



# Gloucester City Council

## Planning Committee

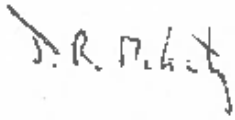
**Meeting: Tuesday, 1st November 2022 at 6.00 pm in North Warehouse,  
The Docks, Gloucester, GL1 2EP**

<b>Membership:</b>	Cllrs. Taylor (Chair), Morgan (Vice-Chair), Bhaimia, D. Brown, J. Brown, Conder, Dee, Finnegan, Melvin, Sawyer, Toleman and Tracey
<b>Contact:</b>	Democratic and Electoral Services 01452 396126 <a href="mailto:democratic.services@gloucester.gov.uk">democratic.services@gloucester.gov.uk</a>

## AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 7 - 14)  To approve as a correct record the minutes of the meeting held on Tuesday, 6th September 2022.
<b>4.</b>	<b>LATE MATERIAL</b>  Please note that any late material in respect of the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day before the meeting. Additional late material will be uploaded as a supplement on the Council's website on the day of the meeting, should further relevant representations be received thereafter.
<b>5.</b>	<b>LAND NORTH OF RUDLOE DRIVE, GLOUCESTER - 20/00553/REM</b> (Pages 15 - 40)  <b>Application for determination:</b>  Reserved matters approval (access, appearance, layout, scale and landscaping) for 150 dwellings including public open space and infrastructure.
<b>6.</b>	<b>LONGLEVENS RUGBY CLUB, LONGLEVENS, GLOUCESTER - 22/00248/FUL</b> (Pages 41 - 60)  <b>Application for determination:</b>

	Proposed extension and alteration to clubhouse to include new gym, larger ground floor lounge bar, addition of balcony and bar area on the first floor. Extension to existing store and extended car parking area.
<b>7.</b>	<b>DELEGATED DECISIONS</b> (Pages 61 - 62)  To consider a schedule of applications determined under delegated powers during the month of September 2022.
<b>8.</b>	<b>DATE OF NEXT MEETING</b>  Tuesday, December 6th, 2022 at Civic Suite, North Warehouse.



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

**Date of Publication: Monday, 24 October 2022**

## NOTES

### **Disclosable Pecuniary Interests**

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

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

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council <ul style="list-style-type: none"> <li>(a) under which goods or services are to be provided or works are to be executed; and</li> <li>(b) which has not been fully discharged</li> </ul>
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) – <ul style="list-style-type: none"> <li>(a) the landlord is the Council; and</li> <li>(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</li> </ul>
Securities	Any beneficial interest in securities of a body where – <ul style="list-style-type: none"> <li>(a) that body (to your knowledge) has a place of business or land in the Council's area and</li> <li>(b) either –               <ul style="list-style-type: none"> <li>i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or</li> <li>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</li> </ul> </li> </ul>

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

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

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

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

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### **HUMAN RIGHTS**

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

### **EQUALITY ACT 2010**

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

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## PLANNING COMMITTEE

**MEETING** : Tuesday, 6th September 2022

**PRESENT** : Cllrs. Taylor (Chair), Morgan (Vice-Chair), D. Brown, Conder, Dee, Melvin, Sawyer, Toleman, Tracey and Wilson

### Officers in Attendance

Planning Development Manager  
Highways Development Manager, Gloucestershire County Council  
Highways Officer, Gloucestershire County Council  
Senior Planner (X2)  
Noise Consultant, Worcestershire Regulatory Services  
Senior Lawyer, One Legal  
Locum Planning Lawyer, One Legal  
Democratic and Electoral Services Officer

### Also in Attendance

Senior Associate, Charles Russell Speechlys  
Tetra Tech Noise Consultant.

**APOLOGIES** : Cllrs. Bhaimia, J. Brown and Finnegan

## 24. DECLARATIONS OF INTEREST

There were no declarations of interest.

## 25. MINUTES

**RESOLVED that:** - the minutes of the meeting held on Tuesday 2nd August 2022 were approved and signed as a correct record by the Chair.

## 26. LATE MATERIAL

Late Material had been circulated in respect of agenda item 5 (Former Contract Chemicals Site, Bristol Road - 22/00293/FUL) and 6 (121 Elmleaze - 22/00113/FUL).

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**27. FORMER CONTRACT CHEMICALS SITE, BRISTOL ROAD, GLOUCESTER - 22/00293/FUL**

The Senior Planner presented the report detailing an application for the erection of 43 dwellings, comprising 13 houses and 30 flats, together with associated parking and landscaping.

He explained that it was back before Committee as there had been an administrative error before the previous Committee meeting, which had led to an interested party not being notified. Therefore, a decision was made to bring the application back before Committee so that all parties could make public representations.

**A Senior Associate for Charles Russell Speechlys representing Avon Metals addressed the Committee in opposition to the application.**

She argued that the application should be rejected on the following grounds:

- The consultation process was unsatisfactory.
- Their Specialist Noise Consultants had identified several fundamental flaws in the Applicant's Noise Assessment Survey.
- Their noise specialists had submitted several representations but were not invited to speak at the August Planning Committee Meeting.
- Their objections were not taken seriously by officers.
- Their letter to the Committee identified several well founded and serious concerns.
- The proposed application site was approximately 135 metres away from Avon Metals. 135 metres was a short distance in noise terms, especially with the type of industrial noise involved and the prevailing south-westerly wind blowing from Avon directly towards the application site.
- There was a history of noise complaints generated from other residential sites built in the locality, which Avon Metals had to incur substantial costs to try and mitigate.
- The granting of the application was likely to generate new noise complaints.
- Avon Metals were deeply concerned about their ability to continue to operate unfettered should the application receive consent.
- The noise assessment conducted by WYG (now Tetrattech) was unsatisfactory and did not comply with the BS4142 method of rating and assessing industrial and commercial sound.
- The Tetrattech noise assessment took place in December 2018 and was considered to be out of date.
- To appropriately mitigate noise there would have to be a fundamental adaptation of the application which had not happened.
- The mechanical ventilation of the proposed builds only offered some benefit when all windows were kept permanently closed. Officers had not encouraged the developer to provide information to future occupiers of the development of the noise mitigation measures that government guidance recommends.
- The area is inappropriate for residential development.



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- The planning officers have failed to properly assess the 'agent of change' principle.
- Officers failed to take account of night-time noise

**The Noise Consultant for Tetrattech addressed the Committee in support of the application.**

He argued that it should be granted for the following reasons:

- The Noise Assessment undertaken was verified and had been conducted to an appropriate standard.
- The 'agent of change' principle was only applicable where there would be a significant impact on the ability of local businesses to operate. This application would not significantly impact the operation of the local business.
- There had been no noise complaints since 2016.
- The opening of windows was a common consideration, and the applicant had ensured that they had adequate ventilation so that proposed residents did not need to open windows if they did not wish to do so.
- Most of the noise generated in the area came from Bristol Road traffic, not Avon Metals.

**Members' Questions**

The Senior Planner responded to members' questions concerning whether there had been consideration given for noise boundary treatments, whether there would be a boundary enclosure installed, the date of which the original noise assessment took place, whether the noise assessment took into account internal and external noise, what the land would be used for if the application did not receive consent, whether the applicant was based in Gloucester, whether the site ran parallel to Bristol Road, the distance of other developments to Avon Metals, the number of residential properties that had been developed in the locality, the number of noise complaints and whether a condition could be imposed which would ensure that Avon Metals did not have to pay for their own mitigation measures if required as follows:

- There were considerations given for noise boundary treatments. There would be fencing and planting, predominantly to benefit the visual amenity for residents. No dedicated acoustic fencing was considered to be required as the levels of noise, reported within the applicant's noise survey, were deemed to be acceptable.
- There would be new boundary enclosures installed between residential development and adjacent industrial estate. This would be secured by planning condition.
- The application had to be resubmitted owing to the cyber incident preventing officers from progressing the original application to a formal decision. The original application was made in 2019 with a decision expected

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to be made in late 2021 (not possible due to the cyber incident). The current application was resubmitted in 2022 to enable it to be progressed to a formal decision. There was no material change to the noise environment today compared to when the Noise Assessment was conducted, and it remained reflective of the local area.

- The applicant's noise survey considered internal and external noise with measurements taken at a number of points in and around the site.
- If members decided that the land was inappropriate for residential development, it was not up to members and/or planning officers to state what the land could be used for. That would be for the landowner to decide and any refusal would be able to be appealed if the applicant chose to do so.
- He was unsure whether the applicant was based in Gloucester. However, this was not a planning consideration.
- The application site does not run parallel to Bristol Road. It was approximately 130-140 metres away from Avon Metals at the southern point and approximately 200 metres at the northernmost points. There were other residential properties (the Anchorage) that were closer to the Avon Metals than the application site.
- There had been no noise complaints since 2016 following Avon Metals replacement of equipment and installation of noise mitigation measures.
- He was unsure about how many numbers of dwellings were produced in the Anchorage site. It was estimated that the larger Matthew Homes development (granted permission in 2014) site had permission for around 400 dwellings.
- There was an enterprise vehicle rental/storage site between Avon Metals and the proposed development site.
- A condition stipulating that Avon Metals would not have to pay for any future noise mitigation measures would be unreasonable on planning grounds. It is not considered by planning officers that unreasonable restrictions on the operations able to be undertaken by Avon Metals would occur as a result of the approval of the planning permission. It is significant that after Avon Metals replaced equipment and implemented noise mitigation in 2016, that noise complaints ceased.

The Noise Consultant responded to members' questions regarding the opening of windows, night-time noise and the timing of the Noise Assessment as follows.

- Residents would have adequate mechanical ventilation in the buildings. However, residents of the proposed builds could open their windows if they wanted to.
- At night-time, residents would likely be inside so they would be better protected from outside noise.
- Road traffic had been relatively consistent in the past few years. The Noise Assessment Survey was conducted before the COVID-19 pandemic and thus was conducted at a time where there would be similar levels of traffic to the current day.

The Planning Development Manager responded to members' questions concerning noise mitigation and the windows of the proposed build as follows:

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- The noise mitigation measures would incorporate both acoustic glazing and mechanical ventilation that would operate best when windows were closed. The environment in the houses meant that they would not need to open their windows owing to the ventilation system regulating the internal environment. Opening the windows would upset the ability of the mechanical ventilation system to regulate the internal environment if they did. However, they could open their windows if they wanted to.

**Members' Debate**

The Vice-Chair stated that he struggled to understand why Avon Metals objected to the application. He said that had there been a number of noise complaints recently from local properties then he would understand there being apprehensions. He said that Avon Metals had been responsible in investing to reduce noise on the site in 2016. He said that it was not an ideal site. However, he noted that it was a brownfield site that would provide housing to local people and that it was preferable to building on greenfield sites. He said that he would support the officer's recommendation.

Councillor Conder stated that she had visited the site. She said that she had talked to a local resident who said that they had got used to the noise. She said that she could hear bangs and clanging from the site, not the road traffic on Bristol Road. She said that she was concerned about the concept of building houses where residents would not have their windows open owing to the noise.

The Chair stated that he agreed with the points raised by the Vice-Chair. He said that he believed the mitigations that would be put in place were acceptable and that Gloucester needed the units for residents and that he would support the officer's recommendation.

Councillor Tracey raised concerns about the noise in the area and windows of the proposed build.

Councillor Melvin stated that from her point of view, the manufactures on Bristol Road did a lot for the local economy and that she wanted to support British manufacturing. She said that she did not think that the Council should allow unsuitable housing to be built for the sake of it. She said that she did not think economic growth would be assisted by negatively affecting local British manufactures.

Councillor Sawyer noted that noise complaints ceased in 2016 after Avon had to do a lot of work to mitigate noise. She said that she had concerns that with new residents moving into the proposed buildings that this could happen again.

Councillor D. Brown stated that he was in a similar mind to the Vice-Chair. He said that he had read through the late material thoroughly and that on balance, he had not been swayed to vote against the officer recommendation. He noted that his one continuing disappointment with the application was a lack of social housing.

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

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**RESOLVED that:** - Planning permission is granted subject to the conditions outlined in the report.

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**28. 121 ELMLEAZE, GLOUCESTER, GL2 0LD - 22/00113/FUL**

The Senior Planner presented the report detailing an application for a proposed 4 bedroom detached dwelling with associated access and parking.

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

**RESOLVED that:** - the application is granted subject to the conditions outlined in the report as amended in the late material.

**29. MATSON RUGBY FOOTBALL CLUB, REDWELL ROAD, GLOUCESTER - 22/00652/FUL**

The Planning Development Manger presented the report detailing an application for the erection of 6 floodlights on an existing sports field.

The Planning Development Manager responded to members' questions concerning whether the timing restriction of 11pm was a standard one and whether light would shine directly into neighbouring buildings as follows:

- There was no set planning standard for the timing where floodlights were turned off. It is usually based on the amount of movement. If 11pm was deemed too late, this could always be reduced.
- The bedrooms of neighbouring properties should not be made brighter. The floodlights were targeted.
- The lights would have a control mechanism but would probably not be automated.

**Members' Debate**

Councillor Tracey stated that she was happy to support the application but noted that the local football club had an issue with the floodlights being titled so that it affected neighbouring properties.

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

**RESOLVED that:** - planning permission is granted subject to the conditions outlined in the report.

**30. DELEGATED DECISIONS**

The schedule of applications determined under delegated powers during the month of July 2022 was noted.

**RESOLVED that:** - the schedule be noted.

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Councillor D.Brown asked what the best way to track an application was as the Cyber Incident had affected the Planning Portal. The Planning Development Manager responded that the best course of action was to email the case officer directly.

**31. DATE OF NEXT MEETING**

Tuesday 4th October 2022.

