensure that the development proceeds with the necessary safeguards in place to appropriately deal with the potential impacts upon Great Crested Newts, in relation to this proposal. The District Licensing agreement ensures that schemes provide for compensatory habitats through the creation, monitoring and maintenance of high quality

habitat for Great Crested Newts. A condition is also proposed to ensure that the site delivers some additional benefit in terms of ecological gain.
Accordingly, the proposal complies with the national and local policy guidance and meets the requirements under the Conservation for Habitats and Species Regulations 2017

1.9 Crime Rates

There was some discussion at the October Committee in relation to crime and anti social behaviour in the local area and questions whether the local area had particularly more instances of crime and specifically anti social behaviour, than other parts of the City.

The following figures set out the total crime rates for each ward within the City, calculated per 1,000 population. The figures relate to 2018/19 and are police recorded crime rates published from the County Council website. The average crime rate for Gloucester city is 87.76

- Abbeydale 33.62
- Abbeymead 19.46
- Barnwood 71.21
- Barton and Tredworth 113.63
- Coney Hill 108.46
- Elmbridge 54.62
- Grange 47.56
- Hucclecote 32.96
- Kingsholm and Wotton 128.98
- Kingsway 35.
- Longlevens 39.27
- Matson and Robinswood 99.15
- Moreland 81.63
- Podsmead 101.15
- Quedgeley Fieldcourt 71.67
- Quedgeley Severnvale 32.34
- Tuffley 65.32
- Westgate 395.04

The Local Centre lies within the Kingsway ward and has one of the lower crime rates within the City. Putting the figures with the lowest crime rate first, it would be 5th out of 18.

The following figures are taken from the same source and set down the anti social behaviour rates for each ward within the City.

- Abbeydale 15.89
- Abbeymead 11.8
- Barnwood 32.09
- Barton and Tredworth 64.82
- Coney Hill 74.69
- Elmbridge 18.21
- Grange 35.41
- Hucclecote 20.39
- Kingsholm and Wotton 74.35
- Kingsway 33.19
- Longlevens 15.47
- Matson and Robinswood 62.57
- Moreland 41.2

- Podsmead 55.38
- Quedgeley Fieldcourt 33.84
- Quedgeley Severnvale 10.83
- Tuffley 33.92
- Westgate 191.11

The average anti social behaviour rate for Gloucester City is 46.09

Putting the figures with the lowest anti social behaviour rate first, Kingsway ward would be 7th out of 18.

These figures demonstrate that for the recorded periods, Kingsway ward was below the City average for both the total crime rates and anti social behaviour rates, per thousand population.

2.0 Officer Conclusions

The applicant has responded to Committee's request for further assessment in relation to the presence of newts on the site and within the local area. The applicant has applied to Nature Space who have now issued a certificate that confirms that the development can be considered under the Councils District License, the works are acceptable in principle and sets out conditions that must be adhered to.

2.1 Figures have been set out providing details of total crime and anti social behaviour rates for all the wards within Gloucester City, demonstrating that rates in the Kingsway ward are below the average rate for the City.

2.2 This application has been considered in the context of the policies and guidance relevant to the proposal. All other planning considerations are clearly set out in the previous Committee and update reports and the scheme is considered to be acceptable and consistent with those policies in terms of the design and layout of the building, highways and parking, noise issues and future living conditions for residents, landscaping, residential amenity, drainage and flood risk, economic considerations and impacts upon heritage assets. Additionally, the applicant has demonstrated a local need for supported housing, and the scheme has the support of the County Care Commissioners and the Councils Housing Strategy Manager.

2.3 Consideration has also been given to the Public Sector Equality Duty set out within the Equality Act 2010, safeguarding and welfare of children under the Children Act 2004 and Article 8 (Right to respect for private and family life, home and correspondence) and Article 1 of the First Protocol (Right to the use and enjoyment of property)of the Human Rights Act 1998.

2.4 The proposal complies with policy guidance and is acceptable. The assessment of the various planning considerations weighs favourably to the granting of planning permission and accordingly it is recommended that planning permission be granted, subject to the completion of a Section 106 agreement and necessary conditions.

6.0 RECOMMENDATION OF THE HEAD OF PLACE

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

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

approved framework.

That planning permission is GRANTED subject to the following conditions;

Condition 1
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

Condition 2
The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers
Site context plan PA101B
Proposed site and roof plan 3102 PA110L
Proposed floor plans PA111F
Proposed elevations PA 112E
Fencing types 392 PA 134b
Landscape proposals 1018-01B
except where these may be modified by any other conditions attached to this permission.

Reason**:** To ensure that the development is carried out in accordance with the approved plans
Condition 3
No work above floor plate level shall be carried out until samples of the external materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Condition 4
During the construction phase (including demolition and preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

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

Condition 5
Prior to commencement of any development within a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but is not limited to):
a. Site access/egress including routing of construction traffic
b. Staff/contractor facilities and parking arrangements
c. Dust mitigation
d. Noise and vibration mitigation
e. Mitigation of the impacts of lighting proposed for the construction phase
f. Measures for controlling leaks and spillages, managing silt and pollutants
g. Plans for the disposal and recycling of waste
h. provision for wheel washing

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

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

Condition 6
All planting, seeding, or turfing in the approved details of landscaping as detailed on drawings comprising Landscape proposals 1018-01B, Fencing types 392 PA 134b shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

Condition 7
The building shall not be occupied until refuse bin storage facilities have been provided in accordance with the approved plans. The approved facilities shall thereafter be maintained for the lifetime of the development.

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

Condition 8
The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 25m distance in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

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

Condition 9
The development hereby permitted shall not be occupied until the first 20m of the proposed access road, including the junction with the existing public road and associated visibility splays, shall be completed to at least binder course level.

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

Condition 10
The building hereby permitted shall not be occupied until the site access, vehicular parking, turning and loading/unloading facilities have been laid out and constructed in accordance with the submitted Proposed site and roof plan 3102 PA110L and those facilities shall be maintained available for those purposes thereafter.

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

Condition 11
Notwithstanding the submitted details, the building hereby permitted shall not be occupied until a delineated at grade pedestrian corridor from the parking bays linking to the building entrance(s) have been made available for use and those facilities shall be maintained available for those purposes thereafter.

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

Condition 12
The building hereby permitted shall not be occupied until the cycle storage provision as detailed on drawing Proposed site and roof plan 3102 PA110L has been provided and those facilities shall be maintained for the duration of the development.

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

Condition 13
Noise levels within the building hereby permitted shall not exceed those set out in BS8233:2014 “Sound Insulation and Noise Reduction for Buildings”. Noise levels measured from enclosed outdoor private amenity areas (gardens) should attain the 50dB(A) desirable criteria (Considered by WRS to be the LOAEL) and not exceed the upper limit recommended within BS8233:2014 being 55dB(A) (Considered by WRS to be the SOAEL)**.

Reason: To ensure a satisfactory living environment for residents.

Condition 14
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 15
No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy that accords with the principles as set out in the Phoenix Design Surface Water Design Strategy dated October 2020 and including further detail on both 1 in 30 year and 1 in 100 year rainfall events, has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

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

Condition 16
No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR94) and with the proposals detailed on plan 'Kingsway Specialist Housing Local Centre: Impact Map for great crested newts district licensing (Version 1)', dated 3rd November 2021.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR94).

Condition 17
No development hereby permitted shall take place except in accordance with Part 1 of the GCN Mitigation Principles, as set out in the District Licence WML-OR94

Reason: In order to adequately mitigate impacts on great crested newts.

Condition 18
No work above floor plate level shall be carried out until a scheme for biodiversity enhancement for the site and a timetable for provision, have been submitted to and approved in writing by the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the lifetime of the development for their designed purpose in accordance with the approved scheme.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area

Condition 19
Remediation works – full condition wording to be provided

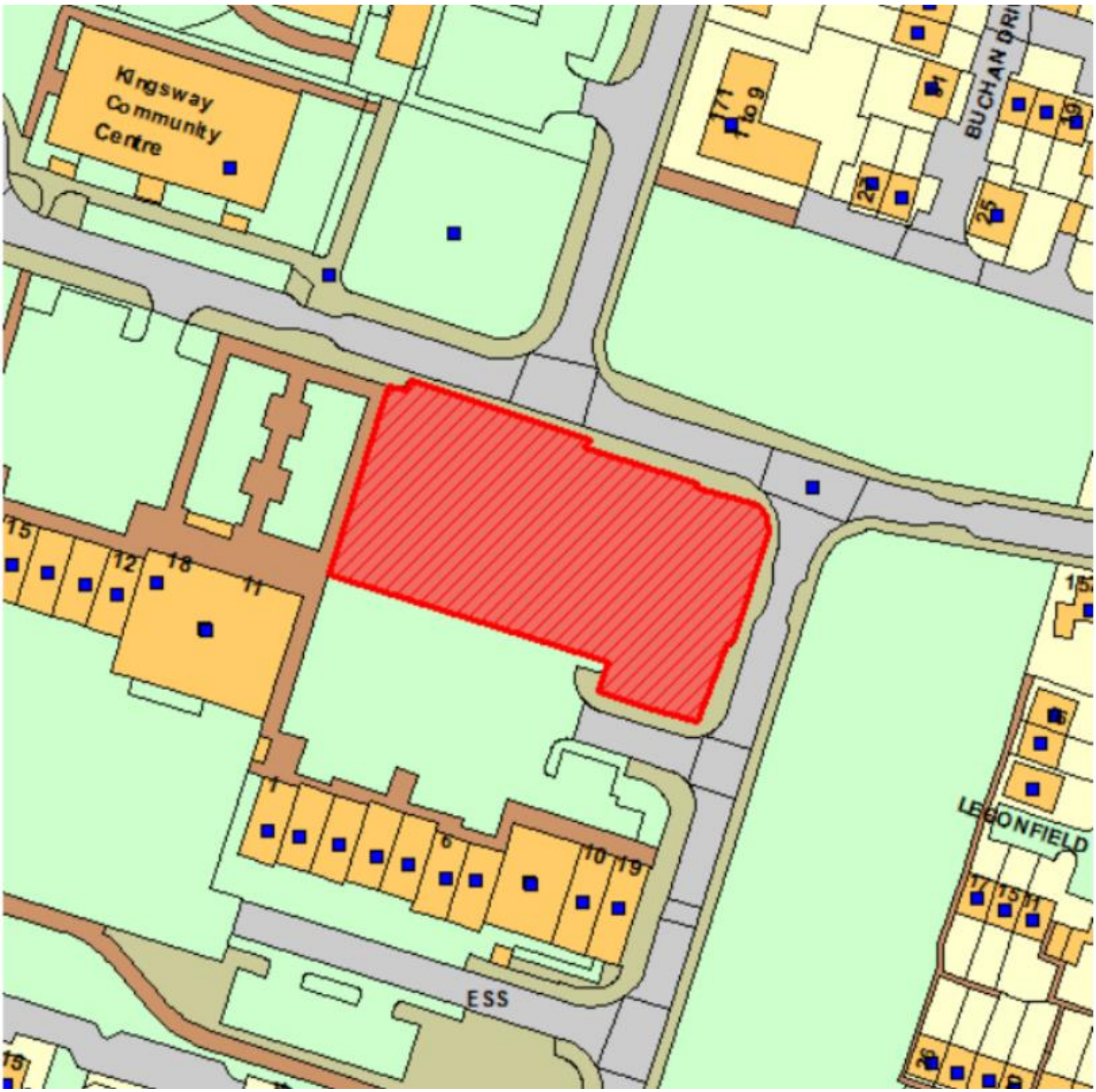
Note 1
This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Note 2
The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

Note 3
The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding highway works agreement (including appropriate bond) with the County Council before commencing those works.

Person to Contact: Joann Meneaud (396787)

Planning Application:	18/00852/FUL
Address:	Kingsway Local Centre, Thatcham Avenue, Kingsway Quedgeley Gloucester
Committee Date:	7th December 2021



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Gloucestershire County Council
Shire Hall, Westgate Street,
Gloucester
GL1 2TR

Joann Meneaud
Principal Planning Officer
Gloucester City Council
PO Box 3252,
Gloucester,
GL1 9FW

24th November 2021

Dear Joann

Re: The Proposed Kitto Group PLC at Thatcham Avenue, Kingsway, Gloucester

Please accept this letter of Support from Gloucestershire County Council in regard to the proposed development of 22 self-contained apartments with additional communal and staff areas be used as supported living for individuals with a mental health diagnosis.

Gloucestershire County Council have been working with Kitto Group PLC and Gloucester City Council since 2016 to help shape the proposed development of 22 self-contained supported living apartments at Thatcham Avenue, Kingsway to develop a sustainable model of affordable, accessible, and adaptable self-contained supported living apartments to meet the current and future needs of individuals who require varying levels of support to live independently in the community.