**Time of commencement: 6.00 pm**

**Time of conclusion: 7.15 pm**

**Chair**

## GLoucester City Council - Development Control

Committee:	Planning
Date:	1 <sup>st</sup> November 2022
Address/Location:	Land North of Rudloe Drive
Application No:	20/00553/REM
Ward:	Kingsway
Expiry Date:	04.11.2022
Applicant:	Vistry Homes Ltd
Proposal:	Reserved matters approval (access, appearance, layout, scale and landscaping) for 150 dwellings including public open space and infrastructure.
Report by:	Rhiannon Murphy
Appendices:	<ol style="list-style-type: none"> <li>1. Site Location Plan</li> <li>2. Site Layout Plan</li> </ol>

### 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site comprises of land on the north side of Rudloe Drive. It forms part of the wider former RAF Quedgeley site that has now been substantially redeveloped. There are new residential properties to the east/ north east of the site beyond the drainage channel. There is an area of public open space beyond to the north. To the north west is a newly constructed builders merchants. To the west is Newhaven Road. On the far side of Newhaven Road are several buildings- at the southern part there is a Lidl supermarket; to the north of this Avionics House, which appears to be in office use; north of this 2 recently completed commercial units occupied by PureGym and B&M Bargains. Further north there is a drainage pond and Asda supermarket. To the immediate south west of the site fronting the roundabout is a public house. To the south of the site beyond Rudloe Drive is a site that has both outline and reserved matters permission which is currently under construction. There is a medical centre and pharmacy to the south also, and a dance studio close to the junction of Naas Lane and Rudloe Drive. Beyond the southern development site are residential properties on Naas Lane.
- 1.2 The site itself is vacant with an existing network of roads associated with the previous uses, several hardstanding areas and at the west side is an area of grassed open space and mature trees understood to be a former parade ground. There are several other examples of trees scattered across the site, a number of which are subject to Tree Preservation Orders.
- 1.3 An application for outline planning permission was granted at the site for the construction of 150 dwellings with all matters reserved
- 1.4 The outline application was reported to the Planning Committee on 6<sup>th</sup> July 2021. At this meeting the Committee resolved that permission was granted subject to conditions and the completion of Section 106 agreements relating to affordable housing, open space provision

and a library contribution.

- 1.5 The current application seeks the approval of reserved matters (access, appearance, landscaping, layout and scale) for 150 dwellings including public open space and infrastructure. Various alterations to the layout and design of the proposal have been made since the submission of the planning application to seek to overcome design concerns.
- 1.6 The development would comprise of 150 dwellings that are predominantly 2 storey in height with a small number of 2.5 storey and 3 storey dwellings proposed within the site. A mix of dwelling types are proposed from detached and semi detached dwellings to groups of terraced houses, three coach houses and maisonettes. Overall the development would comprise of the following;
- Open market units; 3 x 2 bed dwellings, 78 x 3 bed dwellings and 39 x 4 bed dwellings
  - Affordable housing units; 2 x 1 bed maisonette, 15 x 2 bed dwellings, 10 x 3 bed dwellings, 3 x 4 bed dwellings
- 1.7 The proposal would be served from 3 access points at the south of the site from Rudloe Drive which are already in existence. Following discussion with the agent, further pedestrian links have been provided through the site. The proposal now benefits from two pedestrian accesses to the west from Newhaven Road, three pedestrian accesses to the north, one to the east and 4 from Rudloe Drive.
- 1.8 The proposal would introduce an area of Public Open Space to the west of the site comprising sports pitch and a play area. The proposal includes two drainage ponds at the north of the site. The proposal would retain a number of mature trees. Specifically, the mature trees to the west of the site on the area of land set aside for the Public Open Space. At the centre of the site, larger mature cherry trees are proposed for retention as well as a grouping of mature trees on the eastern boundary of the site. Four existing trees are proposed to be removed and tree planting is proposed within the site, including along the frontage of Rudloe Drive.

## 2.0 RELEVANT PLANNING HISTORY

- 00/00749/OUT -Outline planning permission for the redevelopment of the wider site. Granted by the Secretary of State on the 26<sup>th</sup> June 2003 following a public inquiry in 2001. The permission was for a mixed- use development including residential (2650 dwellings), employment uses (B1 and B8) on 20 hectares of land, two primary schools, a local centre, roads, footpaths, cycleways and public open space. Allowed on appeal 26.07.2003
- 06/01242/OUT - Outline planning permission granted by the Secretary of State for additional residential development including a primary school, roads, footpaths and cycleways, and public open space (providing an additional 650 dwellings to the total approved under the earlier outline planning permission to make an overall total of 3,300 dwellings) in 2007. Allowed on appeal 04.09.2007
- 07/01081/REM Link road between Naas Lane roundabout and local centre, landscape buffer and drainage. Reserved matters approved 21.04.2008.
- 13/00585/OUT application to renew the outline permission in relation to the employment land. The land for employment uses is located to the south western part of the wider RAF Quedgeley development site adjacent to the A38, and includes the current application site although the period for submitting reserved matters application under this permission expired. Permission granted 24.11.2014
- 19/00881/CONDIT Discharge of condition 15( programme of archaeological works) and condition 16 (archaeological recording and publication) of application 13/00585/OUT
- 20/00368/OUT Residential development (up to 150 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. Outline application with all matters reserved. Subject of a



non determination appeal.

- 21/00490/OUT Residential development (up to 150 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. Outline application with all matters reserved. Granted.

### 3.0 **RELEVANT PLANNING POLICY**

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

#### 3.2 **National guidance**

National Planning Policy Framework (NPPF) and Planning Practice Guidance

#### 3.3 **Development Plan**

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

Relevant policies from the JCS include:

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

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

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 215 of the NPPF states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

#### 3.5 **Emerging Development Plan**

##### **Gloucester City Plan**

The Gloucester City Plan ("City Plan") will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The hearing sessions for the examination of the pre- submission version of the Gloucester City Plan (City Plan) have concluded and the examining Inspector's post hearing letter has been received. The letter provides the inspector's view on modifications required to make the plan sound. Policies which are not listed as requiring main modifications may now attract more weight in the

consideration of applications, with those policies which require main modifications attracting less weight depending on the extent of the changes required.

The plan remains an emerging plan and the weight that may be attributed to individual policies will still be subject to the extent to which there are unresolved objections (the less significant the unresolved objection, the greater the weight that may be given( and the degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).

Relevant policies from the emerging Gloucester City Plan include:

- A1 – Effective and efficient use of land and buildings
- A2 – Affordable housing
- A6 – Accessible and adaptable homes
- C1 – Active design and accessibility
- C3 – Public open space, playing fields and sports facilities
- C5 – Air Quality
- D1 – Historic environment
- D3 – Recording and advancing understanding of heritage assets
- E1 – Landscape character and sensitivity
- E2 – Biodiversity and geodiversity
- E4 – Trees, woodlands and hedgerows
- E5 – Green infrastructure: Building with nature
- E6 – Flooding, sustainable drainage, and wastewater
- E8 – Development affecting Cotswold Beechwoods Special Area of Conservation
- F1 – Materials and finishes
- F2 – Landscape and planting
- F3 – Community safety
- F6 – Nationally described space standards
- G1 – Sustainable transport
- G2 – Charging infrastructure for electric vehicles
- G4 – Walking

### 3.6 **Other Planning Policy Documents** **Gloucester Local Plan, Second Stage Deposit 2002**

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

OS.2 – Public Open Space Standard for New Residential Development  
OS.3 – New housing and open space  
OS.7 – New areas of Public open space  
A.1 – New housing and allotments

- 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**

###### **Access**

The accesses are currently constructed and were previously designed for industrial uses and therefore designed to cater for a significantly higher number of large goods and heavy goods vehicles. Given the residential nature of the site, the accesses should be altered to inform on the residential topography of the surrounding highway network within the development. We would need to see a new access design showing reduced radi sizes and carriageway width on entry along with swept path analysis for worst case scenario

###### **Update response following amended plans and additional information**

The applicants have submitted robust information to show that the areas surrounding the accesses are out of their control. Therefore, we would look to condition the entry to the development to provide a design, which informs drivers that they are entering a residential area and encourages reduction in speed

###### **Layout**

The design is suitable with reasonable carriageway widths and footway widths at junctions there is good visibility for pedestrians and there are areas with a number of longer sections (40m plus) of internal highway which require some form of calming or alignment off set to ensure that speeding within the development does not occur. Whilst an off set in highway alignment would be ideal, the above forms of mitigation can be provided via vertical displacement (raised tables etc). In terms of the protection of areas of forward visibility, some form of plan showing the required distances and an area protected via easement will be required.

###### **Update response following amended plans and additional information**

The applicants have submitted information to show that there is suitable SSD on all corners and areas of concern have now been protected. The areas with 40m plus straight lengths have been adjusted with raised tables to provide vertical deflection to reduce speeds within the internal roads of the development.

###### **Summary**

Details regarding calming measures around the development can be dealt with via condition. The development is recommended for approval as there will be minimal impact on the performance and safety of the surrounding highway network or its users.

## 4.2 Archaeology

My comments relate to the areas of green space to the west of the site where a football pitch, dugouts and a LEAP are proposed. These areas have not been subject to archaeological investigation, but adjacent plots to the east and south have produced extensive evidence for Iron Age and Roman activity – which is likely to extend into this area. The archaeology is also very shallow in this general area – about 40cm below ground level. I understand that, according to the City Council's New Housing and Open Space Strategy the 'preparation of grass playing pitches will involve seeding, top soiling grading and drainage' so there will be a need for groundworks which could damage archaeological remains.

In light of that context I am concerned that ground works associated with the proposed development have the potential to damage or destroy heritage assessments with archaeological interest. Therefore, should you be minded to grant permission for this application I would ask that conditions are added to any permission requiring the submission of an Archaeological Written Scheme of Investigation and implementation of the approved scheme.

## 4.3 Tree Officer

### Retained Trees

The proposal highlights a number of mature trees to be retained. This is welcome and agreeable.

### Removal of Trees

Four trees that are protected by TPO are proposed to be removed. These trees are relatively insignificant in the wider landscape and are largely categorised C trees and/ or trees with significant defects. The removal of these trees is therefore not objected to; in the context of the large development proposal.

### Tree Protection

New road surfacing will be required in the vicinity of TPO trees at the western end of the site. In anticipation of potential arboricultural impacts controlled excavations have been carried out at key points to analyse the extent of root encroachment beneath the existing roads. The findings of these investigations were that the trees are rooting preferentially into the green spaces and up to and along the kerb edges of the roads. So, provided that fit for purpose tree protection barriers are put in place, this would be satisfactory to ensure that adverse impacts to the trees can be reasonably avoided.

The MHP report specifies tree protection measures in line with the above, and more generally for other retained trees on site, commensurate with BS5837:2012.

A planning condition should be attached ensuring that tree protection measures are carried out in accordance with the report.

The above is with the exception of 1no. tree. The trial survey pit survey identified that there is potential for harm to T44 (a mature grey poplar, category B1, protected by TPO). An additional arboricultural method statement would be required to ensure suitable protection measures are in place for this tree.

### Proposed planting scheme

Additional street tree planting along Rudloe Drive and the main access road should be required, to be in accordance with the NPPF

#### Other issues

The Section106 agreement from outline stage includes a clause whereby the POS will be offered to the Local Authority for adoption.

The Local Authority have received subsidence claims within a reasonable locality to this site and the site sits on largely clay soil. For this reason, there is potential for future subsidence claims to come forward.

There are mature trees to be retained in close proximity to proposed plots 134,135,136 and 137; where this could potentially be a concern. It is recommended that the applicant explore this in more detail and provide details and/or evidence to demonstrate that this would not be an issue. Further to discussions with the Tree Officer, it was later confirmed that this aspect would be picked up by building regulations.

#### Comments following the submission of additional information and amended plans

Further to the submission of amended plans and an additional Arboricultural Assessment for tree T44 the Tree Officer raised the following;

- Cannot agree to the method statement as detailed. Cannot have mechanical excavation with this size of machine within the RPA of a mature tree (particularly a B1 Poplar), damage to roots of 20mm or less could be extremely problematic if over a significant area.
- Original comments still stand regarding street trees along Rudloe Drive
- Pre construction meeting required and need to build in additional meetings at each phase of construction where work is close to the trees.
- There needs to be a no dig policy within the marked RPA's on the Arboricultural method statement and we will need a specific method statement for the new changes to the 2 paths as they are within the RPA's.

#### **4.4 Environmental Adviser (noise)**

Further to the submission of an amended noise impact assessment, the Environmental Advisor raised the following in respect to noise:

The submitted noise assessment appears satisfactory and predicts, that with the installation of appropriate glazing and alternative ventilation systems, internal noise levels should be in line with BS8233:2014. The glazing and alternative ventilation recommendations of the noise assessment should be implemented.

#### **4.5 Housing Strategy and Enabling Officer**

Further to the submission of amended plans and additional information the Housing Officer confirmed that the application conforms to the requirements of the S106 agreement in:

- The provision of 20% affordable housing
- The makeup of the size and tenure of housing
- The affordable housing is integrated throughout the development
- The design of the Affordable Housing achieves a tenure blind approach

The Housing Officer however raised the following:

- Further detail is needed to assess whether the proposals meet the requirements on accessible and adapted homes
- The proposal is not NDSS compliant (3 and 4 bed affordable homes are in accordance with outlined S106 but below national space standards)

Subject to resolution of the issues relating to NDSS and M4(2) and M4(3)b homes, the housing officer confirmed they would raise no objection to the application.