Examples of how this partnership approach has shaped the current proposal include:

- Change from an Exempt rent scheme to an Affordable Housing scheme with Rents at Housing Benefit levels with funding from Homes England
- Selection of Advance as preferred Housing Association to purchase the site and manage the completed apartments, whom has an excellent track record of managing properties in Gloucester and surrounding areas

- Change in Client group from Learning Disability and Physical Disability to Mental Health given needs of the County and location of site
- Sub-division of building into two semi-detached properties of 12 and 10 apartments – rather than 1 block of 22
- Selection of care operator from Gloucestershire CC's approved framework

The proposed site at Thatcham Avenue is in a good location with excellent transport links, access to local amenities and access to wider green spaces in the surrounding areas. The development of 22 supported living apartments will provide local employment opportunities on a current disused plot of land. Evidence supplied by kbw Property Consultants dated 21st July 2021, available on the planning portal, highlights that apart from the offer from Kitto for the plot of land proposed for the development no other offers have been forth coming

Kitto appointed Advance Housing as the registered housing provider to deliver the project and manage the day-to-day management of the accommodation. Advance Housing are a highly rated housing provider both nationally and locally with the highest rating from the regulator of social housing for both their financial viability and governance. Advance Housing are committed to the development of affordable homes and have in principle secured national grant funding from Homes England to support the proposed development at Thatcham Avenue.

As commissioners at Gloucestershire County Council our preferred model of supported living is developments that are delivered using grant funding, for example either Homes England or NHS England, that enables rents to be provided at an affordable level and are managed by housing providers that have good financial viability and governance, as evidenced through the regulator of social housing. The proposed development of supported living at Thatcham Avenue meets the preferred model of developing supported living and will be sustainable in the long term.

As part of our due diligence in providing support for this development commissioners from Gloucestershire County Council visited eight local supported living homes currently delivered by Advance Housing throughout Gloucestershire. The homes were well kept and maintained to high standards. If planning is granted commissioners will go out to tender for a care provider from our framework to ensure that a good quality care provider is appointed during the development phase so as to establish a positive working relationship with Advance Housing, the Mental Health Social Work team and the individuals they will be supporting at Thatcham Avenue.

There are currently 122 individuals with a diagnosed mental health condition living in substandard accommodation in Gloucester City. These individuals have varying levels of care and support needs and are effectively supported in their current accommodation in the community, in some cases for over 30 years. They are valuable members of the community with no reports of anti-social behavior committed by the individuals who would be eligible to move into the proposed development at Thatcham Avenue.

The accommodation where these individuals currently reside is now outdated. There is a high ratio of bedrooms to bathrooms, which we know through learning during COVID presents a greater risk of infection.

There are also issues relating to the physical layout of the buildings that impact on the individuals. The individuals for whom Thatcham Avenue is primarily being developed for are ageing, and they are experiencing increasing levels of age-related physical challenges. Their current accommodation is having an impact on their physical health and limiting their independence. For example, some of the accommodation is provided over four floors with steep steps; making it difficult for some individuals to live a fulfilling life with full access to the community.

The current accommodation does not have the level of accessibility features and adaptable flats that are proposed at Thatcham Avenue. The greater level of accessibility and adaptability of the proposed development at Thatcham Avenue will accommodate any future changes that may be required to enable the proposed tenants of Thatcham Avenue to stay in their home and be supported by an established care and support team as they age.

Each individual that moves into Thatcham Avenue will have a robust risk management plan and a person-centered recovery/support plan. For any individuals within the proposed cohort that have an offending history, there will be restrictions on where they can live in the community. For some individuals this will include restrictions relating to schools, nurseries and parks **and they therefore would not be suitable to be housed at Thatcham Avenue and would not be housed in this scheme.**

The individuals that will move into the accommodation provided at Thatcham Avenue will have positive professional relationships with the Mental Health Social Work Team who will support them to move into Thatcham Avenue and settle into their new home. This will be done in partnership with a care provider from the County Councils approved provider framework and Advance Housing, to make the transition into their new home as smooth as possible.

The commissioning team are committed to working closely with Gloucester City Council, the mental Health Social Work team, Advance Housing and the care provide to ensure all nominations for Kingsway are suitable and to ensuring that the proposed development at Thatcham Avenue is an ongoing success. In supporting the development 22 self-contained supported living apartments with additional communal and staff areas at Thatcham Avenue Gloucestershire County Council is being proactive in managing the housing with care market in Gloucestershire and planning for the future needs to these individuals as outline in our duty under The Care Act (2014) and supporting the development of an affordable, sustainable model of supported living.

Therefore, the proposed development at Thatcham Avenue has Gloucestershire County Council`s Integrated Disabilities Commissioning Team's full support.

Yours sincerely

Steve Hubbard

Interim Senior Commissioning Manager
Integrated Disabilities Commissioning Hub
Gloucestershire Clinical Commissioning Group and Gloucestershire County Council

And

Sara Crofts
Senior Project Manager Housing with Care
Older Peoples Commissioning Hub
Gloucestershire Clinical Commissioning Group and Gloucestershire County Council

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	5th October 2021
Address/Location:	Kingsway Local Centre Thatcham Avenue Kingsway Quedgeley Gloucester
Application No:	18/00852/FUL
Ward:	Kingsway
Expiry Date:	Agreed extension of time 16th August 2021
Applicant:	Mr Alex Harwood
Proposal:	Erection of new building to provide 22 self contained units of supported living accommodation and associated works, including car and cycle parking and landscaping
Report by:	Joann Meneaud
Appendices:	1. Site context plan 2. Proposed site and roof plan 3. Proposed elevations 4. Proposed floor plans 5. Letter from Advance Housing 6. 3rd August Committee report 7.Letter from CSJ Planning (Planning Agent) dated 7th September 2021 8. Letter from CSJ Planning (Planning Agent) dated 15th July 2021

1.0 UPDATE REPORT

1.1 The application was previously considered by Planning Committee on 3rd August 2021. After some discussion, Members resolved to defer the application to request the applicant to provide

- An update parking survey
- An updated noise assessment.

This report is to provide an update on new information and assessment on specific issues only. The August Committee report is attached for information at Appendix 6.

1.2 The request for the update surveys was provided to the agent. The agent has not provided any updated surveys but has submitted a letter to explain their reasoning behind this and also provided some further comment upon other issues discussed by members at Committee Additionally a design assessment, revised site parking layout and updated Transport Note have been submitted. The letter is attached as Appendix 7 and the points are summarised below:

2.0 Agents Comments

2.1 Noise Issues

- The timing of the assessment was delayed until Covid 19 restrictions were lifted in April
- The scope and timing of the acoustic assessment was agreed by the Planning Officer and WRS the noise advisers
- There is no evidential basis for the Committee to consider that the assessment was

not reflective of the local environment and no further survey is considered necessary.

2.2 Highway/parking Issues

The applicant has provided an updated Transport Statement and parking layout for the site.

- The assessment of parking provision for the development was originally assessed on the basis of general residential apartments and local car ownership, resulting in a requirement for 18 spaces and considered to be a worse case scenario.
- The proposed residents are unlikely to have access to their own private vehicle.
- It is expected that 6 spaces will be required for care staff.
- An amended layout has been submitted providing a total of 21 spaces (an increase of 3 compared to the previously proposed layout)
- There is an over provision of spaces to be provided on site and users of the site would not take up parking within the wider parking area.
- Given the limited journeys to and from the proposed use, it could not be considered to have an unacceptable impact upon highway safety or where impacts upon the local road network would be severe.
- The site does not currently form parking for the Local Centre, permission was granted to provide the parking on a phased basis, therefore the level of parking was deemed appropriate at that time.

2.3 Loss of retail floor space/land

- There is no loss of retail space or land designated for such use
- Whilst it was originally intended for retail use this has not been brought forward and marketing information relating to the site has been provided

2.4 Design

- The building is very much in keeping with the height, size, scale and materials of the nearby housing
- Planning permission would be required to create additional residential units in the roof space, this would not be feasible due to the planned use of roof trusses in the roof structure
- Using a brick wall instead of the proposed fence to the garden boundary would preclude the opportunity for planting and landscaping.

Planning Balance

- The assessment of the application has failed to apply the tilted balance which is relevant because the proposal does not give rise to any heritage harm.
- There are no adverse impacts associated with granting planning permission that would significantly and demonstrably outweigh the benefits.

3.0 Additional Consultations Responses

Comments from Worcestershire Regulatory Services (WRS) (the Councils Noise Advisers) in relation to the Noise Assessment undertaken on 24th April.

Location

WRS have reviewed the location of the proposed development in relation to continuous noise sources and the nearest is the A38 which lies 500m west of the site. Local incidental noise will also be generated by service roads, community centre, car park, local shops public house, takeaway and schools. In terms of noise impact most of this incidental noise will not impinge into sensitive times of the day i.e. Between 11pm and 7am and are mostly incidental to peak hours during schools time and when persons frequent the shops and public house.

3.2 Requirements of Acoustic reports

Acoustic impact assessment completed as part of most planning submissions focus on long term noise impacts inside residential property and garden areas. For this reason developers must specify noise mitigation that is required to achieve acceptable noise levels as set out by British Standard 8823 : 2019 and British standard 4142 :2019 A1 for noise associated with static commercial/industrial noise sources.

3.3 The Applicants Acoustic report ref A1745/R01

WRS have re-appraised this report and confirm that it specifies a very high standard of mitigation for the building envelope and enclosed fence for the garden/communal area. Based on the sleeping accommodation acoustic performance predicted from the noise survey data collected in April 2021; an expected performance of LAeq 23dB/LAmax 41dB noise levels is expected in the bedrooms and LAeq 33dB – 40dB in all other areas of living accommodation. Thus the acoustic energy in the local external environment would have to increase by a factor in excess of over 4 times that observed in April to exceed the BS8233 acceptability criteria for bedrooms and by a factor of a least 3-4 times for the lounge and other internal areas.

Externally within the communal garden area current data from April confirm that the daytime noise levels were LAeq 51 to 57dB. The applicants consultant have therefore specified a close boarded timber fence as mitigation which will nominally provide attenuation of 10dB. This would then provide a predicted climate of around LAeq 41 to 47 within the gardens. An increase in noise levels would therefore need to exceed LAeq of 55 which would amount to an increase in environmental noise by a continuous acoustic energy factor of 7 times that observed in April and this is more than the equivalent of doubling the perceived level of noise.

Other sources of noise from static external plant and equipment associated with local business are not subject to change in noise emission due to Covid restriction and would therefore emit the same level of sound.

3.4 Incidental noise

Incidental noise within a busy mixed-use local community will always vary depending on time of year and the type of activities taking place. This is an accepted element of living that society tolerates within reason. WRS have therefore requested whether there is any history of noise complaints concerning commercial businesses in the locality as there are many other residential properties which are equidistant in acoustic terms to this proposal. Officers have confirmed that the Environmental Health Department have no active commercial noise complaints in this area.

3.5 Conclusion of WRS

Noise levels in the local community would have to increase by a perceivable magnitude of double or greater for there to be any need to review the current mitigation proposals found within the existing acoustic report hence the hypothetical likeliness of an increase in this order is extremely remote. For this reason, WRS would not be in a position to support the Council in requesting further detailed study.

4.0 Officer Comments

Noise Issues

4.1 The noise survey was undertaken on 23rd and 24th April, after the removal of many of the lockdown restriction that had been in place up until 12th April. This allowed for the opening of

non essential retail, and pubs and restaurants were able to open for service outside but there was still no mixing allowed between 2 households.
Following the date of the survey there has then been further lifting of restrictions as 17th May allowed 30 people to gather outdoors and the rule of six or two households applied to indoor gatherings, and pubs and restaurants were able to open for service indoors. Ultimately all restrictions on social gatherings and the opening of businesses were removed on 21st June.

4.2 The original outline permission did not restrict delivery times for the commercial or community uses but did restrict opening hours of any hot food shop or restaurant to 8am to 11pm Monday to Saturday and 12noon to 11.30pm on Sunday.

4.3 The Planning Enforcement Officer has confirmed that within the last couple of years, there have been no complaints relating to noise and disturbance arising from the permitted businesses or community facilities within the Local Centre. Additionally, at the time of writing the report, our Community Wellbeing Team had not advised of particular noise issues reported to them.

4.4 WRS have reviewed the original noise report and have concluded that it is appropriate for use in these circumstances, that background noise levels would have to increase significantly to result in any harm and therefore future residents would have an acceptable living environment.

Parking /Highway Issues

4.5 The amended site layout that has been submitted to provide an increase in 3 parking spaces is currently being assessed by the Highway Authority and their comments upon this will be reported to Committee via the late material. The Highway Authority were satisfied that the original layout with 18 spaces, provided sufficient parking space to accommodate the needs of residents, staff and visitors to the site.

4.6 The original reserved matters included the site as providing for two coffee shop/takeaway units with approximately 60 car parking spaces. Permission was then granted to allow for the provision of the parking areas in phases, however there were no conditions requiring this site to be brought forward for parking at a particular time, other than when the two remaining units were built. Therefore there are no provisions under any of the earlier permissions to require that the car park and associated two retail units are provided. The use of the application site, as originally envisaged as additional parking, to serve the Local Centre is therefore unlikely to be forthcoming.

4.6 Potential loss of retail provision

The site lies within the Kingsway Local Centre that provides important community facilities and day to day shopping needs of local residents. JCS Policy SD2 sets out the criteria for assessing new development proposals within such centres and states that uses will be promoted and supported where they include residential, retail, leisure, culture, tourism, office development and community facilities that contribute to the vitality and viability of the centre. The proposed residential use, on a parcel of land that has lain undeveloped for many years despite marketing for retail type uses, is considered to comply with the criteria of JCS policy SD2.

4.7 At the outline stage the mix of uses permitted within the Local Centre was clearly set out in the 2003 appeal decision, and this included residential use Class C3, so even from that early stage, some residential use within the Local Centre was deemed appropriate. However it should also be noted that this application is not submitted under the provisions of that outline permission.