#### 4.6 **Drainage**

The drainage officer provided initial comments on the application raising the following concerns;

- Drainage strategy does not provide the volume and attenuation required
- Concern over design of proposed basins for both aesthetic and safety reasons
- Clarification on the inclusion of other SUDS features sought
- Details of inlets and outlets and key clamp railings to be avoided
- Objection raised that the development would be within 8m of a watercourse which would be contrary to policy
- Details of headwall design required

Further to the submission of additional details and amended plans, the drainage officer confirmed they were content with the proposal and raised no objection to the application.

#### 4.7 **Local Lead Flood Authority**

The Local Lead Flood Authority responded to the original application stating that the plans submitted for the application did not provide enough attenuation storage capacity within the two attenuation basins.

The Local Lead Flood Authority also raised that the drawing showing surface water flow direction showed a point of convergence at the junction of the roads in the eastern half of the development which suggested there would be ponding of water at the junction in front of units 38 and 39 and requested further details of how deep this pond may get and how far it might spread.

Further to the submission of amended plans and additional information and a technical note dated 15.07.2022, the Local Lead Flood Authority were re consulted on the application and confirmed that the issues raised previously had been addressed and all suitably answered explaining the relationship of the drainage of this development to the overall drainage strategy of the development permitted under 09/00114/REM and raised no further objection to the application.

#### 4.8 **Severn Trent Water**

The drainage plans seem to suggest this is part of a larger development, as the plan states: Outfall manholes to be confirmed as part of wider drainage works.

Can the applicant please advise if this section of development of a larger scheme has been discussed with STW please via Developer Enquiry application.

Severn Trent Water were provided with details of the wider site. No further comments received from Severn Trent at the time of writing. However, this can be picked up at discharge of condition stage of the outline drainage conditions.

#### 4.9 **Public Open Space**

The Public Open Space Officer raised a number of comments regarding the proposal and requested alterations to hedging species, bulb planting, attenuation/ SUDS basin design, football dugout design and pitch drainage. The Public Open Space Officer requested an additional paved footpath to connect to the north of the site (by plots 17 and 30), further details of the proposed 1.8m high railings to the western boundary of the POS were requested and it was raised that all other POS and green space boundaries, which adjoin a highway or footway would need to be fenced with a kneerail or similar.

The Public Open Space officer noted that street trees had been added to the Rudloe Drive frontage where the layout allowed. There is still a relatively long stretch on the Rudloe Drive frontage where there are few trees. However, it was acknowledged that an effort had been made to include larger street trees where possible.

Further to the submission of amended plans, the Public Open Space officer raised no objection to the application subject to the inclusion of conditions requiring dugout details and no excavation or construction works to the footpaths within the main Public Open Space Area to commence until an Arboricultural Impact Assessment and Method Statement is submitted and approved, for working within the Root Protection Areas of existing trees.

#### 4.10 **Minerals and Waste**

The application has demonstrated sufficient consideration has been given to waste minimisation matters including measures to achieve effective implementation with the development. No objection raised subject to condition.

#### 5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified of the proposal and press and site notices were published.

5.2 No letters of objection have been received

5.3 Quedgeley Town Council have commented and raised a number of concerns in respect to the proposal;

- Insufficient space on the side of the stream has been made available for the recommended maintenance strip.
- G5, G7 & G8 trees are earmarked for removal and the survey indicates they are not subject to at TPO. TPO's were attached to all trees on the Kingsway site when outline planning permission was granted for the site. Insufficient justification has been proved for their removal.
- The POS allocated for this development is insufficient, the area highlighted has already been included in the original POS calculation for site.
- The POS has a cricket wicket, and this should be brought back to use and not identified as a football pitch as per the drawings.
- There are a number of properties proposed for the corner of the POS therefore reducing the POS further and these should be removed from the proposals.

Amended plans have been received moving two of the properties at the north of the site away from the watercourse to the north which would ensure enough space for maintenance.

- 5.4 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 Outline planning permission has been granted for this site (21/00490/OUT). The principle of development has therefore been established and the current application is seeking approval of the matters reserved at the outline stage only. It is considered that the main issues with regards to this application are as follows:

- Access
- Layout
- Scale
- Appearance
- Landscaping
- Affordable Housing and Housing Mix
- Residential amenity
- Open Space and Recreation
- Drainage and Flooding
- Other matters

### 6.5 **Access**

The NPPF requires that development proposals provide for safe and suitable access for all and that developments 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.

- 6.6 Access is a reserved matter, and so was not formally agreed at Outline stage. However, the illustrative masterplan submitted with the Outline Planning application did show the location of proposed access points for the development. As per the Outline application, access is proposed to be provided from three existing access points off Rudloe Drive.

The Highways Authority have been notified of this application. In their original comments the



- 6.7 Highways Authority raised that the existing accesses to the site were designed for industrial type uses and requested that the proposed accesses should be altered to inform on the residential topography of the surrounding highway network.
- 6.8 The applicants subsequently provided information which confirmed that the areas surrounding these accesses are out of the applicants control. This was accepted by Highways who confirmed they would instead require a condition to ensure the entry to the development would inform drivers they were entering a residential area and encourage speed reduction. This could be dealt with via an appropriately worded planning condition.
- 6.9 Access for pedestrians shall be considered within the layout section of this report.
- 6.10 **Layout**  
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. JCS Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network. These design aspirations are also reflected in the emerging City Plan.
- 6.11 Policy SD4 part ii states that: “New development should create clear and logical layouts that contribute to a strong and distinctive identity and which are easy to understand and navigate. This should be achieved through a well-structured and defined public realm, with a clear relationship between uses, buildings, routes and spaces, and through the appropriate use of vistas, landmarks and focal points.”
- 6.12 Whilst the details of access, layout, scale, appearance and landscaping of the development are “reserved matters” it was necessary for the Local Planning Authority at the outline stage to consider whether the site could accommodate up to 150 homes whilst providing a high quality urban environment. Officers were confident that the submitted drawings and Design and Access statement clearly indicated that this could be done. There were however a number of specific concerns with the original illustrative masterplan, and significant changes have been made to the layout of the proposed development. It should therefore be noted that the currently proposed layout does not follow the details of the illustrative layout provided at outline stage. The proposed plans submitted as part of the Reserved Matters application have also been amended to seek to overcome outstanding concerns.
- 6.13 The key elements of the layout are:
- The three existing access points are utilised to provide the primary vehicular and pedestrian access to the site.
  - The internal road network proposes the following street types; informal streets – these street provide access from Rudloe Drive and are the main streets within the development. They comprise carriageway and footpath on each side, Pedestrian prioritised streets – these streets provide connections between the informal street and the rest of the site and include a shared space design and comprise carriageway with pedestrian footway on one side, Re surfaced Road – part of an existing road will be re surfaced and levelled to provide access and informal parking for the area of public open space to the west of the site
  - Active frontages where possible within the internal road network (alterations have been made to the scheme to improve this)

- The proposal focuses on providing strong frontages to Rudloe Drive, the open space on the western part of the development, and to the open space to the north
- The public open space requirement contained in the Section 106 Agreement (youth playing pitch and LEAP) is provided on the former parade ground on the western part of the site
- Two drainage ponds are proposed to the north of the site
- Pedestrian links through the site connecting the development to the housing to the south, Newhaven Road to the west, the wider open space and destination points to the north including the Kingsway sports ground, the neighbourhood centre and Kingsway Primary School and Asda supermarket and the footpath edging the site to the east. (alterations have been made to improve this).

- 6.14 A number of concerns were raised with the agent in terms of layout following the submission of the reserved matters application. Alterations have been made to minimise the use of parking courts or extensive rows of parking and introduce a more active street frontage throughout the development. Improvements have also been made to pedestrian access through the site through the addition of a number of footpaths linking the site to surrounding areas. Alterations have been made to the plans to improve natural surveillance and back to back distances and the relationship between dwellings has also been enhanced.
- 6.15 Some parking spaces are located slightly away from properties that would be using them (however, changes have been made to improve this where this has been possible) and there are a couple of examples of small parking courts. Officers accept that this has allowed for a better quality design overall and so consider the design of the development to be acceptable in regards to this.
- 6.16 The Highways Authority have confirmed that the design of the internal road layout is suitable with reasonable carriageway and footway widths at junctions and good visibility for pedestrian and vehicle users. Information has been submitted to show that areas with 40m plus straight lengths have been adjusted with raised tables to reduce car speeds and confirmed that the proposal was acceptable in terms of layout subject to the inclusion of a condition requiring the submission of calming measures around the development.
- 6.17 Overall, the development is considered to be acceptable in terms of layout and would accord with the requirements of policy SD4 of the JCS and requirements of the outline planning permission.

### **Scale**

- 6.18 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. Part i of Policy SD4 states that new development should be: "...of a scale, type, density and materials appropriate to its setting."
- 6.19 The development is predominantly 2 storey with pitched roofs, with single storey pitched roof garages. There are a scattering of 2 and a half storey properties within the development, as well as a small number of 3 storey town houses situated adjacent to the public open space.
- 6.20 The approved housing development to the South of Rudloe Drive for 80 dwellings (approved under 22/00359/REM) comprised 2 and 2.5 storey dwellings with single storey garages. The medical centre, dance studio and pub to the south west are of two storey height and surrounding residential development to the east comprises a mix of 2 storey, 2.5 storey and 3 storey developments. The application site itself and the area surrounding it

are relatively flat. It is considered that the proposal reflects the form of nearby residential development in terms of scale. For these reasons, it is considered that the scale is acceptable and accords with policy i of Policy SD4 of the JCS.

## Appearance

- 6.21 The NPPF states that new residential developments should be of high quality design create attractive places to live, furthermore it states in paragraph 130 that: “...*where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.*” Policy SD4 also seeks appropriate materials for the setting of the development. Policy SD4 seeks to achieve good design by agreeing materials that are appropriate to the site and its setting. Table SD4c expands on this and states that materials should be of high quality and suited to their setting and purpose.
- 6.22 The original submission proposed a development of 150 dwellings which would have been constructed entirely from Red Brick. Whilst two types of red brick were proposed, there would have been minimal visual difference between them and concerns were raised that the materials would lack interest and appear monotonous given the size of the development. Amended plans were since received which introduced more variety in terms of materials. The proposed development will include a mix of red brick and some use of render
- 6.23 The applicant has proposed the following materials as part of this development:
- Ibstock Grampian Red or similar (dwelling wall)
  - Brunswick Farmhouse Mixture or similar (dwelling wall)
  - Ibstock Mercia Orange Multi or similar (dwelling wall)
  - Russell Galloway Cottage Red Tiles or similar
  - Russell Galloway Slate Grey or similar
  - 1.8m high close boarded fencing
  - 1.8m high panel fencing
  - 1.8m high masonry wall – Ibstock Grampian Red or similar
  - 1.8m high masonry wall – Ibstock Mercia Orange multi or similar
  - Weberpral M Chalk Render or similar (with base of Ibstock Mercia Orange Multi)
  - Brick banding, head and cill details in Ibstock Alderley Orange or similar (main facing brick in Ibstock Mercia Orange Multi or similar)
  - Timber car ports
  - Anthracite Grey UPVC windows to all key plots
  - White UPVC windows to all remaining plots
  - Black UPVC rainwater goods
  - Mortar – Remix Natural Yellow
  - PC Cast stone for some window heads and cills (as identified on the plans)
- 6.24 The proposed material alterations would add more visual interest to the scheme and highlight key plots within the development. The materials proposed are considered to be acceptable and tie into the surrounding area where buildings comprise a mix of red brick and render. One of the brick types (Brunswick Farmhouse) and both tile types (Russell Galloway Cottage and Russell Galloway Slate Grey) were both used at the development to the south which is currently under construction.
- 6.25 The application proposes a variety of standard house types across the scheme. There is a range of 1-4 bedroom homes with varying external finishes and materials. Various alterations

have been made to the scheme to include the addition of a number of windows to avoid blank elevations facing onto the road thereby improving the appearance of the street scene and natural surveillance. There were also examples of close boarded fences shown as boundary treatments to the public realm which have since been altered to walls to ensure a high quality urban environment. This however has not been achieved for the boundary of plots 132-137 at the west of the site as wall foundations would have an impact on the nearby tree Root Protection Areas. The boundaries of these properties would however be enclosed by hedging as well as a fence to overcome both security concerns and concerns in terms of visual appearance which was considered to be acceptable.

6.26 The proposed windows would have reveals of 100mm rather than being flush with the external elevation and tax windows would have a reveal of 25mm. This would assist in ensuring a high quality finish to the dwellings.

6.27 In conclusion, with the changes as already mentioned and indicated materials, it is considered that the appearance of the dwellings and the overall development would conform to the requirements of SD4 of the JCS.

## **Landscaping**

6.28 Part iv of Policy SD 4 seeks to ensure that landscape areas, open space and public realm are of high quality, provide a clear structure and constitute an integral and cohesive element within the design. This in turn builds upon the requirements of part 12 of the NPPF and Policy SD6 which seeks to ensure that development considers the landscape sensitivity of the area in which they are located.

6.29 As the proposal is a reserved matters application following the previous granting of outline planning permission, the principle of the development in this landscape and environment has already been considered. The quality of the landscape provision within the proposed development is therefore the issue to be assessed. In support of the application landscaping plans have been provided which detail the planting proposed as part of the scheme. Plans include the retention of a number of mature trees, the planting of new trees including trees along the Rudloe Drive frontage, proposed public open space to the west, landscaping and introduction of two drainage ponds at the north of the site.

### **6.30 Trees**

The proposal would retain a number of trees within the site. Specifically, the mature trees to the west on the area of land set aside for POS. At the centre of the site, larger mature cherry trees are proposed for retention and a grouping of mature trees on the eastern boundary of the site. The retention of these existing trees are welcomed.