4.8 Update on the emerging Gloucester City Plan

We have now received the Inspectors comments upon the polices within the emerging City Plan, following the examination hearings that took place in July. The Inspector suggests some changes to Policy A5 relating to the provision of Specialist Housing.
Currently the policy reads as follows:

Development proposals for specialist housing must be:

1. *Supported by evidence of the demonstrable need for this form of housing within Gloucester City;*
2. *Suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care supported by a sustainable business model;*
3. *Accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and*
4. *In a location that avoids excessive concentration of such housing within any one street or small area.*

Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Gloucester in accordance with Policy A2.

*If development, including change of use, would involve a net loss of specialist residential floorspace, this will only be permitted where appropriate replacement specialist housing accommodation will be made that satisfies the above policy or it is demonstrated that there is no local need for the floorspace to be retained for the current or last use***.**

4.9 The Inspector was generally satisfied with the intention and requirements of the policy but required some minor changes to provide clarification on how “excessive concentration” would be assessed and suggested the removal of reference to a business model and alternatively referring to the provision being supported by Commissioners.

4.10 With these changes, it is still considered that the proposed scheme accords with the requirements of the policy. The need for the housing has been demonstrated, the accommodation represents a good standard for new residents, the provision has the support of the Commissioners with management by a well respected care provider, the site is well located for access to local shops, services and transport and there are no other specialist housing developments within the local area.

5.0 Officer Conclusions

5.1 The applicant has responded to Committee’s request for an updated noise and parking survey through the attached letter explaining their reasons why they consider the submission of further reports are not necessary

5.2 In relation to noise, WRS have further reviewed the original noise report and are satisfied that it is fit for purpose and that background noise levels would have to significantly increase to result in an unacceptable noise level for the new residents both inside the building and within the garden area. They also note the lack of complaints from existing local residents relating to noisy activity within the Local Centre.

5.3 The scheme provides for sufficient parking within its curtilage to accommodate likely demand for parking from residents, visitors and staff. There are no planning provisions in place to

require the owner/developer of the site to implement the originally permitted parking area within the Local Centre.

5.4 This application has been considered in the context of the policies and guidance relevant to the proposal. All other planning considerations are clearly set out in the previous Committee report and the scheme is considered to be acceptable and consistent with those policies in terms of the design and layout of the building, landscaping, residential amenity, drainage and flood risk, economic considerations and impacts upon heritage assets. Additionally, the applicant has demonstrated a local need for supported housing, and the scheme has the support of the County Care Commissioners and the Councils Housing Strategy Manager.

5.5 Consideration has also been given to the Public Sector Equality Duty set out within the Equality Act 2010, safeguarding and welfare of children under the Children Act 2004 and Article 8 (Right to respect for private and family life, home and correspondence) and Article 1 of the First Protocol (Right to the use and enjoyment of property)of the Human Rights Act 1998.

5.6 The proposal complies with policy guidance and is acceptable, the consideration of the various issues weighs favourably to the granting of planning permission and accordingly it is recommended that planning permission be granted subject to the completion of a Section 106 agreement and necessary conditions.

6.0 RECOMMENDATION OF THE HEAD OF PLACE

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

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

That planning permission is GRANTED subject to the following conditions;

Condition 1
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

Condition 2
The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers
Site context plan PA101B
Proposed site and roof plan 3102 PA110L
Proposed floor plans PA111F
Proposed elevations PA 112E
Fencing types 392 PA 134b
Landscape proposals 1018-01B
except where these may be modified by any other conditions attached to this permission.

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

Condition 3
No work above floor plate level shall be carried out until samples of the external materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Condition 4
During the construction phase (including demolition and preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

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

Condition 5
Prior to commencement of any development within a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but is not limited to):
a. Site access/egress including routing of construction traffic
b. Staff/contractor facilities and parking arrangements
c. Dust mitigation
d. Noise and vibration mitigation
e. Mitigation of the impacts of lighting proposed for the construction phase
f. Measures for controlling leaks and spillages, managing silt and pollutants
g. Plans for the disposal and recycling of waste
h. provision for wheel washing

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

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

Condition 6
All planting, seeding, or turfing in the approved details of landscaping as detailed on drawings comprising Landscape proposals 1018-01B, Fencing types 392 PA 134b shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

Condition 7
The building shall not be occupied until refuse bin storage facilities have been provided in accordance with the approved plans. The approved facilities shall thereafter be maintained for the lifetime of the development.

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

Condition 8

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 25m distance in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

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

Condition 9
The development hereby permitted shall not be occupied until the first 20m of the proposed access road, including the junction with the existing public road and associated visibility splays, shall be completed to at least binder course level.

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

Condition 10
The building hereby permitted shall not be occupied until the site access, vehicular parking, turning and loading/unloading facilities have been laid out and constructed in accordance with the submitted Proposed site and roof plan 3102 PA110L and those facilities shall be maintained available for those purposes thereafter.

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

Condition 11
Notwithstanding the submitted details, the building hereby permitted shall not be occupied until a delineated at grade pedestrian corridor from the parking bays linking to the building entrance(s) have been made available for use and those facilities shall be maintained available for those purposes thereafter.

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

Condition 12
The building hereby permitted shall not be occupied until the cycle storage provision as detailed on drawing Proposed site and roof plan 3102 PA110L has been provided and those facilities shall be maintained for the duration of the development.

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

Condition 13
Noise levels within the building hereby permitted shall not exceed those set out in BS8233:2014 “Sound Insulation and Noise Reduction for Buildings”. Noise levels measured from enclosed outdoor private amenity areas (gardens) should attain the 50dB(A) desirable criteria (Considered by WRS to be the LOAEL) and not exceed the upper limit recommended within BS8233:2014 being 55dB(A) (Considered by WRS to be the SOAEL)**.

Reason: To ensure a satisfactory living environment for residents.

Condition 14
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 15
No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy that accords with the principles as set out in the Phoenix Design Surface Water Design Strategy dated October 2020 and including further detail on both 1 in 30 year and 1 in 100 year rainfall events, has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

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

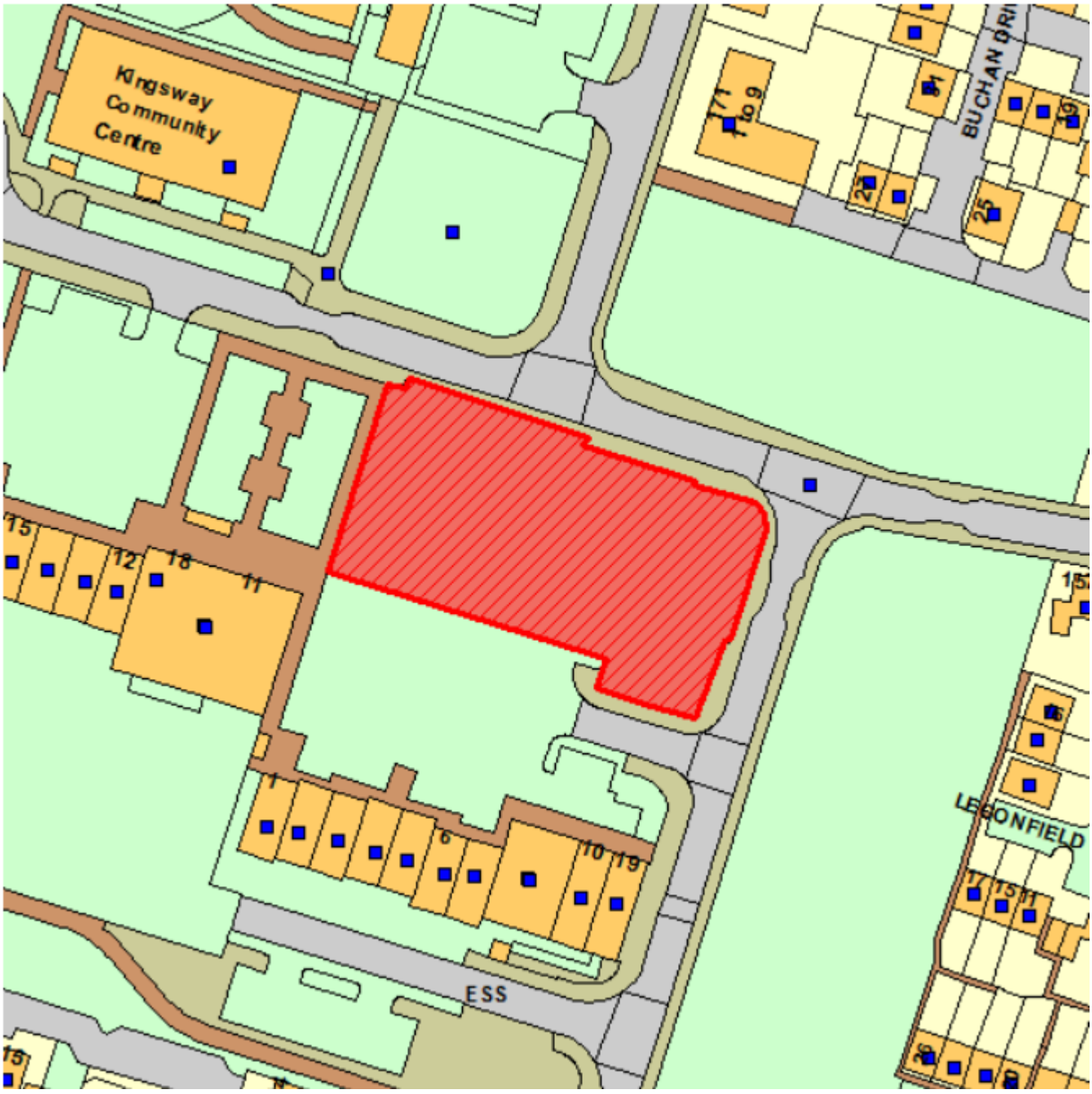
Note 1
This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Note 2
The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

Note 3
The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding highway works agreement (including appropriate bond) with the County Council before commencing those works.

Person to Contact: Joann Meneaud (396787)

Planning Application:	18/00852/FUL
Address:	Kingsway Local Centre, Thatcham Avenue, Kingsway Quedgeley Gloucester
Committee Date:	5th October 2021



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Context Plan
Scale 1:1000

0 5 10 15 20 25
Scale in metres

N

Key

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

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

PLANNING

Kitto GROUP PLC

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

Drawing Title
Site Context Plan

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

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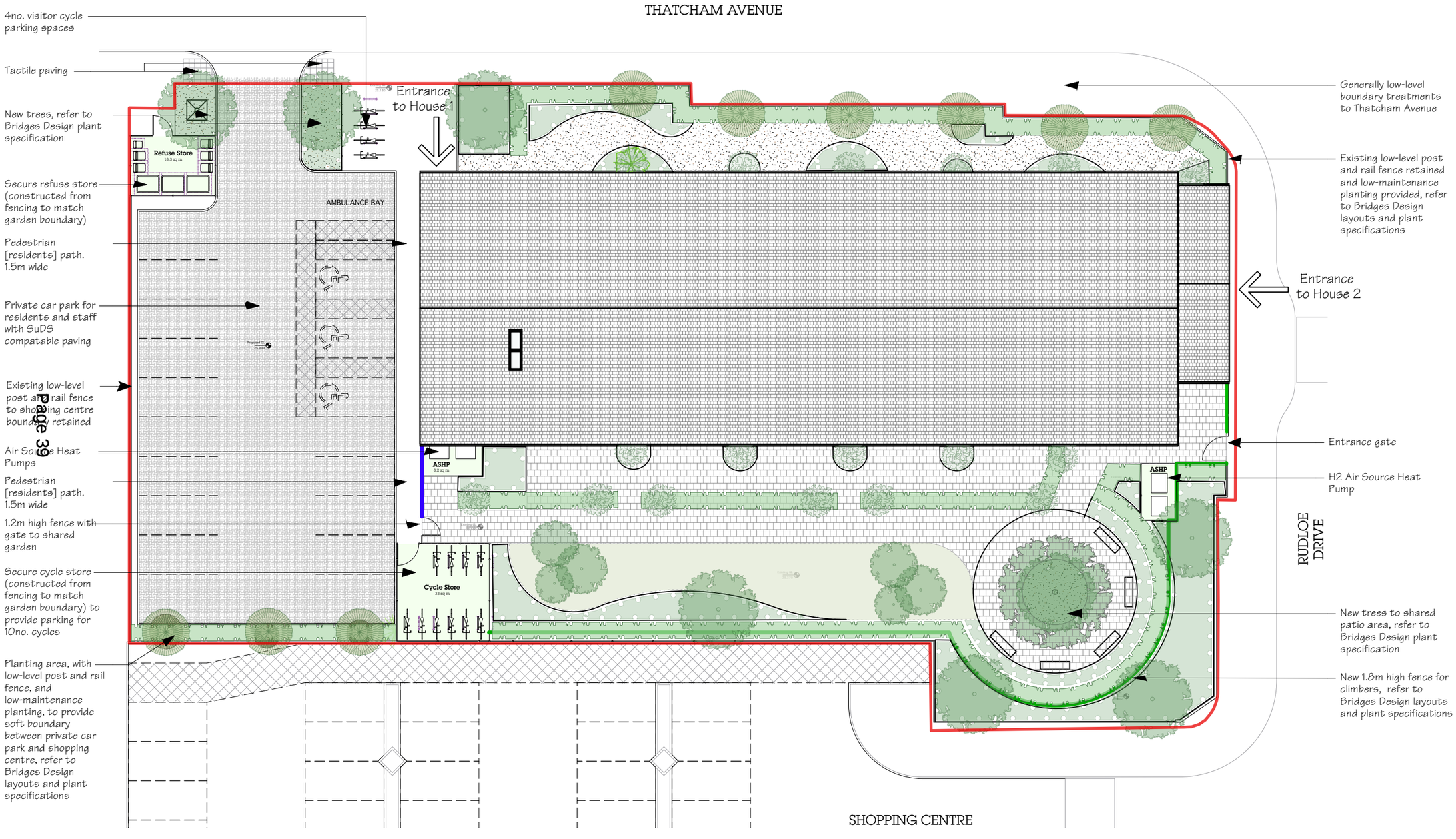

Site and Roof Plan

0 5 10 15 20 25

Scale in metres

N

Rev.	Date	By	Revision Notes
L	28/05/2020	DP	Pedestrian path noted
K	24/05/2020	DP	High rear fence as Bridges Design Associates drawing 1018_01B
J	02/10/2020	DP	Amendment following Landscape review
I	02/10/2020	DP	Revised following feedback from GCC
H	3/1/19		Rear garden updated to co-ordinate with Artisam landscape scheme
G	17/12/18	GC	Annotations updated.
F	29/10/18	GC	Landscaping amended.
E	15/8/18	GC	Existing and proposed ground levels added.