6.31 Four trees that are protected by TPO are proposed for removal. The Arboriculturalist has raised no objection regarding the removal of these trees due to them being relatively insignificant in the wider landscape.

6.32 The applicant agreed at Outline planning stage to the suggestion of planting trees along the Rudloe Drive frontage, where within their ownership. Some tree planting has been provided. Whilst this has been accepted by the Landscape Officer, The Tree Officer has raised concern in terms of the amount of tree planting being proposed. No further alterations have been made in this regard. Whilst it would have been preferable to have increased tree planting along this aspect, the proposed development would provide some tree planting along Rudloe Drive as well as tree planting within the site which is considered in all to be acceptable.

- 6.33 A condition would be added to any permission to ensure that appropriate tree protection measures would be put in place in accordance with the submitted tree report.
- 6.34 Separate Arboricultural reports are required for tree T44 and the trees which would be impacted by the proposed new footpaths (new path from Newhaven Road to the proposed area of public open space and the path to the north west of the site north of plots 138 and 139).
- 6.35 ***Affordable Housing and mix***  
The NPPF states that where local authorities have identified the need for affordable housing, policies should be set for meeting this need on site, unless off site provision or a financial contribution can be robustly justified. It should be noted that the provision of affordable housing was an issue addressed at the outline stage and has been incorporated into the section 106 agreement accompanying the outline planning permission.
- 6.36 The S106 Agreement required the provision of 20% affordable housing at the site with a tenure of 66% affordable housing units and 34% shared ownership units comprising the following:
- 1 bed 2 person units – affordable rent (2 units)
  - 2 bed 4 person units – affordable rent (10 units), shared ownership (5 units)
  - 3 bed 6 person units – affordable rent (6 units), shared ownership (4 units)
  - 4 bed 8 person units – affordable rent (2 units), shared ownership (1 unit)
- 6.37 The Housing Officer did raise concern that the 3 and 4 bed affordable housing units would fall short of National Space Standards for 3 bed, 6 person and 4 bed, 8 person homes. This has been raised with the agent and no amended plans have been received. Whilst this is noted, the agreed S106 set out required standards at outline stage and the proposed dwellings are in accordance with this. It is therefore considered that the proposed size of these dwellings, in this instance is acceptable as the proposed development would be in accordance with the requirement of affordable housing as specified within the S106.
- 6.38 The Housing Officer also raised the proposed M4(2) and M(4)3b dwellings would need to meet building regulation standards. The agent confirmed they were confident these standards had been met and provided labelled drawings to demonstrate this. This will be picked up by Building Regulations and so no more action is required in regard to this.
- 6.39 The Housing Officer has confirmed that the makeup of the size and tenure of housing is acceptable, the affordable housing would be integrated throughout the development and the design of the Affordable Housing units in terms of appearance would be acceptable. The application is considered to be acceptable in terms of affordable housing provision in accordance with policy and the S106 agreement .
- 6.40 ***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.
- 6.41 The distance between proposed dwellings and existing development is sufficient to ensure that occupants of proposed or existing dwellings would not be harmfully impacted by each other in terms of overlooking, overshadowing or overbearing.
- 6.42 Various amendments have been made to the proposal to improve amenity for future

occupants. Improvements have been made to back to back distances and outdoor amenity space. Changes have been made to layout and window positionings to prevent harm in terms of overlooking and overshadowing. In some cases, garden spaces do not reach 10m in length. However, the width of garden areas vary and the garden areas proposed are considered to be acceptable.

- 6.43 Plots 145- 150 and plots 138 and 139 are located to the east of the recently constructed builders merchants. The front elevation of these dwellings would face towards the builders merchants at a distance of 15m. The builders merchants is already well screened by noise fencing and hedging. The relationship of these dwellings to the builders merchants due to the screening, soft landscaping and distance is considered to be acceptable.
- 6.44 Space standards  
The "Delivery" section of Policy SD11 advises that the Government's Housing Standards Review was completed in 2015, which presents a single set of national space standards. The National Space Standards have been taken forward within the Gloucester City Plan. Policy F6 of the emerging plan provides that development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards.
- 6.45 Furthermore, the City Plan pre- submission Housing Background Paper (September 2019), indicates the need for National space standards within the city. The data shows that the conversions sampled often fall below the NDSS. 66% of conversions were below the standard for internal floor area.
- 6.46 Space standards relating to affordable housing units have been discussed earlier within this report. Dwellings throughout the rest of the development reach national space standards.
- 6.47 Noise  
Conditions were placed on the outline planning permission requiring details of façade and glazing design for all buildings with frontage onto Rudloe Drive, to demonstrate that internal noise levels from the road at Rudloe Drive would not be harmful. Another condition required a report to be submitted with any reserved matters application setting out the mitigation measures to be adopted in the development to mitigate the impact of the public house use on the living conditions of future occupants, including a Noise Report establishing that the noise levels within the properties would meet the applicable standards.  
Details responding to these two conditions have been submitted in support of the Reserved Matters application.
- 6.48 The submitted noise report confirms that noise levels within the site are influenced by a mix of noise sources, including traffic travelling along the A38 and Rudloe Drive and associated vehicles accessing the car park of the Rose Tree Farm Public House.
- 6.49 Whilst clearly audible throughout the day, noise from traffic using the A38 to the west was found to be low. The main source of noise was identified to be associated with traffic travelling along Rudloe Drive. The report confirms that to ensure a satisfactory noise environment within dwellings fronting onto Rudloe Drive, habitable rooms with windows facing onto the road would be fitted with higher specification glazing and acoustically treated vents. In addition, bedrooms with windows facing onto the road would have assisted ventilation.
- 6.50 In regards to the adjacent Rose Tree Farm Public House, noise from vehicles using the car park was identified to be the main source of noise likely to affect the neighbouring properties and vehicles leaving during the late evening were considered to have the potential to impact on the occupants of the closest dwellings. To ensure an acceptable standard of noise is achieved within the neighbouring dwellings, higher specification glazing, acoustic vents and

assisted ventilation within the bedrooms would be provided within the two adjacent properties.

- 6.51 The report also makes reference to the approved builder's merchants on land to the north west of the development. Mitigation measures were incorporated into the design of the builders' merchants to ensure their operations did not adversely impact upon residential development. The report confirms an assessment has been made, based on the final layout of the proposed development, which indicates that noise levels would be no worse than assessed for the builder's merchant planning application, thus ensuring that their operation would not result in harmful noise effects.
- 6.52 The Council's Environmental Health advisor has been notified of this planning application and confirmed that the conclusions of the noise assessment were satisfactory and was content that, with the installation of appropriate glazing and alternative ventilation systems, noise levels should be in line with BS8233:2014 and confirmed that the glazing and alternative ventilation should be implemented.

### ***Open Space and Recreation***

- 6.53 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.
- 6.53 The matter of open space provision was considered at the outline stage and through the Section 106 Agreement dated 2<sup>nd</sup> July 2021 (Affordable Housing and Public Open Space) which required the provision of a minimum of 0.83 hectares of public open space, including:
- A 1.8 metre fence along the frontage of Newhaven Road
  - A youth football pitch with goal posts and a sheltered dugout
  - A Local Equipped Area for Play (LEAP) as defined by and meeting the criteria set down in the Fields in Trust Guidance at the time of submission
- 6.54 The proposed area of Public Open Space would be provided on the western edge of the development which was considered at outline stage to be an appropriate location. The area of Public Open Space would comprise a sports pitch to the north and a play area to the south. Amended plans have removed the existing road between the sports pitch and play area to prevent the play area being segregated from the sports pitch and to create a more pleasant environment for users of the play park. The proposed landscaping plan has been amended to include a footpath leading from Newhaven Road to the Play Park at the request of the Public Open Space Officer. The proposed plans include the erection of a 1.8m high vertical bar metal railings with round finials to the west of the public open space adjacent to Newhaven Road and knee high railings along the eastern edge of the public open space and along the boundary of the landscaping to the west and north of plots 132-137. Details of dugout design will be dealt with by an appropriately worded condition.
- 6.55 The proposed area of Public Open Space is considered to be acceptable in accordance with the Section 106 Agreement dated 2<sup>nd</sup> July 2021 and in accordance with the NPPF, Policy INF3, INF4 and INF6 of the JCS.

### **Sustainability**

- 6.56 Chapter 14 of the NPPF outlines its energy and climate policies. Policy SD3 of the JCS refers

to Sustainable Design and Construction and states '*development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding the unnecessary pollution of air, harm to the water environment, and contamination of land or interference in other natural systems*'.

- 6.57 Condition 18 of the Outline planning permission required the Reserved Matters application to be supported by an Energy Statement and condition 19 states that the development shall not be occupied until the proposed dwellings have been fitted with an electric vehicle charging point.
- 6.58 In support of the planning application, an Energy and Sustainability Statement has been provided which confirms that the development would comply with Building Regulations standards. Due to the timescales of the application the report considers that a portion of the development would likely fall under current Part L 2013 and a portion under Part L 2021. With respect to carbon reduction the dwellings built to meet Part L 2021 will deliver a <31% reduction compared with current regulatory standards.  
The statement sets out a fabric first approach to sustainable construction, demonstrating that decisions about the built form, orientation and design as well as improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures would reduce energy demand. A range of potentially appropriate technologies have been assessed for feasibility, concluding that solar PV constitutes both the preferred and viable technology. The agents have confirmed a commitment to providing solar PV panels for all of the dwellings as part of the development that are constructed under Part L 2021 building regulations. This will be conditioned as part of any planning application.
- 6.59 With regards to the requirement for Electric Vehicle Parking, the report confirms mode 3 charging points would be provided to proposed dwellings through dedicated wall boxes with control electronics built in. Where possible, these would be positioned on garages, where plot parking is proposed, these will be positioned on the external gable wall adjacent to the driveway.
- 6.60 The proposal is considered to be acceptable in terms of sustainability subject to a condition requiring details of solar panels. The proposal is therefore in accordance with the NPPF and policy SD3 of the JCS.
- 6.61 **Drainage and Flooding**  
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 developments to contribute to reduction in flood risk and requiring the use of sustainable drainage systems.
- 6.62 Condition 6 of the outline planning permission required detailed plans for surface water drainage. Condition 8 required the submission of details for foul and surface water flows. Drainage details have been provided as part of the reserved matters application.
- 6.63 Further to the submission of amended plans and additional information and a technical note dated 15.07.2022, the LLFA were content with the information provided and raised no objection to the application.
- 6.64 The Councils drainage officer has been notified as part of this application and concern was raised from the drainage officer in regards to attenuation, the design of the proposed basins for both aesthetic and safety reasons and raised objection that two of the dwellings at the north of the site would be within 8m of a watercourse which would be contrary to policy.



6.65 Further to the submission of various amendments and alterations, the drainage officer confirmed that the details provided were acceptable. It is therefore considered that the proposal accords with the requirements of Policy INF2 of the JCS and the relevant sections of the NPPF and is acceptable in this regard.

6.66 **Refuse and Waste Collection**

A refuse strategy plan has been submitted in support of the application. Further to concerns being raised that operative dragging distances for waste collection were too high, amended plans were received to bring operative dragging distances to 10m and below to be in line with waste collections standards for Gloucester. Most bin dragging distances for residents would be 30m or below to be in accordance with building regulations standards. There is one example of a 35m bin dragging distance for future residents. Unfortunately, no small changes to the design of the proposal could overcome this. Given that there is just one example where occupiers dragging distances would exceed 30m, and it is only exceeded by a relatively short amount, proposals for refuse and waste collection can in whole be considered acceptable.

6.67 The proposed refuse strategy plan indicates a small number of bin storage areas within the development and identifies collection points. No details in terms of the appearance of the proposed bin storage areas have been submitted in support of this application and so this will be required as part of a planning condition to ensure their appearance is high quality and would not detract from the overall development.

6.68 **Lighting strategy**

The application includes the submission of a street lighting layout, street lighting schedule and outdoor lighting report. The submission of this was added as a requirement at outline planning stage to determine any impacts on ecology particularly habitats adjacent to the site. Comments have not been obtained from the Councils ecologist at the time of writing. Members will be updated at committee through late material regarding the acceptability of the proposed lighting details.

6.69 **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 the provision of access, layout, scale, appearance and landscaping impact upon the amenity of any neighbours and the local area. Subject to confirmation that the proposed lighting strategy and associated plans are acceptable and confirmation of the wording of highways conditions from the highways authority, it is recommended that these reserved matters be approved.