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

Drawing Title
Proposed Site and Roof Plan

Project No.	Drawing No.
3192	PA 110 L
Date: 21/05/2018	Scale: 1:250 @ A3
Drawn by: GC	Checked by: JG

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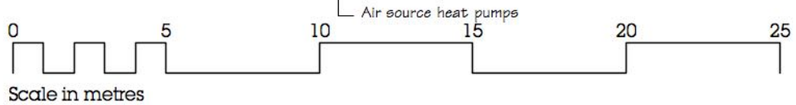
North Elevation

Landscape show is indicative refer to Bidges Aesociates drawings for details

East Elevation

West Elevation

South Elevation



Scale in metres

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

PLANNING

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

Drawing Title
Proposed Elevations

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

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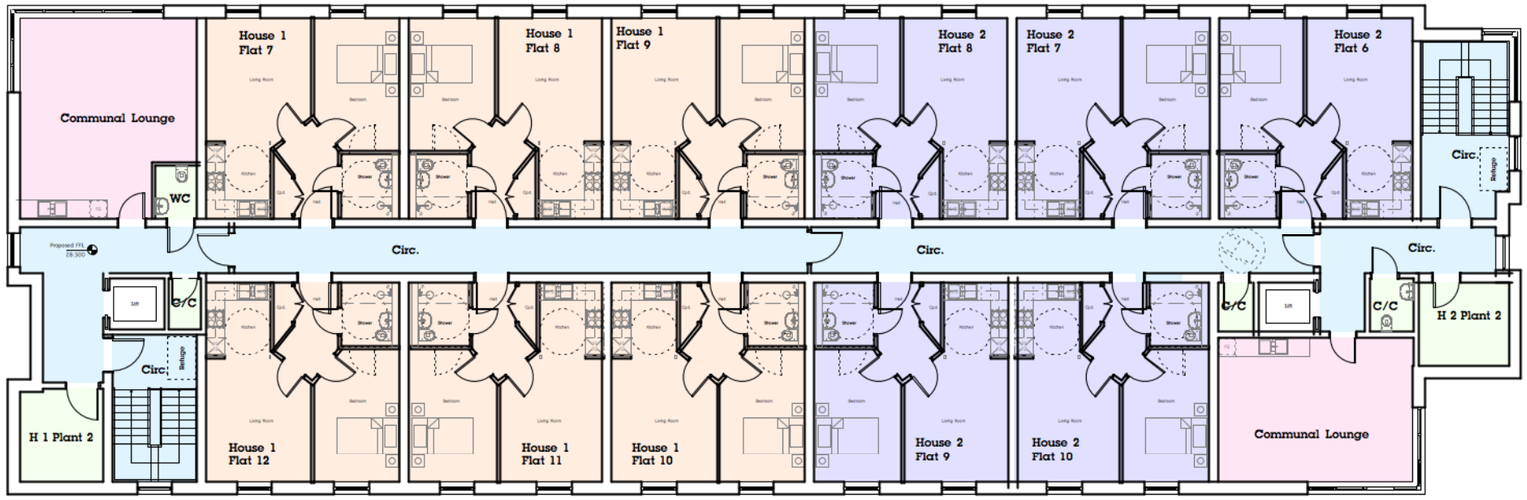
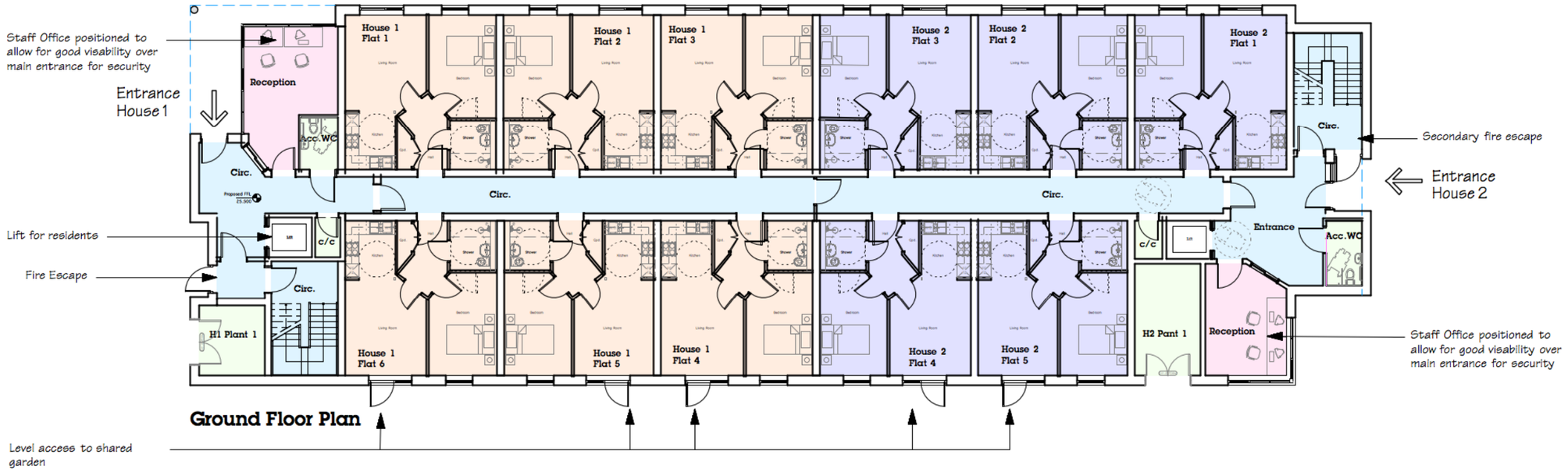


First Floor Plan



Ground Floor Plan

0 5 10 15 20 25

Scale in metres

Key

H1 Flats	1b/1p
H2 Flats	1b1p
Staff Area	Staff/communal areas
Circ.	Circulation areas
Plant	Plant and ancillary areas

Rev.	Date	By	Revision Notes
F	29/09/20	DP	Revised Scheme following feedback from GCC
E	15/8/18	GC	Proposed FFLs added.
D	28/6/18	GC	Project title updated.
C	26/6/18	GC	Planning application issue. No amendments to drawing.
B	7/6/18	GC	Apartment internal layouts added.

PLANNING

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

Drawing Title
Proposed Plans

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

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Joann Meneaud
Principal Planning Officer
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Gloucester City Council
Shire Hall
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Advance
2 Witan Way
Witney
Oxon, OX28 6FH

www.advanceuk.org

Dear Joann

RE: Support statement for the proposed development at Kingsway

Background and experience

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

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

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

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

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

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Advance is the trading name of Advance Housing and Support Ltd, Registered Office 2 Witan Way, Witney, Oxon OX28 6FH

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

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

Scheme specifics

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

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

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

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

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

Yours sincerely

Graeme Jackson
Head of Investment and Development

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	3rd August 2021
Address/Location:	Kingsway Local Centre, Thatcham Avenue, Kingsway, Quedgeley Gloucester
Application No:	18/00852/FUL
Ward:	Kingsway
Expiry Date:	Agreed extension of time 6th August 2021
Applicant:	Mr Alex Harwood
Proposal:	Erection of new building to provide 22 self contained units of supported living accommodation and associated works, including car and cycle parking and landscaping
Report by:	Joann Meneaud
Appendices:	1. Site context plan 2. Proposed site and roof plan 3. Proposed elevations 4. Proposed floor plans 5. Letter from Advance Housing 6. Letter from CSJ Planning

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The site lies on the corner of Thatcham Avenue and Rudloe Drive at the Local Centre at Kingsway. It sits adjacent to the footpath and grassed seating area off Thatcham Avenue and to north of the vehicular access from Rudloe Drive into the Local Centre The land is roughly rectangular and is currently grassed and enclosed with a knee rail fence.

1.2 The application proposes a two storey building to accommodate 22 units to be used as specialist living accommodation for people with mental health needs. A new vehicular access to the site is proposed from Thatcham Avenue together with the provision of car parking

1.3 The application was originally included on the agenda for July Planning Committee but was subsequently withdrawn from the agenda. A Committee site visit was held on 22nd July. The application is presented to Planning Committee for determination as the recommendation requires the provision of a Section 106 agreement.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
00/00749/OUT	Application for Outline Planning Permission: Proposed residential development (2650 dwellings), employment development (20 hectares) and associated infrastructure, open space and community facilities.	GOP	26.06.2003
00/00750/OUT	DUPLICATE Application for Outline	NDT	05.02.2001

	Planning Permission: Proposed residential development (2650 dwellings), employment development (20 hectares) and associated infrastructure, open space and community facilities.		
04/00437/REM	Principal access roads to Framework Plan 1 (including access to Old Bristol Road) drainage and balancing areas.	AR	22.07.2004
04/01152/FUL	Provision of access from A38 to land east of A38 to Framework Plan One road, and bellmouth junction to serve a cul de sac from B4008 to land west of A38 (Area 4C)	GSC	24.05.2005
06/01242/OUT	Proposed Residential development including a Primary School. roads, footpaths and cycleways, public open space, (Frame work Plan 4 Kingsway) To provide an additional 650 dwellings to the total approved under outline planning permission 00/00749/OUT (Overall Total 3,300 dwellings). (Outline Application - All matters reserved) (Amended Scheme)	Appeal allowed	13.04.2007
08/01198/REM	Infrastructure to serve the local centre, school and manor farm (extension of approved roads and drainage).	AR	17.08.2009
09/00053/REM	Construction of part of Local Centre including the erection of a food store, 15 retail units and 2 cafe/restaurant units with parking, drainage and landscaping	AR	19.08.2009
09/01370/FUL	Variation of conditions 2,3,4,5,6,8,9,10,11,and 12 attached to planning approval ref : 09/00053/REM to allow for the phased construction of part of Local Centre at Kingsway.	GP	15.03.2010
10/00048/NMA	Amendment to the configuration of the balancing pond approved under reference 08/01198/REM.	NOS96	01.03.2010
10/00256/NMA	Amendment to approval 09/00053/REM proposing changes to the elevations and materials of the retail element of the proposed Local Centre.	NOS96	06.05.2010
10/00379/FUL	Variation of Condition 10 of Planning Approval 09/00053/REM to allow the provision of car parking to the Local Centre on a phased basis.	GP	28.05.2010
13/00479/REM	Reserved matters approval for erection of a single storey building containing 11 retail units together with layout of service yard, parking and provision of drainage, comprising phase 2 of the retail element of the local centre..	AR	27.09.2013
14/00337/NMA	Non material amendment proposing change to the surfacing materials to the rear of the retail units approved under application 13/00479/REM	NOS96	22.05.2014
14/00343/ADV	Display of new non illuminated signage on	GFY	20.10.2014

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

3.0 **RELEVANT PLANNING HISTORY**

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

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

3.3 **Development Plan**
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)
Relevant policies from the JCS include:

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

3.4 **City of Gloucester Local Plan (Adopted 14 September 1983)**
The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 215 of the NPPF states that '…*due weight should be given*

to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.5 **Emerging Development Plan**

Gloucester City Plan

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

Relevant policies from the emerging Gloucester City Plan include:

A1 – Effective and efficient use of land and buildings

A2 – Affordable housing

A5 – Specialist accommodation

A6 – Accessible and adaptable homes

C1 – Active design and accessibility

D1 – Historic environment

E2 – Biodiversity and geodiversity

E5 – Green infrastructure: Building with nature

E6 – Flooding, sustainable drainage, and wastewater

F1 – Materials and finishes

F2 – Landscape and planting

F3 – Community safety

F4 – Gulls

F6 – Nationally described space standards

G1 – Sustainable transport

G2 – Charging infrastructure for electric vehicles

3.6 **Other Planning Policy Documents**
Gloucester Local Plan, Second Stage Deposit 2002
Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. The following "day-to-day" development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight: :

OS.2 – Public Open Space Standard for New Residential Development
OS.3 – New housing and open space

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

4.0 **CONSULTATIONS**

4.1 **Highway Authority** No objection subject to conditions. The development would be served by an acceptable access and level of car parking provision. The adjoining car park has sufficient capacity to meet local car parking demand**.**

4.2 **Conservation Officer -** In my previous comments my concerns were related to the lack of consideration given to the development in relation to the setting of Manor Farm, which is a grade II Listed Building and Scheduled Monument. The revised landscape scheme does provide some mitigation against the visual harm and offers some improvements in general, I would welcome particularly planting of apple trees etc which would have been a characteristic of the area historically, (particularly with local varieties) and part of the setting of Manor Farm historically.
On the basis of the additional information submitted I have no further objections

4.3 **Landscape Adviser –** No objection as the landscaping scheme has been amended to address the concerns previously raised. Close board fencing can have a detrimental impact on both the wider landscape and garden space within. Railings would be more aesthetic but prior to the planting becoming established would not provide screening between the residents and the car park. The planting has been carefully considered to include planting on both sides of the fence and as close board fencing has been used around gardens within the vicinity the impact on the landscape is considered to be acceptable.