7.0 **RECOMMENDATION OF THE PLANNING DEVELOPMENT MANAGER**

7.1 That application is recommended for approval subject to the following conditions:

**Condition 1 - Approved Drawings**

The development shall be carried out in accordance with the approved drawings:

- Site location plan RDQUE MCB ZZ ZZ DR A 0201 P1 received 27.05.2022
- Site layout plan RDQUE MCB ZZ ZZ DR A 0230 P8 received on 19.10.2022
- Materials and Boundaries Plan RDQUE MCB ZZ ZZ DR A 0231 P6 received on 19.10.2022
- Surfaces finishes plan RDQUE MCB ZZ ZZ DR A 0232 P7 received on 19.10.2022
- Parking Strategy Plan RDQUE MCB ZZ ZZ DR A 0233 P5 received on 19.10.2022
- Affordable Tenure Plan RDQUE MCB ZZ ZZ DR A 0234 P5 received on 19.10.2022

- Adoptable Management Plan RDQUE MCB ZZ ZZ DR 02345 P5 received on 19.10.2022
- Refuse Strategy Plan RDQUE MCB ZZ ZZ DR 0236 P5 received on 19.10.2022
- Knightly RDQUE MCB ZZ ZZ DR A 0105 P2 received on 02.09.2022
- Knightly RDQUE MCB ZZ ZZ DR A 0106 P5 received on 20.10.2022
- Elmslie RDQUE MCB ZZ ZZ DR A 0107 P2 received on 02.09.2022
- Elmslie RDQUE MCB ZZ ZZ DR A 0108 P3 received on 10.10.2022
- Leverton RDQUE MCB ZZ ZZ DR A 0109 P4 received on 19.10.2022
- Pembroke RDQUE MCB ZZ ZZ DR A 0110 P3 received on 04.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0112 P2 received on 02.09.2022
- Becket RDQUE MCB ZZ ZZ DR A 0113 P3 received on 10.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0114 P3 received on 19.10.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0116 P2 received on 02.09.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0117 P4 received on 10.10.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0118 P5 received on 19.10.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0119 P2 received on 02.09.2022
- Aldridge RDQUE MCB ZZ ZZ DR A 0120 P4 received on 19.10.2022
- Harford RDQUE MCB ZZ ZZ DR A 0121 P2 received on 02.09.2022
- Knightley RDQUE MCB ZZ ZZ DR A 0122 P2 received on 04.10.2022
- Knightley RDQUE MCB ZZ ZZ DR A 0123 P1 received on 02.09.2022
- Leverton RDQUE MCB ZZ ZZ DR A 0124 P1 received on 02.09.2022
- Leverton RDQUE MCB ZZ ZZ DR A 0125 P1 received on 02.09.2022
- Becket RDQUE MCB ZZ ZZ DR A 0126 P1 received on 02.09.2022
- Becket RDQUE MCB ZZ ZZ DR A 0127 P1 received on 02.09.2022
- Aldridge RDQUE MCB ZZ ZZ DR A 0128 P2 received on 04.10.2022
- Ashbee RDQUE MCB ZZ ZZ DR A 0129 P1 received on 02.09.2022
- Ashbee RDQUE MCB ZZ ZZ DR A 0129 P1 received on 02.09.2022
- Ashbee RDQUE MCB ZZ ZZ DR A 0130 P2 received on 04.10.2022
- Foulston RDQUE MCB ZZ ZZ DR A 0131 P2 received on 04.10.2022
- Foulston RDQUE MCB ZZ ZZ DR A 0132 P2 received on 04.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0133 P2 received on 10.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0134 P2 received on 10.10.2022
- Window reveal and tax window details RDQUE MCB ZZ ZZ DR A 0150 P1 received on 02.09.2022
- Af1 Maisonette RDQUE MCB ZZ ZZ DR A 0140 P4 received on 20.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0141 P4 received on 20.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0142 P3 received on 04.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0143 P4 received on 20.10.2022
- Cooper RDQUE MCB ZZ ZZ DR A 0144 P5 received on 20.10.2022
- Cooper RDQUE MCB ZZ ZZ DR A 0145 P4 received on 19.10.2022
- Speirs RDQUE MCB ZZ ZZ DR A 0146 P2 received on 02.09.2022
- Speirs RDQUE MCB ZZ ZZ DR A 0147 P2 received on 02.09.2022
- Asher RDQUE MCB ZZ ZZ DR A 0148 P3 received on 19.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0149 P1 received on 02.09.2022
- Becket RDQUE MCB ZZ ZZ DR A 0151 P1 received on 19.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0152 P3 received on 21.10.2022
- Single and Double Garages RDQUE MCB ZZ ZZ DR A 0160 P1 received on 27.05.2022
- Single and Double Garages - Plots 31, 32, 56 RDQUE MCB ZZ ZZ DR A 0161 P2 received on 02.09.2022
- Carport RDQUE MCB ZZ ZZ DR A 0162 P1 received on 02.09.2022
- Visibility Assessment 22-0196-SK01 received on 20.10.2022
- Onsite Swept Path Analysis - Refuse Vehicle 22-0196-SP01 received on 20.10.2022
- Onsite Swept Path Analysis - Fire Tender 22-0196-SP02i received on 20.10.2022
- Onsite Swept Path Analysis - Panel Van 22-0196-SP03 received on 20.10.2022
- Onsite Swept Path Analysis - Estate Car 22-0196-SP04 received on 20.10.2022
- Landscape General Arrangement LA5530-001 F received on 19.10.2022
- Planting Plan 1 of 3 LA5530-002 F received on 19.10.2022
- Planting Plan 2 of 3 LA5530-003 F received on 19.10.2022
- Planting Plan 3 of 3 LA5530-004 F received on 19.10.2022
- Landscape Specification & Management Plan LA5530-LSMP-01B received on 10.10.2022
- Arboricultural Survey, Impact Assessment and Protection Plan (V1) V1 received on 02.09.2022

- External Levels (Sheet 1 of 3) RDQUE-PJA-XX-D2-Y-0100-00 – P3 19/10/2022 received on 19.10.2022
- External Levels (Sheet 2 of 3) RDQUE-PJA-XX-D2-Y-0101-00 – P3 received on 19.10.2022
- External Levels (Sheet 3 of 3) RDQUE-PJA-XX-D2-Y-0102-00 – P3 received on 19.10.2022
- Drainage Strategy (Sheet 1 of 3) RDQUE-PJA-XX-D2-Y-0103-00 – P3 received on 19.10.2022
- Drainage Strategy (Sheet 2 of 3) RDQUE-PJA-XX-D2-Y-0104-00 – P3 received on 19.10.2022
- Drainage Strategy (Sheet 3 of 3) RDQUE-PJA-XX-D2-Y-0105-00 – P3 received on 19.10.2022
- S38 Agreement Plan RDQUE-PJA-XX-D2-Y-0300-00 – P3 received on 19.10.2022
- S104 Agreement Plan RDQUE-PJA-XX-D2-Y-0401-00 – P4 received on 19.10.2022
- Flood Routing Plan RDQUE-PJA-XX-D2-Y-0402-00 – P4 received on 19.10.2022
- Headwall Details (Sheet 1 of 2) RDQUE-PJA-XX-D2-Y-0410-00 – P3 received on 19.10.2022
- Headwall Details (Sheet 2 of 2) RDQUE-PJA-XX-D2-Y-0411-00 – P3 received on 19.10.2022
- Detention Basin Cross Sections (Sheet 1 of 2) RDQUE-PJA-XX-D2-Y-0416-00 – P2 received on 19.10.2022
- Detention Basin Cross Sections (Sheet 2 of 2) RDQUE-PJA-XX-D2-Y-0417-00 – P2 received on 19.10.2022
- Technical Note Drainage Strategy 15/07/2022 received on 15.07.2022
- 2022.09.30 SW Network 1 Calcs 30.09.22 received on 04.10.2022
- 2022.09.01 SW Network 2 Calcs 01.09.22 received on 02.09.2022
- 2022.09.01 SW Network 3 Calcs 01.09.22 received on 02.09.2022
- 2022.09.30 SW Network 4 Calcs 30.09.22 received on 04.10.2022
- Energy and Sustainability Statement 29.09.22 received on 02.09.2022
- Noise Assessment September 2022 received on 02.09.2022

### **Reason**

To ensure that the development is carried out in accordance with the approved plans and in accordance with the policies contained within the JCS.

### **Condition 2 Materials details**

No work above floor plate level shall be carried out until full details of materials 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 provide for a high quality development

### **Condition 4**

Prior to the occupation of the dwellings hereby permitted, the noise management measures set out in the noise assessment dated September 2022 shall be implemented and thereafter maintained for the duration of the use.

These measures being:

- Habitable rooms with windows facing onto Rudloe Drive road to be fitted with higher specification glazing and acoustically treated vents and bedrooms with windows facing onto Rudloe Drive to have assisted ventilation to meet the requirements of ADO
- Higher specification glazing, acoustic vents and assisted ventilation within the bedroom windows to be provided within the two adjacent properties next to the Rose Tree Farm Public House

### **Reason**

To safeguard the amenities of future occupiers of the dwellings in accordance with Policy SD14 of the JCS.

### **Condition 5 Archaeology**

No demolition of development shall start within the area of the proposed sports pitch and play area until a written scheme of investigation of archaeological remains, including a timetable for the investigation, has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

### **Reason**

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost.

### **Condition 6 Archaeology**

All demolition and development shall take place in accordance with the Written Scheme of Investigation of archaeological remains. This condition shall not be discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5, provision has been made for the analysis, publication and dissemination of results and archive deposition has been secured.

### **Reason**

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost.

### **Condition 7 Waste Management Plan**

No below or above ground development shall commence until a detailed site waste management plan or equivalent has been submitted to and approved in writing by the Local Planning Authority. The detailed site waste management plan must identify:- the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to: -minimise its creation, maximise the amount of re-use and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation

### **Reason**

To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 –Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01.

### **Condition 8 Details of the facilitating and management of recycling and waste**

No above-ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the local planning authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. All details shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

**Reason**

To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 –Waste Reduction

**Condition 9 Dugout details**

Notwithstanding the layout drawings already submitted, prior to the construction of the open space, full details of the design, materials and colour of the football pitch dugouts should be submitted to the Local Planning Authority for approval

**Reason**

In the interests of visual amenity

**Condition 10 Trees (footpath and proposed public open space)**

No excavation or construction works to the proposed footpaths within the main Public Open Space area shall commence until an Arboricultural Impact Assessment and Method Statement is submitted and approved, for working within the Root Protection Areas of the existing trees, which are protected by a tree preservation order. The RPA is defined in BS5837:2012. No excavation materials shall be deposited within the Public Open Space or under the canopies of any existing trees unless with the prior approval of the local authority tree officer.

**Reason**

To prevent damage to or loss of trees

**Condition 11 Trees (footpath at north of the site)**

No excavation or construction works to the proposed footpaths at the north of the site (north west of plots 138 and 139) shall commence until an Arboricultural Impact Assessment and Method Statement is submitted and approved, for working within the Root Protection Areas of the existing trees. The RPA is defined in BS5837:2012. No excavation materials shall be deposited under the canopies of any existing trees unless with the prior approval of the local authority tree officer.

**Reason**

To prevent damage to or loss of trees

**Condition 13 Trees (T44)**

No development shall take place within the Root Protection Area of Tree T44 until an Arboricultural Impact and Method Statement is submitted and approved, for working within the Root Protection Area of this protected tree. The RPA is identified in BS5837:2012. No excavation materials shall be deposited under the canopies of any existing trees unless with the prior approval of the local authority tree officer.

**Reason**

To prevent damage to or loss of tree T44

**Condition 14 Tree protection measures**

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in (Arboricultural Survey, Impact Assessment and Protection Plan (V1) V1 received on 02.09.2022) before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the Local Planning Authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the Local Planning Authority.

**Reason**

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

**Condition 15 Implementation of approved tree/ hedgerow planting scheme**

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

**Reason**

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

**Condition 16 Solar Panels**

The development shall not be occupied until all dwellings constructed to Part L 2021 Building Regulation Standards have been fitted with solar panels, full details of which shall first be submitted to and approved in writing by the Local Planning Authority.

**Reason**

To provide sustainable development

**Condition 17 Bin storage areas**

Details of the design and appearance of proposed bin storage areas shall be submitted and approved in writing prior to the occupation of the proposed development.