4.4 **Urban Design Adviser -** Comments upon the original proposal that it does not contribute to providing a public square or important community element of the Local Centre, does not respond positively to the character of the site, close boarded fencing is not appropriate next to the public realm

4.5 **Contaminated Land Adviser –** Further information Comments are awaited in relation to the level of remediation that has been undertaken on the site. Depending on their assessment further conditions may be required to assess and ensure the site is suitable for residential use.

4.6 **Local Lead Flood Authority –** No objection following the amended details showing acceptable attenuation and discharge rates however the detailed drainage proposals are required by condition.

4.7 **Noise Adviser** Broadly in agreement with the methodologies used and conclusions drawn within the noise report. Conditions are required to ensure appropriate noise levels within the building and garden area**.**

4.8 **Housing Strategy and Enabling Officer –** Supports the amended proposal which will provide much needed high quality accommodation for people with mental health issues who need care and support for independent living. The provision meets NDSS and would be

managed by a high quality registered provider**.**

4.9 **Quedgeley Town Council –** Objection on the following grounds:
The original plan for this site was for a licenced restaurant with a large part reserved for parking to complement the existing units on the site and to help alleviate the on-going parking problems in the area. If this application is approved, the extra parking will be lost.
The parking facilities offered as part of the application will not meet the needs of the care home.
The traffic plan states there is a 20mph speed limit in place, this is inaccurate and the figures used are out of date.
Construction of a church opposite the site will also add to the parking chaos and believe the forecast in the traffic plan is pessimistic at best.
The traffic report does not represent the on-going issues and the only acceptable application for this site is a much smaller development offering additional parking.
This is the wrong development in the wrong place.
The application is therefore contrary to INF1 and SD4 of the JCS 2011-2031 and NPPF and Part 4 item 31 32 34 and 39 of the NPPF.
The traffic report was conducted in 2017, the area has witnessed significant increase in development and this should be re visited.
Parking is an ongoing issue in the area and query the 'peak time' statement within the application
The drainage plans should be modelled to provide no increase in flow from site over and above green field state up to 100-year storm + 20% by volume. There is inadequate evidence to prove the development will not creating flooding in future.
The plans would be better suited for retail as per the original application.
Alternative sites in Kingsway would be better suited to this development.
Policy SD4 of the Gloucester, Cheltenham & Tewkesbury JCS advises, new developments should respond positively to and respect the character of, the site and its surroundings, enhancing local distinctiveness and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. The avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. It is hard to understand how this can be achieved for this type of development at this location. Consideration should be given whether the end use of this proposal is suitable for the demographics of the location.
The nearby retail units attract gathering of youths which will impact on the enjoyment for the residents of the care facility.

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

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

5.0 **PUBLICITY AND REPRESENTATIONS**

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

5.2 Representation from Cllr Richard Cook

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

However, the development of a new building to provide 22 self contained units of supported living accommodation at the planned location is flawed because of the very location.
The location is at the heart of the urban village of Kingsway, a community of 3000+ homes with nearly 12000 population. On one side of the building is the retail centre, which opens around 6am with 2 convenience stores, operating all day until closing after 11pm with the closing of the nearby pub and 3 fast food outlets. On the other side of the building is the local primary school with several hundred children arriving after 8am, then departing after 3pm. In between are the noisy periods around play and break times. Next door to the school is the Kingsway Community centre with its range of exercise, martial arts, dog training and other classes from morning till evening.
In front of the shops are a number of benches where in late afternoon or evening youngsters gather. They can at times be noisy, sometimes bordering into antisocial behaviour which occasionally requires police intervention. Throughout the entire day there is a constant coming and going of car traffic.
The location is not quiet and does not seem to be anything other than a very poor location to help provide for the tranquil requirements of people who might be suffering from a range of mental health conditions including autism, bipolar conditions or other mental health conditions. There is only a small amount of outside space which is separated from the "outside" world by a 1.8 metre fence, which is hardly likely to ensure privacy or quiet.
I and my then co Councillor Jennie Watkins were approached nearly 3 years ago by the developers who were concerned that commissioners who had originally given a green light for this development were then questioning the need and withdrawing support. We made it very clear that we supported the concept but not the location for the very reasons discussed earlier. It is really a shame that nothing has been done to mitigate as our suggestion that alternative locations be considered has not been acted upon.
Consequently I continue to oppose this development.

5.3 <u>Representation from Cllr Jaro Kubaszczyk</u>

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

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

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

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

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

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

where communities have been poorly designed. Please don't let this be another opportunity to prevent these issues from happening in the first place because common sense will tell you that this 24/7 busy urban centre is not the right location for some of the County's most vulnerable people.
Also, taking the main stakeholder's opinion and concerns into account, I would like to ask you to vote against this proposal.

5.4 Letter of representation from School Governors

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

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

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

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

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

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

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

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

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

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

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

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

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

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

residents, visitors and carers calling throughout the day.

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

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

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

6.0 **OFFICER OPINION**

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

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

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

6.4 It is considered that the main issues with regards to this application are as follows:
- Planning history
- Principle of the use
- Design, layout and landscaping
- Heritage Impacts
- Traffic and parking
- Residential amenity
- Drainage
- Remediation
- Economic considerations
- Future control/restrictions upon the building

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

6.6 Subsequent reserved matters approval was granted for the various buildings within the Local Centre including the community and retail facilities which have since been built. The doctors surgery did not progress on the allocated site within the Local Centre but a much bigger health centre was provided on the land towards the bottom of Rudloe Drive on land that was originally allocated for employment uses..

6.7 Specifically the approval for the retail units, included 2 cafe/restaurant and car parking for the land now forming part of this application site. These units were not built and permission was subsequently granted for the car parking provision on the second phase of the retail units to be on a phased basis. Therefore neither the café/restaurant units nor the parking have been provided and the site remains undeveloped

6.8 It is noted that a number of representations refer to the permitted use and their view that the site should be retained for business, community or commercial use. Notwithstanding the permitted history, this application is submitted as a full application and not a reserved matter and is therefore not bound by the principles or restrictions of the outline permission, but has to be judged on the relevant planning polices and guidance and the planning merits of the case.

6.9 Furthermore information submitted with the application states that there has been no commercial interest in bringing forward the permitted units on this site. An updated report (July 2021) has been provided, setting out the marketing of the site for A1 – A5 and D1 uses, from October 2014 until the present time. Whilst some interest was shown, including from gym franchisees and day nurseries, no one was able to proceed. A sale was agreed to the applicant in November 2017 and there have been no other offers since that time.

6.10 ***Principle***

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review)
The NPPF sets out that there will be a presumption in favour of Sustainable Development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

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

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

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

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

regard to any other material considerations set out below.

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

6.12 **Provision of specialist accommodation**

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

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

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

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

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

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

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

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

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

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

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

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

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

6.18 ***Design, Layout and Landscaping***

The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network. These design aspirations are also reflected in the emerging City Plan.

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

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

6.20 The site is located at the heart of Kingsway within the Local Centre. It occupies a prominent position on the junction of Thatcham Avenue and Rudloe Drive and is visible in a number of views along these main access routes.

6.21 The application has been amended since the original submission. The scheme now proposes a two storey building with a smaller two storey element to the eastern side. The building is double aspect with windows serving flats overlooking Thatcham Avenue and the car park to the south and further windows to both side elevations. The footprint measures approximately 49.5 metres by 16 metres and the ridge of the pitched roof at a height of 10.7 metres. External materials comprise brick and render.

6.22 The scheme includes a comprehensive landscaping scheme for the rear garden amenity area. From the car park to the south, the site would be enclosed by a 1.8 metre high close boarded fence. This is not ideal in design terms however it is required to provide noise attenuation to the garden area. Further landscaping is proposed along the road frontage to Thatcham Avenue and the other boundaries would be delineated utilising the low knee rail style fence as currently exists.

6.23 The building will be seen in the context of a number of views and the design of surrounding development is quite mixed. The closest residential development comprises two, two and a half and three storey apartments and houses, constructed in brick and render. The scale of development within the local centre is generally lower with the low roof, single storey nature of the retail units, the low pitched roof design of the single storey community centre and the curved design of the school roof. Again brick and render are the predominant building materials. Set at the end of Thatcham Avenue is the Grade II Listed Manor Farm, a large detached house , constructed of red brick with clay tiles to the roof and the former associated barns now converted and home to the Barn Owl pub.

6.24 Overall it is considered that the scale, design, external appearance and materials of the building are compatible with and acceptable in the context of the surrounding built form. Further assessment in relation to the setting upon the Grade II Listed Manor Farm is discussed below.

6.25 ***Heritage Assets***

The National Planning Policy Framework sets out the importance of protecting and enhancing the historic environment and conserving heritage assets in a manner appropriate to their significance. In particular, paragraph 192 states that in determining planning applications, local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'

6.26 Sections 16 and 72 Listed Buildings and Conservation Area Act require special consideration to be given to the protection of heritage assets and their settings. The NNPF states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate securing it optimum viable use. The impact resulting in less than substantial harm must be given considerable weight in the assessment of the

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

6.27 JCS Policy SD8 and City Plan policy D1 sets out the important consideration for heritage assets in in assessing development proposals

6.28 The site lies relatively close to the Grade II Listed Manor Farm and is seen in the foreground of views of the listed building, predominantly from the east. The application has been publicised as affecting the setting of the Manor Farm.

6.29 Intervening features between the site and the Listed Building comprise the community centre to the north of Thatcham Avenue, there is also planning permission granted for a new place of worship adjacent to the community centre. To the south of Thatcham Avenue is the parking area to the front of the retail units and the Barn Owl public house accommodated within the barns previously part of the listed Manor Farm. This site was always intended to be developed with a building with the provision of coffee shop/takeaway type use indicated on the Local Centre Design Statement and the reserved matters approval.

6.30 The comments of the Conservation Officer are noted and her original comments that the development fails to enhance the setting of the designated assets have now been overcome by the provision of a much improved landscaping scheme that has now been submitted for the rear amenity of the building and the Thatcham Avenue road frontage..

6.31 The setting of Manor Farm has changed following the development of the former RAF Quedgeley land and it now sits at the heart of the new Kingsway development within the local centre. Surrounding development now provides community facilities in buildings that are well spaced, low in scale with brick and render being the predominant building materials. It is considered that the scale and materials of the building in this location are acceptable in terms of the setting of the Listed building and therefore the proposal complies with JCS policy SD8 and City Plan policy D1.

6.32 ***Traffic and transport***

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

6.33 The site lies centrally within Kingsway with good access to local services, retail, community facilities, public transport links and the extensive footpath and cycle routes across the estate linking in with neighbouring facilities.

6.34 The building would be served by a new vehicular access off Thatcham Avenue just offset to the junction with Valley Gardens. Parking along the full extent of the site onto Thatcham Avenue is currently restricted by double yellow lines and zigzags, which forms part of the school restricted parking area.

The new access would serve a private car park to accommodate 15 car parking spaces and 3 disabled spaces. A secure cycle store is proposed to the rear of the building and 4 cycle stands proposed close to the entrance.

6.35 The land forms part of the area originally intended as part of the local centre car park intended to serve all the uses including the school, pub, community centre, retail units etc The permitted scheme for the local centre identified that this site would provide

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

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

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

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

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

6.38 ***Residential amenity***
Paragraph 17 of the NPPF provides that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

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

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

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

6.42 Policy SD14 of the JCS requires that new developments are of an acceptable environmental quality, including levels of noise. Similarly, policy SD4 of the JCS requires the design of new development to avoid or mitigate against potential disturbances including noise.

6.43 Noise levels across Kingsway are higher than other areas of the cIty, due to traffic and railway noise and many of the residential properties have been built with noise mitigation measures. Consideration also needs to be given to the suitability of the development of this land for residential purposes within an established commercial area and on the edge of the parking area and adjacent to the main vehicular routes through the estate.

6.44 A noise assessment has been submitted to determine current noise levels and measures for mitigation. The noise survey was delayed due to Covid 19 restrictions but was undertaken in April 2021 once further restrictions had been lifted on 12th April. Most of the facilities in the Local Centre were open including the school, pub, retail and takeaway units. Whilst the report states that the Community Centre was closed, I understand that it has been open daily providing children's nursery provision.

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

- The main noise source observed during the 0800-0900 hrs period was generally related to traffic including to Tesco and access to the school for drop off and the first hour was observed as being busier than the following hour after 0900 hrs.
- Other noise sources included voices of pedestrians and at bus stop, dogs, some vehicular activity in the local centre car park and a distant lawnmower.
- During the evening period the noise level was generally governed by noise from the car park and road traffic on adjacent roads. Car park movements were frequent at the start of the survey but dropped off through the survey after about 1830 hrs. The bus stop to the north of the site was regularly used during the survey.
- There was no noise audible from the pub, and it was observed that all seating was on the other side of the building and fully shielded. From closer inspection at the pub there was some low-level plant running on the eastern façade, but this was not audible at the development site. There were food delivery vehicles observed and heard in the local centre car park.
- There were lots of pedestrians in the area, some crossing the site itself, as well as numerous children on scooters and playing etc. The area was fairly lively, which was probably influenced by it being a warm sunny evening.

6.45 The report concludes that "the site is not especially noisy and in general the levels are relatively similar across the site as it is not large. Once the building is constructed, then there will be a reduced contribution from some sources to each position and "the site can be considered suitable for residential development subject to provision of appropriate noise control measures."

6.46 The City's noise consultants are satisfied that with appropriate building sound insultation measures and fencing to the rear garden area, the level of noise emitted from the ground source heat pumps and that noise levels for new residents would be within acceptable limits and would provide a suitable and appropriate level of residential amenity. The proposal therefore complies with JCS polices SD4 and SD14

6.47 ***Drainage and flood risk***
The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of

the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems.

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

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

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

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

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

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

6.54 ***Open Space and Education Facilities***
The NPPF provides that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities Policies INF3, INF4 and INF6 of the JCS require new residential developments to provide for any additional infrastructure and community facilities required to serve the proposed development. Policies OS.2, OS.3, and OS.7 of the 2002 Plan set out the council's requirements for open space.

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

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

6.57 ***Economic considerations***
The construction phase would support employment opportunities and the use proposed would also create some employment opportunities in the health and social care sector and

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

6.58 ***Conclusion***

This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety and parking implications, heritage assets and impacts upon the amenity of the local area. Additionally the applicant has demonstrated a local need for supported housing and the scheme has the support of the County Care Commissioners and the Councils Housing Strategy Manager and therefore the proposal is acceptable and accordingly it is recommended that planning permission be granted.

7.0 **RECOMMENDATION OF THE HEAD OF PLACE**

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

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

That planning permission is GRANTED subject to the following conditions:

7.2 Condition 1

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

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

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers
Site context plan PA101B
Proposed site and roof plan 3102 PA110L
Proposed floor plans PA111F
Proposed elevations PA 112E
Fencing types 392 PA 134b
Landscape proposals 1018-01B
except where these may be modified by any other conditions attached to this permission.

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

Condition 3

No work above floor plate level shall be carried out until samples of the external materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Condition 4
During the construction phase (including demolition and preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

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

Condition 5
Prior to commencement of any development within a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but is not limited to):
a. Site access/egress including routing of construction traffic
b. Staff/contractor facilities and parking arrangements
c. Dust mitigation
d. Noise and vibration mitigation
e. Mitigation of the impacts of lighting proposed for the construction phase
f. Measures for controlling leaks and spillages, managing silt and pollutants
g. Plans for the disposal and recycling of waste
h. provision for wheel washing

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

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

Condition 6
All planting, seeding, or turfing in the approved details of landscaping as detailed on drawings comprising Landscape proposals 1018-01B, Fencing types 392 PA 134b shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

Condition 7
The building shall not be occupied until refuse bin storage facilities have been provided in accordance with the approved plans. The approved facilities shall thereafter be maintained for the lifetime of the development.

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

Condition 8
The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 25m distance in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent

carriageway level.

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

Condition 9
The development hereby permitted shall not be occupied until the first 20m of the proposed access road, including the junction with the existing public road and associated visibility splays, shall be completed to at least binder course level.

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

Condition 10
The building hereby permitted shall not be occupied until the site access, vehicular parking, turning and loading/unloading facilities have been laid out and constructed in accordance with the submitted Proposed site and roof plan 3102 PA110L and those facilities shall be maintained available for those purposes thereafter.

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

Condition 11
Notwithstanding the submitted details, the building hereby permitted shall not be occupied until a delineated at grade pedestrian corridor from the parking bays linking to the building entrance(s) have been made available for use and those facilities shall be maintained available for those purposes thereafter.

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

Condition 12
The building hereby permitted shall not be occupied until the cycle storage provision as detailed on drawing Proposed site and roof plan 3102 PA110L has been provided and those facilities shall be maintained for the duration of the development.

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

Condition 13
Noise levels within the building hereby permitted shall not exceed those set out in BS8233:2014 “Sound Insulation and Noise Reduction for Buildings”. Noise levels measured from enclosed outdoor private amenity areas (gardens) should attain the 50dB(A) desirable criteria (Considered by WRS to be the LOAEL) and not exceed the upper limit recommended within BS8233:2014 being 55dB(A) (Considered by WRS to be the SOAEL)**.

Reason: To ensure a satisfactory living environment for residents.

Condition 14
Electric vehicle charging provision

Condition 15
No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy that accords with the principles as set out in the Phoenix Design Surface Water Design Strategy dated October 2020 and including further detail on both 1 in 30 year and 1 in 100 year rainfall events, has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

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

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

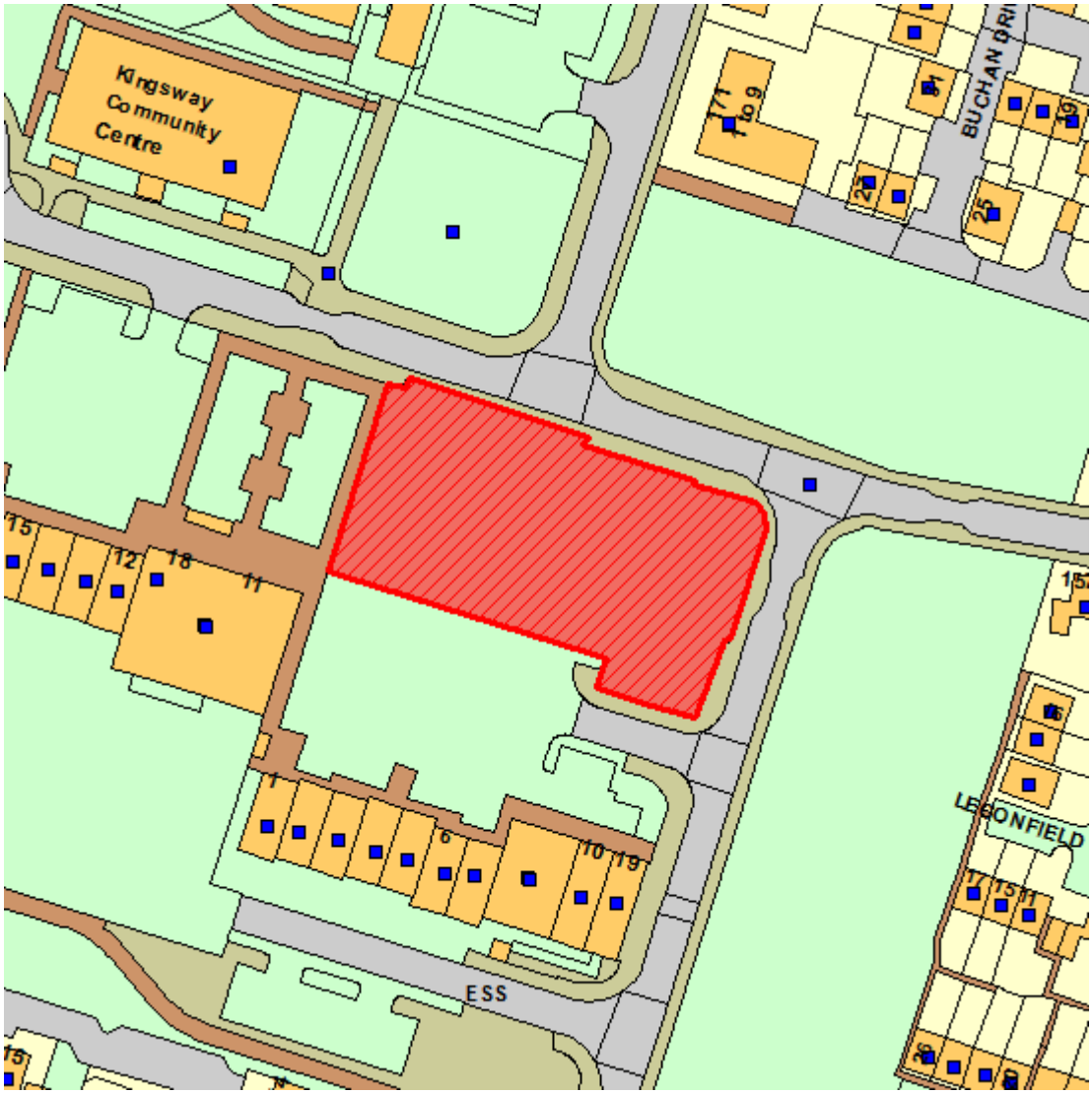
Note 1
This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Note 2
The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

Note 3
The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding highway works agreement (including appropriate bond) with the County Council before commencing those works.

Person to Contact: Joann Meneaud (01452 396787)

Planning Application:	18/00852/FUL
Address:	Kingsway Local Centre, Thatcham Avenue, Kingsway Quedgeley Gloucester
Committee Date:	6th July 2021



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

Our reference: BL.5274
Your reference: 18/00852/FUL
Date: 7th September 2021

Dear Joann,

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

Further to Development Control's motion to defer this application for further consideration at the planning committee meeting of 3rd August 2021, I hereby provide you with the applicant's formal responses to the matters raised by members.

During the consideration of the application, there were 4 No. primary matters identified by members as a potential cause for concern. They comprise:

- A request for a revised acoustic assessment of the site;
- A request for an updated parking survey;
- A perceived loss of retail floorspace/land; &
- The design of the building's roof

I also provide further commentary in respect of the planning balance that must be undertaken in considering that the Local Planning Authority are unable to demonstrate a five-year housing land supply.

ACOUSTIC ASSESSMENT

The applicant agreed with the Local Planning Authority to provide an acoustic assessment at the time that the formal amendments to the application were submitted for consideration. In light of the COVID-19 restrictions, this was not a feasible option until those restrictions were lifted.

In the interim period, the applicant engaged in considerable dialogue with the Local Planning Authority and their consultee for technical services, WRS, prior to undertaking the acoustic assessment upon the relaxation of the COVID-19 restrictions. This included correspondence to confirm the scope and methodology of the assessment to be undertaken, a plan detailing the location upon which the monitoring equipment would be located and an agreed time period for

the assessment to be undertaken, namely a weekday and weekend day. The survey was carried out on a continuous basis from 07.50 on Friday 23rd April to 15.30 on Saturday 24th April in accordance with the scope of works agreed with the Local Planning Authority and WRS, including extended periods of attended measuring by the applicant's consultants, ION Acoustics.

The applicant is entitled to rely upon the advice of their professional, qualified consultants in respect of the conclusions and recommendations contained within their Acoustic Assessment. It is particularly noteworthy that these conclusions and recommendations were supported by WRS in their role as technical advisor to the Local Planning Authority.

In summary, there is no evidential basis for the Committee to consider that the assessment was not reflective of the local environment. The recommendations contained within the Acoustics Assessment submitted to the Local Planning Authority are therefore valid and no further acoustic survey is considered to be necessary.

HIGHWAYS

This letter is accompanied by an updated Transport Statement (September 2021) prepared by ADL Highways, the applicant's Highways consultants. The Statement contains an update of the proposal from a highways perspective when considered against the most recent TRICS data.

As there are no adopted parking standards, consideration of parking provision is based upon compliance with NPPF para 107 (105 at the time of the Highway Authority's consultation response) which is to include an assessment based upon local car ownership levels. On this basis, the local ownership levels detail that the appropriate provision would be 18 No. spaces. It is important to distinguish that this assessment, at the request of the Highway Authority, was undertaken on the basis of residential apartments, rather than supported living and is therefore a worst-case scenario.

The Transport Statement submitted with the application in 2018 noted that with minor reconfiguration of the layout, including the removal of the ambulance space, the site can accommodate 21 No. spaces. The parking layout has therefore been amended on this basis, to provide a total of 21 No. spaces which, when assessed on an evidential basis, will give rise to an over-provision 3 No. spaces when assessed against the 'worst case' local car ownership levels.

As the Transport Statement details, the scheme is to be restricted to occupation by individuals with mental health support needs. The practical reality of this is that the occupants are highly unlikely to have access to their own private vehicle, as corroborated by the end user, Gloucestershire County Council Integrated Disabilities Commissioning Hub at and included within Appendix 4 of to the Transport Statement.

Therefore, the level of parking spaces required is anticipated by the end user to be no more than 6 car park spaces for care staff, only further demonstrating that the development will not have an adverse traffic and/or parking impact on the local highway network.

The proposed development provides a new access from Thatcham Avenue which will provide a safe and satisfactory access to the car park, with visibility splays in excess of 2.4m x 25m provided in both directions, meeting the requirements set out in Manual for Streets for a junction

within a 20mph zone. This is corroborated by the Highways Authority in their statutory consultation response.

The development would result in limited trips to and from the site and would therefore have a negligible impact upon the local highway network. This is corroborated by the Highways Authority in their statutory consultation response.