**Reason**

To ensure the satisfactory appearance of the development

**Person to Contact:** Rhiannon Murphy (396361)

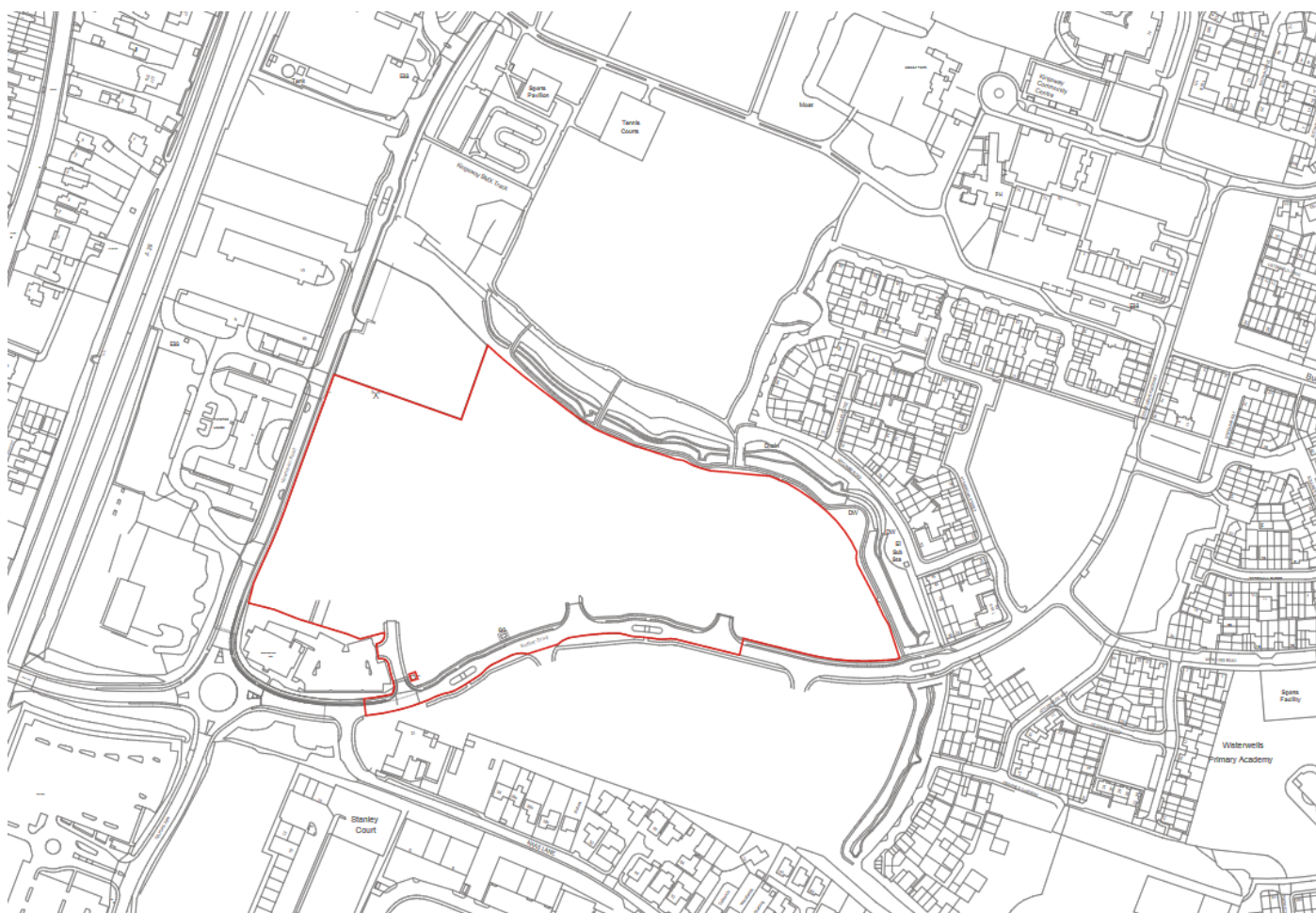


Planning Application: | 20/00553/REM

Address: | Land North of Rudloe Drive  
Kingsway Quedgeley  
Gloucester

Committee Date: | 01.11.2022

### Appendix 1: Site Location Plan



## Appendix 2: Site layout plan





## GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	01.11.2022
Address/Location:	Longlevens Rugby Club, Longlevens, Gloucester
Application No:	22/00248/FUL
Ward:	Longlevens
Expiry Date:	08.06.2022
Applicant:	Longlevens Rugby Football Club
Proposal:	Proposed extension and alteration to clubhouse to include new gym, larger ground floor lounge bar, addition of balcony and bar area on the first floor. Extension to existing store and extended car parking area.
Report by:	Rhiannon Murphy
Appendices:	1. Site Location Plan 2. Proposed Site Plan

**This application was previously deferred at committee to allow time for the Rugby and Football club to resolve concerns over the proposed development. The application is being taken back to planning committee following confirmation that the Football Club wish to remove their objection. The football club have confirmed they have received assurances from the Rugby Club that access to drains would not be impeded, the gap between the clubs would be 1.2m and the Rugby Club would not object to the Football Club extending into the 1.2m gap between the clubs should they decide to extend their own facilities. Amended plans have been received showing the 1.2m gap between the proposed extension and the side elevation of the Football Club building.**

### 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 Longlevens Rugby Club is located within the Longlevens ward of Gloucester north of Longford Lane and comprises buildings associated with the club, an existing car parking area, playing fields and a recreational play area. The site is well screened to the south by a row of mature trees and hedging.
- 1.2 Immediately next to the site to the east is the Longlevens Football club building.
- 1.3 Other surrounding development includes residential properties to the south, east and north and Milestone School to the west.
- 1.4 This planning application seeks a number of alterations and extensions. The existing access to the site from Longford Lane would be removed and replaced with a new access further west. In order to facilitate this, plans would include the loss of two trees and the planting of two replacement trees to the south east of the site.

- 1.5 The proposal would involve the alteration and extension of the existing car parking area to provide parking for up to 69 vehicles (total increase of 40 spaces). The car parking area would extend west into an area of existing green space.
- 1.6 The proposal includes a number of extensions and alterations to the existing clubhouse building. The building would be extended to the east and south to allow for the construction of a new gym including treatment room and storage. This extension is single storey with a flat roof and would be constructed from facing brickwork walls, flat roof composite membrane and double glazed UPVC windows and doors.

The application includes the construction of a single storey flat roof extension to the north and west side of the building with balcony above which would allow for an extended lounge bar area on the ground floor and balcony on the first floor. Just north of the building beyond the single storey extension, a patio area would be created. The proposal would include the introduction of a part two storey extension on the west side elevation to contain the new staircase and an entrance canopy would be constructed.

- 1.7 The proposal would also involve an extension to the existing store building. The store building is located towards the south boundaries of the site. The existing footprint of this building is approximately 4.7m x 4.7m and the proposed extension to the side of the building would measure 7m x 4.6m. The agent has confirmed that the materials used for this extension would match that of the existing garage and has confirmed that the building would be used for the storage of training equipment and pitch related items which are used on the playing fields.

## 2.0 RELEVANT PLANNING HISTORY

Unable to access site history at the time of writing.

## 3.0 Policies and Guidance

- 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  
 SD1 – Employment – Except Retail Development  
 SD3 – Sustainable design and construction  
 SD4 – Design requirements  
 SD14 – Health and environmental quality

INF1 – Transport network  
INF2 – Flood risk management  
INF3 – Green Infrastructure  
INF4 – Social and community Infrastructure

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

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 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 hearing sessions for the examination of the pre-submission version of the Gloucester City Plan (City Plan) have concluded and the examining Inspector’s post hearing letter has been received. The letter provides the inspector’s view on modifications required to make the plan sound. Policies which are not listed as requiring main modifications may now attract more weight in the consideration of applications, with those policies which require main modifications attracting less weight depending on the extent of the changes required. The Plan remains an emerging plan and the weight that may be attributed to individual policies will still be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and the degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).

Relevant policies from the emerging Gloucester City Plan include:

C1 – Active design and accessibility  
C3 – Public open space, playing fields and sports facilities  
E6 – Flooding, sustainable drainage, and wastewater  
F1 – Materials and finishes  
G1 – Sustainable transport

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

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

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. None of the development management policies are relevant to the consideration of this application.

### 3.7 **Supplementary Planning Guidance/ Documents**

#### **Gloucester Playing Pitch Strategy**

The Gloucester Playing Pitch Strategy provides a framework for the maintenance and improvement of existing outdoor pitches and ancillary facilities between the periods of 2015- 2025. The PPS covers the following pitches and outdoor pitches:

- Football pitches
- Cricket pitches
- Rugby union pitches
- Rugby league pitches
- Artificial grass pitches
- Other grass pitch sports including American football and lacrosse
- Bowling greens
- Tennis Courts

## 4.0 **CONSULTATIONS**

### 4.1 **Highway Authority**

A TRICS analysis has demonstrated that the proposal would generate 9 vehicle movements a day with 3 additional movements between the hours of 7-8pm at peak hours. The proposed increase in vehicle movements would not be regarded as severe or have an impact on the highway network in terms of road peak hours (8am-9am)- (5pm-6pm), this is how highway impact is assessed.

The proposed access and layout is considered acceptable from a highway planning perspective by way of providing suitable emerging visibility splays.

The access width has not been demonstrated on the submitted plan, due to the commercial element 4.1m width would not be considered appropriate in this instance. There is a shortfall in regards to accessible spaces and EV charging facilities being provided.

Lastly details would be required to demonstrate cycle facilities that are secure and covered.

However, all of these matters can be secured by way of a suitable worded planning conditions.

No unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

### 4.2 **Sport England**

Sport England and the Rugby Club were involved in pre application discussions with the applicant. A previous scheme had a number of issues. However, we are pleased to report that the submitted scheme addresses all our issues.

The loss of the playing field is for car parking, however it has been kept close to the boundary and the loss has been kept to a minimum which is something Sport England can support. It should be noted that the width of the car park is not the width of a pitch and the main pitch will remain unaffected.

Pleased to see the applicants have shown the position of a future stand which can be

accommodated without negative impact on the main pitch or other playing pitches on the site.

Creating additional car parking off- street will lead to a better relationship between the club and local residents.

The new gym which is on the existing car park will be of benefit to club along with the various internal improvements.

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

‘the proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use’.

Sport England does not wish to raise an objection to this application.

#### **4.3 Tree Officer**

An Arboricultural Assessment and Method Statement dated 8<sup>th</sup> April 2022 has been submitted in support of this application outlining the following.

- Tree protection measures for all retained trees to BS5837:2012 standards are proposed. This is considered acceptable
- Works and hardstanding within the RPZ on 3 no. trees are proposed. An Arboricultural Method Statement within Section 5 of this report has been included which is considered acceptable.

Notwithstanding the above; there is a row of mature Poplars on the southern edge of the site that make a positive contribution to the area. To facilitate the proposed new access point two Poplars (as per the WTC report) would need to be removed. T16 (a hybrid black poplar classified as B2 in the submitted report) and T17 categorised as (a hybrid black poplar classified as C2 in the submitted report).

The loss of said poplars would be regrettable, but should sufficient replacements be provided then it is considered that a formal objection would not be justified or reasonably defended at appeal.

With regards to replacements: AGS Dev Con drawing – Proposed Site Plan – Dwg. No. 707/006 Rev G – depicts that 1 tree is to be removed and it to be replaced with 1 new tree. The WTC report depicts those 2 trees are to be removed, should this be the case then 2 new trees would be required.

No objection raised subject to condition.

The discrepancy between plans was raised with the agent who clarified that the proposal would result in the removal of two trees and two new trees would be planted. The site plan was subsequently amended to demonstrate this and a condition will be added to any permission in regards to proposed tree planting.

#### **4.4 Drainage**

The site is located in flood zone 1 and as such a flood risk assessment is not necessary.

As the proposal sees a substantial amount of greenfield converted to hardstanding along with sizeable extensions a formal drainage strategy will be required to show that the additional run-off from the site and new areas will not increase flood risk locally or that elsewhere.

The drainage strategy needs to follow SUDS principles and present an outline layout plan showing:

1. All the proposed new roof/ driveway. Paving areas marked with sizes m2, and,
2. The proposed drainage layout including, where used: the location and size of the flow control; the location and size of the surface water attenuation facility; the location and size of any soakaways

Where soakaways are proposed, the results of a BRE infiltration test and the soakaway sizing calculations must be provided.

Any run-off from the new area entering the existing surface water sewer present along Longford lane will need to be controlled to greenfield (Qbar) rates with storage provided for the 100yr +40% climate change design rainfall for their critical duration. Likewise any proposed soakaway will need to show that it is capable of percolating the 100yr +CC rainfall and half drain-down in less than 24hrs

Overall I have no objection in principle to the development however the size requires that drainage strategy is agreed up front to ensure that flooding is managed. Until this is agreed I will have to defer my decision.

The comments from the Drainage Officer were raised with the planning agent who provided an overview to demonstrate that the proposal would result in betterment in terms of permeable surfaces. The drainage officer was notified of this and requested further details. It is considered reasonable however that these further details are dealt with via a suitably worded condition.

#### **4.5 Severn Trent Water**

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

#### **4.6 Policy**

No comments received.

#### **4.7 WRS (noise and contaminated land matters)**

##### **Noise**

No adverse comment to make in terms of noise issues

#### **4.8 Contaminated Land**

No adverse comments to make in relation to ground condition issues.

#### **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified and a site notice was published. 3 letter of objection have been received.

## 5.2 Football Club Concerns

- The proposed plans would impinge and potentially completely stop us from being able to use the football clubhouse changing rooms
- Proposal would extend already large patio area directly out and across the front of our changing rooms/ hall area
- Football club are in the early stages of applying for a very small single storey extension to the back of the club to allow the extension of the changing rooms. If granted in current form, the proposal would stop the club being able to extend the changing rooms and bring them into line with what is required
- Plans not discussed with the football club before hand

Further to discussions taking place between the Rugby and Football Club and the proposed plans being amended so that the side extension of the proposed extension would be 1.2m away from the side elevation of the Football Club building, the Football Club confirmed they wished to withdraw their objection.

## 5.3 Neighbour representations

- The proposed new car park would take away valuable green space used both for locals to walk and the Rugby Club training. If training moves to another part of the field, that will be another part of the field out of use
- If the car park goes in does the rugby pitch move further into the sports field (taking up more space?) where will the new training area be? Where the mini football have their soccer pitches at present?
- The rugby club are trying to get railings around their pitch – if they do this more open space will be restricted
- The rugby club erected railings illegally back in 2002 and had to take them down after protests in 2003
- I see from the plans the Rugby Club are proposing a future stand – move the pitch a bit further over?
- The extension line of the front wall of the rugby club appears to be approximately one metre from the changing room door of the football club. There are four changing rooms the other side of that door. More space should be considered if not discussed with the football club
- Rugby Club should have an open forum to discuss plans which all can attend before decisions are made

## 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 consideration

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

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

- Principle
- Design, layout and landscaping
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Contaminated land
- Economic considerations

## 6.5 Principle

### Expansion of existing business

Paragraph 80 of the NPPF states that planning decisions should help create the conditions in which business can invest, expand and adapt. The NPPF considers employment in a wider sense than traditional industrial, office and warehousing. For example, uses such as retail, hotels, tourism and leisure and health facilities can all be large employment providers. The site would be considered as an employment provider and policy SD1 of the JCS is of some relevance.

6.6 Policy SD1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) states that *'employment-related development will be supported where it allows the growth and expansion of existing business subject to all other policies of the plan'*. Given that the proposal would allow for the expansion of the existing leisure facility the development would be in accordance with this policy.

### Out of town centre location

Paragraph 86 of the NPPF requires the submission of a sequential test to planning applications for main town centre uses in out of centre locations. This is reflected within policy SD2 of the JCS which states that *'proposals for retail and other main town centre uses that are not located in a designated centre, will be robustly assessed against requirements of the sequential test and impact test as set out in the NPPF and National Planning Practice Guidance, or locally defined impact assessment threshold as appropriate'*. Annex 2 of the NPPF (the Glossary) includes health and fitness centres as a main town centre use.