The proposed car parking spaces are all compliant with the Highway Authority's required standards being 2.4m x 4.8m whilst the disabled spaces are 3.6m x 4.8m with a 6.0m drivable surface in front of them for ease of access. Again, this is corroborated by the Highways Authority in their statutory consultation response.

NPPF para 111 states the following:

> *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*

In considering that the Highway Authority conclude that the application is appropriate in highway term, the threshold set out via by NPPF para 111 cannot reasonably be engaged without any form of evidential basis to the contrary. The Highway Authority are a statutory consultee in the consideration of this planning applications and the weight to be afforded to the professional advice of statutory consultees has been assessed by the Courts, notably in *Shadwell Estates v Breckland DC [2013] EWHC 12 (Admin)*.

Para 72 of the judgement sets out that a decision-maker should give the views of statutory consultees "great" or "considerable" weight. A departure from those views requires "cogent and compelling reasons" as outlined in *R (Hart DC) v Secretary of State for Communities and Local Government [2008] EWHC 1204 (Admin).*

The highway conclusions outlined in the applicant's letter of 15th July 2021 remain equally valid, notwithstanding the Committee's decision to defer the application on highway/parking related grounds. For the sake of clarity, these are repeated below:

a) The site as currently exists does not provide any form of car parking to the Local Centre. Therefore, it cannot be reasonably concluded that there is any loss of parking as result of the application.

b) There is no obligation or express requirement for any future development within the Local Centre area to provide parking to cater for the local centre and surrounding uses.

c) The originally proposed car park and licensed restaurant/takeaway for the subject site was approved in 2009 and amended to be delivered on a phased basis as 'Phase 2' of the Local Centre in 2010. In the eleven subsequent years since this approval, no application to deliver 'Phase 2' to include the subject site has come forward owing to a lack of market interest.

d) Instead, a revised approach to the delivery of 'Phase 2' of the Local Centre was proposed. This application explicitly excluded the subject site and referred to it only as an area for 'future possible development'. This revised approach was approved by the Local Planning Authority in 2013 and the site was built-out accordingly.

e) It is evident that the level of parking proposed during the course of the construction of both 'Phase 1' and 'Phase 2' of the Local Centre was deemed acceptable by both the Local Planning Authority and Highways Authority to service the Local Centre and any planned surrounding developments at that time.

f) Finally, in the event that Committee resolve to refuse planning consent for the proposed development on highway related grounds, the parking originally proposed within 'Phase 1' in 2009 will still not be delivered and any perceived issues with parking provision within the Local Centre issue will remain. This will be at the expense of a much-needed affordable housing development to service those within the community who are most in need.

The proposal does not give rise to the loss of any existing parking spaces within the Local Centre and is not reliant upon it to service its own requirements. On this basis, the proposal will have no discernible impact on the 136 No. spaces which currently exist to service the Local Centre.

The scheme delivers on-site parking levels in excess of the evidential requirement when assessed against local car ownership standards. On the basis of the evidence provided in support of the application, which has been endorsed by the Highway Authority, the application is clearly appropriate and acceptable.

LOSS OF RETAIL FLOORSPACE/LAND

Concern was raised by Members in the consideration of the application as to the potential loss of retail units within the Local Centre. The application does not result in the loss of any retail space within the Local Centre, nor the loss of any land designated in policy terms for such a use.

Whilst the application site was originally intended to be retail in nature, twelve years have elapsed since these proposals were consented by the Local Planning Authority and this has not manifested in the delivery of any retail floorspace on the site. Meanwhile, the remainder of the Local Centre retail provision has been subsequently consented and completed along with the supporting parking provision. The application has provided marketing particulars which evidences the absence of interest for the originally intended retail use for the sake of clarity.

The Local Planning Authority should not attribute weight to any perceived policy conflict in relation to loss of retail floorspace when no such floorspace exists, or when the site is not specifically allocated within the Development Plan for such a purpose.

DESIGN

Concern was raised by members in relation to the design of the roof-space within the development. I enclose plan ref: 3192-PA104 by O'Leary Goss Architects which details the roof

design in comparison to the local context. It sets out that the proposed development is very much in keeping with the height, size, scale and materials of the nearby housing.

Concern was also raised regarding the future potential of the roof-spaces to be utilised for residential accommodation. Notwithstanding that planning permission would be expressly required from the Local Planning Authority for such works as no permitted development rights exist for such a purpose, it would not be a feasible option in any event due to the planned use of roof trusses in the roof structure.

The applicant was also asked to consider the use of brickwork as a finish to the car park boundary wall. The scheme proposes a fence which is set back from the site's boundary to allow for the provision of a high-quality landscaping scheme to mature along the site's boundary. A brick wall sited along the boundary would in contrast preclude the opportunity for planting and landscaping.

THE PLANNING BALANCE

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

The applicant's letter of 15th July 2021 provided a detailed assessment of the wider planning balance exercise that is required to be undertaken in such circumstances, noting that the tilted balance does apply as there are no policies within the NPPF that provide a clear reason for refusing the development. This conclusion was not carried over into the Committee Report, instead re-affirming the position set out in the initial July Committee Report that the tilted balance does not apply because of the location of Manor Farm to the west of the application site – a designated heritage asset.

The relationship between the application of the *titled balance* and heritage matters has been detailed in numerous appeal decisions, most recently in APP/H1705/W/21/3269526[1]. In this case, the Inspector determined that harm was caused to designated heritage assets - namely the Conservation Area. However, with reference to Footnote 7 of the NPPF, he applied the test set out in NPPF 202 as to whether the public benefits arising from the development outweighed the harm.

The Inspector determined that the public benefits did outweigh the heritage harm and therefore the tilted balance was engaged, notwithstanding that some harm was caused to heritage assets. In the wider planning balancing exercise, the Inspector attributed significant weight to the heritage harm, as he is legally required to do in accordance with *Barnwell Manor*, *Mordue* and *Forge Fields* but he concluded in the overall balancing exercise that any adverse impacts did not significantly and demonstrably outweigh the benefits.

Applying the process and conclusions of this appeal case to this application, it is clear that the tilted balance is engaged as the proposal does not give rise to any heritage harm. On this basis, there is no requirement to afford significant weight to any harm caused in accordance with NPPF

[1] Land to East of Station Road, Oakley RG23 7EH

200 as no harm to the setting of Manor Farm is caused. This is confirmed by the Local Planning Authority's Conservation Officer and is detailed within the Committee Report to the 3rd August meeting at para 6.31 as follows:

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

Therefore, the tilted balance does apply in the consideration of this proposal. Accordingly, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The applicant's letter of 15th July 2021 set out the significant benefits attributed to this application – namely the provision of a 100% affordable housing scheme, to be secured at or below the local housing allowance level via a Section 106 Agreement that would also ensure that the building is retained for its use as supported living accommodation for persons with mental health disabilities. There is a significant and unequivocal level of demand for such accommodation within the City of Gloucester, as is confirmed by the Care Commissioning Group who fully support this scheme.

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

Yours sincerely,

[redacted]

Senior Planner

CSJ Planning
1 Host Street
Bristol
BS1 5BU

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

Dear Joann,

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

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

HOUSING NEED, CARE PROVISION & SAFEGUARDING

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

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

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

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

Further information was provided by the Commissiong Group prior to the originally p. Committee meeting of 6th July, which set out the following:

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

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

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

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

SITE HISTORY & PARKING PROVISION

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

00/00749/OUT

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

09/00053/REM

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

09/01370/FUL

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

10/00379/FUL

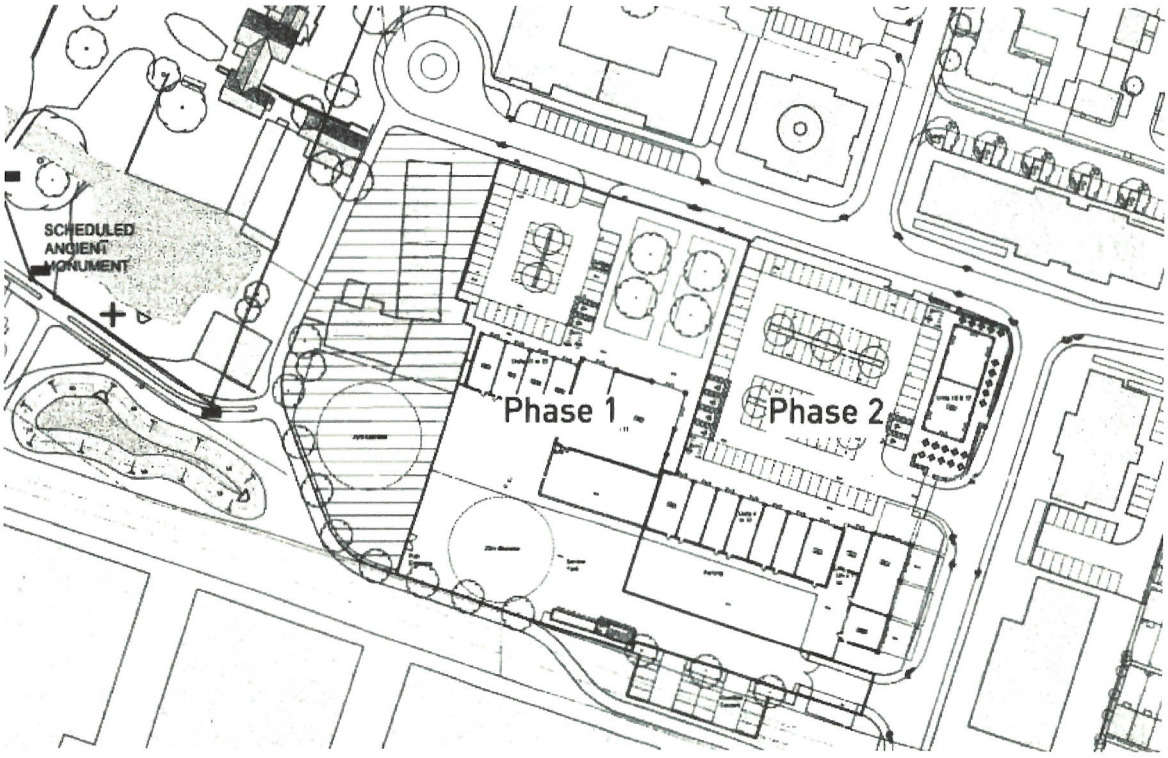
Variation of Condition 10 of Planning Approval 09/00053/REM to allow the provision of car parking to the Local Centre on a phased basis. Approved May 2010

13/00479/REM

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

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

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

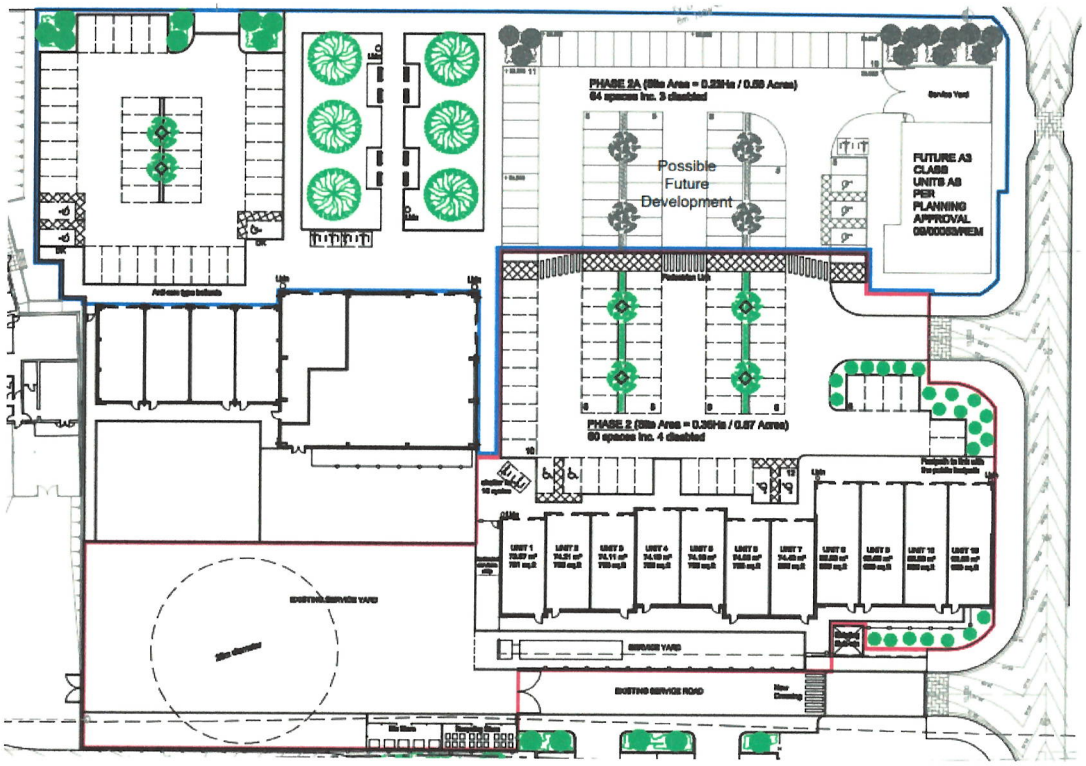


This proposed variation was supported by both the Local Planning Authority and the Highway Authority, with planning permission issued under delegated powers.

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

a) Appropriate levels of car parking for the retail uses alone; &

b) Appropriate levels of provision to service the wider Local Centre.