6.8 The proposal seeks the construction of a gym and extended bar area which both come under main town centre uses according to the NPPF. The agent has confirmed that the proposed improvements would be open to club members only and the gym would be a replacement of the existing first floor facilities.

6.9 In support of the planning application, the agent has provided a statement which confirms that the proposal is under the threshold that would require a Town Centre Impact Statement. The report confirms that the site adjoins and is lined physically and functionally to the Rugby Pitches which are allocated as playing fields and public open space. The report confirms that the facilities cannot be located elsewhere within the urban area and no other sites are available that would meet the applicants needs.

6.10 Whilst it is acknowledged that the proposal is for a main town centre use, the proposal is



for an extension to an existing sports facility and club. The extension is clearly related to the primary use of the wider facility and so it would be unreasonable to expect the elements of the proposal to be disaggregated from the existing site. In all there are therefore no objections raised regarding the proposal.

- 6.11 In relation to the impact test, the proposal is well below the automatic threshold of 2,500 sqm for an impact test. Regardless, a proposal of this size and in this location would not lead to a significant adverse impact on the city centre or any other designated centre.
- 6.12 Partial loss of recreation ground  
Paragraph 97 of the NPPF seeks to protect open space, sports and recreational building and land. This is supported by the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy which states 'proposals to build on existing sports and recreational buildings or land should be considered in accordance with the criteria of the NPPF and policy C3 of the emerging Gloucester City Plan which states:
- 6.13 'Existing public open space, playing fields and built sports facilities will be protected from development to alternative uses, in whole or in part, unless it can be demonstrated that:
1. There is an excess of provision in the local area, there is no current or future demand for such provision and that there would be no overall shortfall; or
  2. The open space, playing field or facility can be replaced by alternative provision of the equivalent or better quality and quantity in an accessible and appropriate location to the community where the loss would occur; or
  3. The proposal is ancillary development that would enhance existing facilities and not reduce or prejudice its ongoing use; or
  4. The proposal affects land that is not suitable, or incapable, of forming an effective part of the open space, playing field or facility and its loss would not prejudice the ongoing use of the remainder of the site for that purpose
- 6.14 The proposal would result in the partial loss of recreation ground to allow for the creation of a new car parking area. However, the proposed car parking area has been kept close to the boundary to keep the loss of recreational ground to a minimum and the main pitch just to the north of the car park would remain unaffected.
- 6.15 The proposal would enhance the existing site through providing a new gym for the benefit of the club and sufficient parking for the site. Sport England have been notified of the proposal and have raised no objection to the application.
- 6.16 Taking all of the above into consideration, it is considered that the partial loss of recreational ground at the site can be considered acceptable. The proposal meets exception 3 of policy C3 of the emerging Gloucester City Plan in that 'the proposal is ancillary development that would enhance existing facilities and not reduce or prejudice its ongoing use'.
- 6.17 **Design, Layout and Landscaping**  
The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character.

- 6.18 Policy F1 of the emerging Gloucester City Plan refers to materials and finishes and states development proposals should achieve high quality architectural detailing, external materials and finishes that are locally distinctive and developments should make a positive contribution to the character and appearance of the locality and respect the wider landscape. Policy E4 refers to trees, woodlands and hedgerows and states that development proposals should seek to ensure there are no significant adverse impacts on existing trees and every opportunity is taken for appropriate new planting on site and policy E5 refers to Green Infrastructure and requires development to contribute towards the provision, protection and enhancement of Gloucester's Green Infrastructure Network.
- 6.19 Extension to rugby club building
- Alterations and extensions are proposed to the existing Rugby Club building. The proposal includes the construction of a single storey flat roof extension which would extend to the side (east) and south of the building. This extension would extend beyond the south elevation of the existing building by some 7.5 metres and would be constructed from materials to match the existing building.
- 6.20 Whilst residential properties to the east of the site follow a consistent building line, the Rugby Club site is already at odds with this and so the proposed extension in this location is not considered to be harmful.
- 6.21 The design of this extension is not considered to be particularly high quality, however, the proposal wouldn't appear out of keeping within the Rugby and Football Club Site – especially in context with the adjacent Football Club building (a single storey flat roof building with little architectural merit). The use of appropriate matching materials would assist in ensuring that the proposed extension would be in keeping with the existing building.
- 6.22 This proposed extension given its positioning would be visible from Longford Lane to the south but would be positioned back from the road by some 4.8 metres. The extension would be partially screened by the trees and hedging along the boundaries of the site.
- 6.23 To reduce the impact of the proposed extension on the street scene, the agent was asked to amend the proposed south elevations to include a window to break up the blank elevation. The agent however confirmed that they did not wish to change their plans as the proposed layout would provide security and allow full use of the internal walls for equipment. The existing design has therefore been considered and is considered in all acceptable, subject to sufficient screening being included along the boundary of the site.
- 6.24 Further extensions and alterations to the Rugby Club building include the proposed construction of a single storey flat roof extension with balcony above which would be constructed on the north elevation of the building and wrap around to cover the west side of the building. The proposal would also include a partly two storey element on the west side elevation of the building which would contain the stairs and an entrance canopy would be constructed. The proposed extension and alterations to the north and west side of the building area considered to be acceptable in terms of design and scale and would not unduly harm the character and appearance of the existing building. The extension given its positioning, whilst partially visible from Longford Lane, would not be overly visually prominent and is not expected to result in unacceptable harm to the character and appearance of the street scene.

## 6.25 Extension to store

The proposal also seeks the extension of the existing storage building, close to the south boundaries of the site. Whilst a relatively large extension to this currently modest building, the design and use of matching materials would assist in ensuring that the extension does not harm the character and appearance of the existing site.

- 6.26 The building is located close to the south boundaries of the site, adjacent to Longford Lane. Whilst partially visible from the street scene, the existing trees along the southern aspects of the site as well as existing boundary hedging would help to screen the development from Longford Lane. The height of this building would remain as existing and would not have an unacceptable impact on the street scene.

## Trees and landscaping

- 6.27 Policy INF3 of the JCS relates to Green Infrastructure and states that '*development proposals should consider and contribute positively towards green infrastructure*' and states 'existing green infrastructure will be protected in a manner that reflects the contribution to ecosystem services. Development proposals that will have an impact on woodlands, hedges and trees will need to include a justification for why this impact cannot be avoided and should incorporate measures acceptable to the local planning authority to mitigate loss'.
- 6.28 There is a row of mature Poplar trees at the southern edge of the site which currently makes a positive contribution to the area. To facilitate the new access point, two of these trees are proposed to be removed and the planting of two new trees is proposed further east along the southern boundaries of the site. Whilst the loss of these trees is regrettable, sufficient replacement planting at the site can be considered acceptable. The Councils tree officer has been notified of the proposal and has raised no objection to the application subject to the inclusion of conditions requiring the planting of replacement trees and the implementation of tree protection measures.
- 6.29 Details of planting at the location of the proposed access have been requested to include a re-instated boundary hedge and the proposed site plan has been amended to show this. It is concluded that the proposal can be considered acceptable in terms of trees and planting in accordance with the NPPF and policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

## 6.30 **Traffic and transport**

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

## 6.31 Trip generation

The Highways Authority have confirmed the proposed development would generate 9 new vehicle movements a day with 3 additional movements between the hours of 7-8pm (the development peak hours). Highways have confirmed the proposed increase in vehicle movements would not be regarded as severe or have an impact on the highway network in terms of road peak hours (8am-9am) – (5pm-6pm).

## 6.32 Access and layout

The proposed site plan shows the creation of a new access. The proposed access and layout is considered acceptable from a highway planning perspective and would provide a

suitable emerging visibility splay. The Highways Authority noted a shortfall in accessible spaces and EV charging facilities being provided and also requested cycle facilities that are secure and covered. Whilst these details are outstanding, the Highways Authority confirmed they could be dealt with through suitably worded planning conditions.

- 6.33 It is therefore concluded that the proposal would not result in an unacceptable impact on Highway Safety or a severe impact on congestion and the proposal can therefore be considered acceptable in accordance with the NPPF and policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
- 6.34 Residential amenity  
Paragraph 127 (f) of the 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, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.  
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.
- 6.35 The closest residential properties are located to the south of the site across the road from Longford Lane and to the east of the site. The Councils Environmental Health advisors have been notified of the proposal and raised no concern in terms of noise. The proposed extensions and alterations to the building are located at a sufficient distance from residential properties so as to avoid any overbearing or overshadowing impacts. The proposal would result in the introduction of a first floor balcony. However, this would be located some 50m to the nearest residential dwelling to the east and as such overlooking is not of a concern.
- 6.36 Taking all of the above into consideration, it is concluded that the proposal would not have a harmful impact on residential amenity and can therefore be considered acceptable in this respect in accordance with the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
- 6.37 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.
- 6.38 Policy E6 of the emerging Gloucester City Plan refers to flooding, sustainable drainage, and wastewater and states development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere. In accordance with the National Planning Policy Framework, flood risk betterment shall be sought through the development process.
- 6.39 The site is located in flood zone 1. The proposal would result in a large amount of greenfield being converted to hardstanding due to the creation of the new car parking area and the extensions to the existing buildings.

6.40 The Councils drainage officer has been notified of the proposal. Additional information has been requested to show that the additional run-off from the site and the new areas would not increase flood risk locally or elsewhere. No objection was raised in principle however, drainage have requested that the drainage strategy be agreed up front to ensure that flooding is managed appropriately.

6.41 Further to these comments being raised, the agent has confirmed the following:

- Proposed extensions at the Clubhouse are located on land which is either concrete or impervious. As such there is no additional impact on either flood risk or surface water management to these areas
- An extension to the existing store is proposed of 30m<sup>2</sup>. However, the modest increase is offset by the replacement of the existing car park with a porous free draining surface
- The extended element of the car park will be porous and free draining
- The new patio area will be free draining and is located in an area which is currently occupied by a marque with no formal drainage provision
- The replacement of the existing impervious materials with a porous free draining alternatives provides a reduction in impervious hard surfacing from 1413m<sup>2</sup> to 387m<sup>2</sup> ie a betterment of circa 73% . As such the proposal reduces any demand on the existing surface water drainage system whilst also reducing the likelihood of localised flooding generally.

6.42 The response received from the planning agent suggests that an appropriate drainage strategy at the site would be achievable and plans would provide a betterment in terms of impervious hard surfacing. The details of this can be dealt with through an appropriately worded condition.

6.43 **Economic considerations**  
The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some limited weight to the case for granting permission.

#### 6.44 **Concern raised by the Football Club and interested residents**

The adjacent football club have raised concern that the proposed plans would impact access to their changing rooms. As part of the assessment of this application, discussion has taken place with both the Rugby Club and Football Club and a site visit has been made.

6.45 The only entrance to the football club changing rooms is located on the west side elevation of the Football Club building. The proposed extension would be located 1 metre from the side elevation of this building. The football club have highlighted that the width of the door measures 760mm and opens right to left and when the door is open there would be very little space to access the playing fields between the two buildings. The Football Club have raised concerns that the proposed plans would mean that players would have to be re routed to go around the front of the building past the car park to be able to access the playing fields.

6.46 These concerns have been noted and were raised with the agent, who chose not to alter their plans. However, they did offer that the door swing could be altered from left to right which would allow access to the playing fields to remain between two buildings. Whilst this was not considered a reasonable condition, the Football Club and Rugby Club were encouraged to discuss this proposal between them.

- 6.47 In terms of the existing acceptability of the proposal, the location of the proposed extension does create a somewhat uncomfortable relationship between the two buildings and would make access to the Football Club changing rooms inconvenient.
- 6.48 However, the proposal would not completely restrict access as this could be achieved either through altering the door swing or re routing players around the front of the building where they could walk along the pedestrian allocated pathway. The concerns raised by the Rugby Club in regards to access to the changing rooms is therefore not considered a reason for refusal
- 6.49 The Football Club have also raised concern that they are in the early stages of planning to extend their own club and the proposal would prevent them from doing so. Whilst this concern is noted, the Football Club have not yet submitted any such planning application and it has only been possible to consider this current application on its own merits. Future possible plans to extend the Football Club have therefore been unable to have any bearing on this application.

Further to discussion taking place between the Rugby and Football club and the submission of amended plans moving the side elevation of the proposed extension to 1.2m away from the side elevation of the Football Club building, the Football Club confirmed that they wish to remove their objection.

- 6.50 An objection received from a neighbouring property queried whether the Rugby Pitch would need to be relocated as part of the proposal. The proposed car parking area would not encroach onto the area of the existing Rugby Pitch and would not be affected by the proposal. Comments were also made regarding proposed railings around the Football Pitch and a Future Stand. Neither forms part of this planning application and has not been considered as part of the proposal.

6.51 **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 the proposal is acceptable in terms of principle, design, amenity and drainage and accordingly it is recommended that planning permission is granted.

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

**That APPROVAL is granted subject to the following conditions:**

**Condition 1**

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

**Reason**

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

**Condition 2**

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

- Location and block plan 707/001 REV A
- Proposed site plan 7077/006 Rev L
- Proposed Elevations Sheet 1 707/009 REV B
- Proposed Elevations Sheet 2 707/010 REV B
- Proposed Ground Floor Plan 707/007 REV F
- Proposed first floor plan 707/006 REV G
- Proposed gym plan/ elevation 707/020 REV C

**Reason**

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

**Condition 3**

The development hereby permitted shall not commence until details of permeable pavement design and a construction and maintenance schedule for all SUDS elements (soakaway and permeable pavement) have been submitted to and approved in by the Local Planning Authority. Approved details shall be maintained for the life of the development.

**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 4**

The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.5 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

**Reason**

In the interests of highway safety.