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

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

a) Provision of appropriate visibility splays prior to occupation of the development;

b) Completion of site access, parking provision and turning areas prior to occupation;

c) Provision of pedestrian corridor from the parking bays linking to the main building prior to occupation;

d) Provision of cycle parking prior to occupation;

e) Provision of electric charging points prior to occupation

f) Approval of a Construction Environmental Management Plan;

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

Summary

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

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

a) The site as currently exists does not provide any form of car parking to the Local Centre. Therefore, it cannot be legitimately argued that there is any loss of parking as result of the application.

b) There is no obligation or express requirement for any future development within the Local Centre area to provide parking to cater for the local centre and surrounding uses.

c) The originally proposed car park and licensed restaurant/takeaway for the subject site was approved in 2009 and amended to be delivered on a phased basis as 'Phase 2' of the Local Centre in 2010. In the eleven preceding years since this approval, no application to deliver 'Phase 2' to include the subject site has come forward owing to a lack of market interest.

d) Instead, a revised approach to the delivery of 'Phase 2' of the Local Centre was proposed. This application explicitly excluded the subject site and referred to it only as an area for 'future possible development'. This was approved by the Local Planning Authority in 2013 and built-out accordingly.

e) It is evident that the level of parking proposed during the course of the construction of both 'Phase 1' and 'Phase 2' of the Local Centre was deemed acceptable by both the Local Planning Authority and Highways Authority to service the Local Centre and any planned surrounding developments at that time.

f) Finally, in the event that Committee resolve to refuse planning consent for the proposed development on highway related grounds, the parking originally proposed within 'Phase 1' in 2009 will still not be provided and any perceived issues with parking provision within the Local Centre issue will remain, at the loss of a much-needed affordable housing development to service those within the community who are most in need.

THE PLANNING BALANCE

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

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

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

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

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

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

Therefore, with reference to the specific heritage policies within the Development Plan, as the proposal has been found to preserve the setting of the designated asset[1], with reference to 11c of the NPPF, there are no heritage related policies within the NPPF which provide 'clear reasons' for refusing the development, as no harm to designated heritage assets is caused by the proposal. Therefore, 11d of the NPPF is engaged and planning permission should be granted unless the adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits of the proposal.

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

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

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

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

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

Yours sincerely,

B. Larcombe

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

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Abbeydale

21/00505/FUL MILLD

15 Saintbridge Close Gloucester GL4 4AN

Two storey side extension, single storey rear extension and front porch

G3Y 06/10/2021

21/00746/FUL MILLD

1 Fern Lawn Gloucester GL4 5XS

Proposed porch extension and external finish to be changed to white k-render with clad frontage

G3Y 12/10/2021

21/00932/FUL MILLD

14 Georgian Close Gloucester GL4 5DG

Proposed amendment to first floor extension to side over existing double garage extending to rear double storey, previously approved ref: 20/01296/FUL

G3Y 27/10/2021

21/00975/FUL FISHM

42 Hawk Close Gloucester GL4 4WE

Two-storey extension to side and single-storey extension to rear.

G3Y 27/10/2021

21/01010/FUL MILLD

78 Bittern Avenue Gloucester GL4 4WB

First floor side extension over existing garage & conversion of existing conservatory to habitable room

G3Y 12/10/2021

21/01043/FUL MILLD

9 Wheatway Gloucester GL4 5ET

Provide a single storey rear extension plus a replacement car port to the

G3Y 19/10/2021

21/01054/LAW FISHM

53 Oxmoor Gloucester GL4 5XW

Single storey extension to dwelling

LAW 20/10/2021

Abbeymead

19/01031/FUL FISHM

6 Deerhurst Close Gloucester GL4 5UG

First Floor extension to provide larger bedroom, dressing room and study

G3Y 14/10/2021

Barnwood

21/00995/FUL CJR

Land At Barnwood Link Road Gloucester

Erection of two HV take off kiosks (sub-station) in positions shown on site location plan ref. DR-A-9004.

G3Y 14/10/2021

21/01068/FUL ELENJ

10 Durham Road Gloucester GL4 3AS

Proposed single storey extension to the rear with associated works to existing internal side utility

G3Y 22/10/2021

Barton & Tredworth

21/00815/FUL ELENJ

72 Conduit Street Gloucester GL1 4TU

LOFT CONVERSION WITH DORMER EXTENSIONS TO REAR.

G3Y 13/10/2021

21/01015/FUL RHIAM

20 Leonard Road Gloucester GL1 4PQ

Single storey side and rear extensions.

G3Y 15/10/2021

21/01017/FUL ELENJ

44 Goodyere Street Gloucester GL1 4UG

Proposed single storey extension to the rear

G3Y 14/10/2021

Coney Hill

21/00978/FUL FISHM

Land Ajd To 117 Painswick Road Gloucester GL4 4PY

ERECTION OF DETACHED GARAGE

G3Y 08/10/2021

Elmbridge

21/01058/LAW ELENJ

58 Riversley Road Gloucester GL2 0QT

Single storey extension to side of house

LAW 20/10/2021

Grange

21/00119/FUL MILLD

2 Sudeley Way Quedgeley Gloucester GL4 0WJ

Provision Of Ground Floor Bedroom & Wet Room For Disabled Minor

G3Y 22/10/2021

21/00371/NMA FISHM

17 Vincent Avenue Gloucester GL4 0SW

Non Material Amendment to 20/00071/FUL to alter materials

NOB 06/10/2021

21/01038/LAW FISHM

13 Warwick Avenue Gloucester GL4 0SL

Loft Conversion (roof extension) on rear pitch.

RELAWZ 20/10/2021

Hucclecote

21/00409/FUL FISHM

34 Hillview Drive Gloucester GL3 3LL

Single Storey rear extension and loft conversion

G3Y 06/10/2021

21/00681/FUL FISHM

7 Green Lane Gloucester GL3 3QT

First floor extension to dwelling (revised application)

G3Y 15/10/2021

21/00965/LAW MILLD

43 Hucclecote Road Gloucester GL3 3TL

Hot food takeaway (for the sale of hot food where consumption of that food is mostly undertaken off the premises). Installation of extractor system to match adjacent units and internal re-configuration.

REF 06/10/2021

Kingsholm & Wotton

19/00449/FUL MILLD

7 St Oswalds Road Gloucester GL1 2SG

Proposed Single Storey Garden Room

WDN 20/10/2021

20/00571/LAW ELENJ

Sandhurst Cottage Sandhurst Lane Gloucester GL2 9AB

Raise area of roof to provide adequate headroom beneath

LAW 20/10/2021

21/00047/FUL ELENJ

11 Denmark Road Gloucester GL1 3HZ

Proposal to replace an existing single storey garage structure and extend to the rear of the property

G3Y 20/10/2021

21/00901/FUL ELENJ

55 Henry Road Gloucester GL1 3DX

Proposed loft conversion to include two rear dormers and one conservation style roof light on the front elevation.

REFUSE 20/10/2021

Kingsway

21/00974/FUL MILLD

98 Marham Drive Kingsway Quedgeley Gloucester GL2 2DL

Proposed Single Storey Rear Extension

G3Y 20/10/2021

21/01040/FUL MILLD

33 Uxbridge Lane Kingsway Quedgeley Gloucester GL2 2EY

New Gym Outbuilding, Outdoor Hot tub area and associated garden landscaping

G3Y 27/10/2021

Longlevens

21/00287/FUL KULIP

91 Cheltenham Road Gloucester GL2 0JG

Use of property as an 8 bedroom House in Multiple Occupation (retrospective)

G3Y 05/10/2021

21/00728/PDE ELENJ

4 Lea Crescent Gloucester GL2 0DU

Single storey rear extension

ENOBJ 01/10/2021

21/00820/FUL ELENJ

26 Oxstalls Drive Gloucester GL2 9DB

Erection of conservatory

G3Y 12/10/2021

21/01074/FUL ELENJ

75 Little Normans Gloucester GL2 0EH

SINGLE STOREY REAR AND SIDE ELEVATION

G3Y 25/10/2021

21/01082/FUL ELENJ

10 Coniston Road Gloucester GL2 0NA

Single storey extension to rear and alterations.

G3Y 25/10/2021

Matson & Robinswood

21/00269/FUL BISJO

Badminton Road Gloucester

Demolition of garages and erection of 2no. dwellings and 1no. bungalow with associated parking and landscaping

G3Y 26/10/2021

21/00931/FUL FISHM

48 Campion Close Gloucester GL4 6YQ

REVISED APPLICATION FOR SINGLE AND PART TWO STOREY EXTENSION TO REAR OF PROPERTY

G3Y 07/10/2021

21/00973/FUL FISHM

115 Reservoir Road Gloucester GL4 6SX

New rear and side extensions including whole new first floor loft conversion.

G3Y 04/10/2021

Moreland

21/00879/TPO JJH

Flat 1 3 Bloomfield Terrace Gloucester GL1 5QS

G1 Crown Reduce 3 x Maple by 2 m utilising natural target pruning techniques.

G2 Crown reduce 2 x Norway Maple by 2m utilising natural target pruning techniques
G3 Crown reduce 1 x Beech, 1 x Copper Beech by 2m utilising natural target pruning techniques, crown reduce flowering Cherry by 1.5m.

Crown raise all trees to a height of 2m.

TPDECS 20/10/2021

21/01049/LAW BICKN

25 Robinson Road Gloucester GL1 5DL

The proposal includes to conversion of conservatory to habitable room, building up brickwork & new roof (existing foundation to remain untouched)

LAW 27/10/2021

21/01056/LAW BICKN

30 Tweenbrook Avenue Gloucester GL1 5JY

single storey rear extension

LAW 22/10/2021

21/01059/PDE MILLD

52 St Aldwyn Road Gloucester GL1 4RF

New single storey extension to form an accessible ground floor bedroom. The bedroom is to comply with Building Regulations Document M.

NRPR 18/10/2021

Podsmead

21/00680/FUL MILLD

11 Shakespeare Avenue Gloucester GL2 5AW

Amendment to Planning Permission for the erection of a bungalow (Refs 20/00639/FUL and APP/U1620/W/20/3264399) to allow for creation of basement / home office.

G3Y 06/10/2021

Quedgeley Fieldcourt

21/00821/FUL MILLD

Parcel I Kingsway Business Park Newhaven Road Quedgeley Gloucester

Variation of condition 3 of planning permission 21/00425/FUL for the retention of external lighting scheme

G3Y 08/10/2021

21/00834/FUL MILLD

32 Foxwhelp Way Quedgeley Gloucester GL2 4BY

Erection of conservatory to side elevation

G3Y 15/10/2021

21/00954/FUL MILLD

13 Knollys End Quedgeley Gloucester GL2 4YN

Demolition of an existing carport and Erection of a single story extension to the side, forming entrance hall and family room

G3Y 13/10/2021

21/01045/TPO JJH

5 Park Drive Quedgeley Gloucester GL2 4TD

T5 Oak (in rear garden). Reduce lateral width of the canopy on side facing the house by 2m - 3m back to suitable growth points.

TPDECS 29/10/2021

Tuffley

21/00436/FUL FISHM

232 Stroud Road Gloucester GL4 0AU

Replacement Ground Floor Extension, First Floor Extension and Loft Conversion

G3Y 07/10/2021

21/00790/FUL FISHM

7 Tuffley Lane Gloucester GL4 0DT

Proposed two storey rear extension with additional single storey extension also to the rear.

G3Y 14/10/2021

21/00986/FUL MILLD

23 Epney Road Gloucester GL4 0LS

Single-storey extension to rear.

G3Y 11/10/2021

21/01025/CONDIT FISHM

Windrush Road Gloucester

Discharge of Condition 10 of permission 21/00270/FUL (Construction Management Plan)

ALDIS 26/10/2021

Westgate

21/00612/FUL MILLD

Frankie & Benny's St Oswalds Park Gavel Way Gloucester GL1 2SR

Proposed development of a drive thru Taco Bell and associated works

G3Y 08/10/2021

21/00674/CONDIT ADAMS

Kings Quarter Kings Square Gloucester

Discharge of Conditions 76 (SuDS management and maintenance, in part - for Kings Square Phase) and 102 (maintenance strategy for the drainage system for the Kings Square phase) of permission ref. 18/01454/FUL

PADIS 01/10/2021

21/00844/FUL MILLD

5 Harness Close Gloucester GL2 5GF

Erection of 1no. two-storey two-bed detached dwelling following demolition of existing detached garage, including associated landscaping.

G3Y 13/10/2021

21/01030/LBC ADAMS

Foxs Malthouse The Docks Gloucester GL1 2LG

External alterations to Grade 2 listed building comprising erection of 3 no. externally illuminated advertisements, menu board and manifestations to glazing.

G3L 19/10/2021

21/01031/ADV ADAMS

Foxs Malthouse The Docks Gloucester GL1 2LG

Erection of 3 no. externally illuminated advertisements, menu board and manifestations to glazing.

GFY 20/10/2021

21/01080/NMA ADAMS

Kings Quarter Kings Square Gloucester

Non material amendment to Condition 101 of permission ref. 18/01454/FUL to alter the drainage proposals for Kings Square

NOS96 05/10/2021

21/01109/CONDIT ADAMS

Former Gloucester Prison Barrack Square Gloucester GL1 2JN

Partial discharge of Condition 32 (land remediation, part 2) of permission ref. 19/01314/FUL

PADIS 07/10/2021

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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