**Condition 5**

The development hereby approved shall not be brought into use until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

**Reason**

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

**Condition 6**

Prior to first use of the development hereby permitted the vehicular access shall be laid out and constructed broadly in accordance with the submitted plan drawing no. 707/006 Rev L but with a minimum entrance width of 5.0m with the area of access road within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

**Reason**

To reduce potential highway impact 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 paragraph 110 and 112 of the National Planning Policy Framework.

**Condition 7**

The vehicular access hereby permitted shall not be brought into use until the existing vehicular access to the site (other than that intended to serve the development) has been permanently closed in accordance with details as shown on drawing number 707/006 Rev L.

**Reason**

In the interests of highway safety.

**Condition 8**

Notwithstanding the submitted details, the development hereby approved shall not be brought into use until 7 electric vehicle charging spaces have been provided 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 9**

Notwithstanding the submitted details, the development hereby approved shall not be brought into use until at least 5 accessible car parking spaces have been provided in a location to be agreed in writing by the Local Planning Authority and thereafter shall be kept available for disabled users as approved.

**Reason**

To provide safe and suitable access for all users.

**Condition 10**

Notwithstanding the submitted details, the development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of no.10 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA.

**Reason**

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 110 of the National Planning Policy Framework.

**Condition 11**

Replacement Poplars for those felled shall be planted along the southern boundary of the site adjacent to the existing grouping (exact location to be agreed with the Local Authorities Tree Officer at the time of planting). Replacement trees shall be advanced nursery stock, semi mature size (20/25cm+ girth).

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



**Reason**

To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 12**

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in the WTC Arboricultural Assessment and Method Statement dated 8<sup>th</sup> April 2022; before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

**Reason**

To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 13**

Where excavations or surface treatments are proposed within the root protection areas (RPA) of retained trees and hedgerows, works shall be carried out strictly in accordance with the Method Statement as contained within the WTC Arboricultural Assessment and Method Statement dated 8<sup>th</sup> April 2022. The RPA is defined in BS5837:2012.

**Reason**

To prevent damage to or loss of trees. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 14**

No removal of trees/scrub/hedgerows shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

**Reason**

To ensure that the nature conservation interest of the site is protected. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 15**

The materials to be used in the construction of the external surfaces of the proposed extension to the buildings shall match those used in the existing buildings.

**Reason**

To ensure that the materials are in keeping with the existing building.

**Note 1**

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

**Note 2**

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

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

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

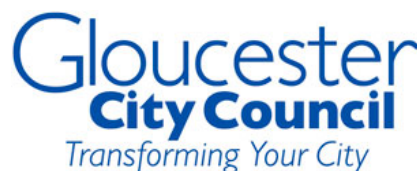
### **Note 3**

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

### **Note 4**

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

**Person to Contact:** Rhiannon Murphy (01452 396361)



Planning Application: | 22/00248/FUL  
Address: | Longlevens Rugby Club  
Committee Date: | 01.11.2022

## Appendix 1: Site Location Plan



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The site plan illustrates the proposed new sports hall and its associated facilities. Key features include:

- Pitch:** Located to the north of the main building.
- Play Area:** Situated to the northeast of the pitch.
- Sports Court:** Located to the east of the main building.
- Proposed Car Park:** A large parking area labeled "Proposed Car Park (Approx. 75 No. Spaces)".
- Proposed extension to existing game:** A rectangular area adjacent to the car park.
- Anticlimax parking space (4.5m):** A specific parking space marked near the extension.
- Entrance Canopy:** A covered entrance area.
- Bin side Patio Area:** An outdoor area adjacent to the main building.
- Wall mounted bicycle storage (optional):** A designated area for bicycle storage.
- Proposed equipment:** A designated area for sports equipment.
- Tree to be removed:** A specific tree marked for removal.
- Tree to be retained:** A specific tree marked for retention.
- Tree to be removed in this section:** A specific area marked for tree removal.
- Tree to be retained in this section:** A specific area marked for tree retention.
- Existing bin location and refuse collection point:** A designated area for refuse collection.
- Chain Existing Access:** A designated access point.
- New Access:** A new access point marked near the car park.
- Shelter:** A designated shelter area.
- Longford Lane:** The main road running along the site.
- Oxstalls Way:** A road running along the southern boundary.
- Zoom:** A label indicating a specific area of interest.

# Agenda Item 7

Reference	Status	Site address	Proposal	Decision date
22/00014/FUL	Grant	Former Interbrew Eastern Avenue	Development of site to create fourteen industrial units having Planning Use Class E(g) (iii), B2 & B8 uses with ancillary offices, plus trade counter uses for Units 9 to 14, carparking, service areas and soft landscaping along with highways works to Chancel Close	22/09/22
22/00113/FUL	Grant	121 Elmleaze	Proposed 4 bedroom detached dwelling with associated access and parking.	09/09/22
22/00192/FUL	Grant	4 Eardisland Road	Single storey rear extension, extend front and rear dormers, driveway changes and formation of dropped kerb	21/09/22
22/00239/FUL	Grant	Land at Bristol Road	Erection of 43 dwellings comprising 13 houses and 30 flats with associated parking, landscaping and ancillary works	15/09/22
22/00263/LBC	Grant	28 Westgate Street	Listed building consent for the proposed replacement of the shopfront at 28 Westgate Street (grade II listed building)	16/09/22
22/00264/FUL	Grant	28 Westgate Street	Proposed replacement shopfront at 28 Westgate Street (grade II listed building)	16/09/22
22/00265/FUL	Grant	95 Eastgate Street	Partial demolition and re-building of fire damaged building. Three storey repair and first floor extension to the rear, re-instating ground floor takeaway use and kitchen to ground floor with one two bedroom flat occupying the first and second floors. New shop front to the front elevation.	09/09/22
22/00305/FUL	Grant	Capitol Park Pearce Way	Single storey extension to existing industrial unit	23/09/22
22/00309/FUL	Grant	10 Highliffe Drive	Proposed three bedroom dwelling with associated access and parking.	16/09/22
22/00320/COU	Grant	Unit 2A Eastbrook Road, Gloucester, GL4 3DB	Change of use from B8 warehouse to Sui Generis Brethren members only retail club.	02/09/22
22/00331/FUL	Grant	10 Kingsley Road	Demolition of Conservatory and erection of two storey rear extension	21/09/22
22/00368/FUL	Refused	10 Sudgrove Park, Gloucester, GL4 4XS	Erection of an end-of-terrace two bedroom dwelling	05/09/22
22/00382/FUL	Grant	83 Grange Road	Variation of conditions 2 (plan numbers) and 11 (drainage) of permission 20/00031/FUL	14/09/22
22/00384/FUL	Refused	11 Northgate Street	Proposed change of use from Class E to sui generis (betting office) with internal and external alterations.	12/09/22
22/00387/FUL	Grant	23 Sydenham Terrace	Demolition of single storey detached store room to rear, construction of an attached single storey store room. Addition of an external door to the side elevation.	13/09/22
22/00465/FUL	Grant	34 Richmond Gardens	Two storey side extension	20/09/22
22/00483/FUL	Grant	26 Kingsholm Road	Dropped Kerb	05/09/22
22/00485/FUL	Refused	57 Paygrove Lane	Erection of 1no. three bedroom terraced dwelling with associated alterations to the existing dwelling and plot at 57 Paygrove Lane	12/09/22
22/00487/FUL	Grant	14 New Street	Single storey rear extension	12/09/22
22/00497/FUL	Grant	65 Estcourt Road	Demolition of existing Conservatory, erection of two storey side and rear extension and alteration to roof	05/09/22
22/00533/FUL	Grant	66D Gloucester Quays	Insertion of new doors and windows and associated external alterations.	12/09/22
22/00565/FUL	Grant	18 Denmark Road	Variation of condition 2 (approved plans) and removal of condition 15 (use Class 3B restriction) of planning permission 20/00300/FUL (for the change of use of site from a health clinic/office to 20no. apartments involving conversion of the existing main building - No. 18 Denmark Road - and the provision of a new three-storey detached building to the rear, including associated landscaping, access and parking, following demolition of an existing single storey outbuilding	28/09/22
22/00569/FUL	Refused	Longlevens Filling Station, 131 Cheltenham Road	Creation of EV charging zone and erection of EV chargers and substation enclosure.	23/09/22
22/00577/FUL	Grant	24 Emerald Close	Single storey rear and front extension	28/09/22
22/00598/FUL	Grant	Footpath outside 2 Eastgate Street	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00599/ADV	Grant	Footpath outside 2 Eastgate Street	2 digital 75 inch LCD display screens, one on each side of the street hub unit	15/09/22
22/00600/ADV	Grant	Footpath adj 8 Market Parade	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00601/ADV	Grant	Footpath outside 33-39 Eastgate Street	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00603/ADV	Grant	Footpath outside 141 Eastgate Street	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00604/FUL	Grant	Footpath adj 8 Market Parade	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00605/FUL	Grant	Footpath outside 141 Eastgate Street	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00615/FUL	Grant	Crypt School	New single storey block containing four classrooms and teaching office with central corridor. Adjacent to existing sports hall and block.	28/09/22
22/00629/FUL	Grant	32 Lonsdale Road	Porch extension to front of dwelling	12/09/22
22/00638/ADV	Grant	30-44 Northgate Street	Erection of 2.4m high advertisement hoarding (temporary) outside perimeter of former Debenhams building	02/09/22
22/00646/FUL	Grant	12 Grafton Road	Demolition of garage, erection of two storey side part two storey and single storey rear extension and internal alterations	05/09/22
22/00651/FUL	Grant	48 Cotteswold Road	Single storey front extension	05/09/22
22/00652/FUL	Grant	Matson Rugby Football Club	Proposed floodlighting to playing pitch	12/09/22
22/00653/PDE	Grant	115 Oxstalls Way	Single storey flat roof rear extension (6m x 3m x 3m)	14/09/22
22/00657/PDE	Grant	10 Sandstar Close	Single storey rear extension (6m x 3.40m x 2.43m)	20/09/22
22/00667/FUL	Refused	Gurnard Seymour Road	First floor rear extension and two storey side extension	12/09/22
22/00668/FUL	Grant	Land at Sandyleaze	Redevelopment of garage blocks for the construction of 2 No.1 bedroom bungalows and associated parking and landscaping.	09/09/22
22/00670/FUL	Grant	16 The Tulworths	Two storey side extension	15/09/22
22/00672/FUL	Grant	38 Thrush Close	Second storey extension over garage and single storey rear flat roof extension	21/09/22
22/00674/FUL	Grant	38 Althorp Close	Full depth side extension	14/09/22
22/00684/FUL	Grant	Unit 3, Chancel Close	Change of use of industrial unit to training and education use (property maintenance and carpentry courses).	28/09/22
22/00685/LAW	Refused	39 Alexandra Road	Lawful development certificate for the change of use of 39 Alexandra Road from a dwelling to an Ofsted registered care home for a maximum of two children	09/09/22
22/00689/FUL	Grant	13 Elmleaze	Single storey front and rear and double storey side and rear extensions	20/09/22
22/00693/FUL	Grant	39 Buscombe Gardens	Demolition of existing single storey extension and erection of two storey extension	16/09/22
22/00695/FUL	Grant	17 Brunswick Square, Gloucester, GL1 1UG	Change of use from B1(a) – Office to a 5 bedroom residential dwelling (C3)	09/09/22
22/00704/FUL	Refused	136 Hempsted Lane	Demolition of existing conservatory and erection of double storey side and rear extension	09/09/22
22/00708/FUL	Grant	33 Paygrove Lane	Two storey side extension, single storey rear extension, and internal alterations (amended description)	13/09/22
22/00712/FUL	Grant	4 Bilberry Close	Two storey side extension	29/09/22
22/00713/FUL	Grant	2 Millbrook Close	Single storey rear extension	21/09/22
22/00715/CONDIT	Grant	Public Convenience, St John's Lane	Discharge of condition no. 3 (samples of materials) of permission no. 18/00055/FUL; Discharge of condition no. 6 (noise insulation) of permission no. 18/00055/FUL.	08/09/22
22/00723/LBC	Grant	Norfolk House, 6 Spa Road	CHANGE OF INTERNAL LAYOUT WITHIN APARTMENTS FROM PREVIOUS APPLICATION 15/C	09/09/22
22/00727/ADV	Grant	Footpath outside 16-18 Westgate Street	2 digital 75 inch LCD display screens, one on each side of the street hub unit	22/09/22
22/00728/ADV	Grant	Footpath outside 34 Eastgate Street	2 digital 75 inch LCD display screens, one on each side of the street hub unit	26/09/22
22/00729/FUL	Grant	Footpath outside 2 Clarence Street	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	02/09/22
22/00730/FUL	Grant	Footpath outside 16-18 Westgate Street	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	22/09/22
22/00731/FUL	Grant	Footpath outside 34 Eastgate Street	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	26/09/22
22/00732/FUL	Grant	Footpath outside Gloucester Transport Hub, Station Road	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00734/ADV	Grant	Footpath outside 112 Spread Eagle Court	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22

22/00735/ADV	Grant	Footpath outside Gloucester Transport Hub, Station Road	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00736/ADV	Grant	Footpath outside Kingsholm Stadium	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00737/FUL	Grant	Footpath outside 5-7 Stroud Road	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	21/09/22
22/00738/FUL	Grant	Footpath outside 54 St. Ann Way	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00740/FUL	Grant	Footpath outside 112 Spread Eagle Court Market Parade	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00741/FUL	Grant	Footpath outside Gloucester Transport Hub Bruton Way	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00742/ADV	Grant	Footpath outside Gloucester Transport Hub Bruton Way	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00743/ADV	Grant	Footpath outside 54 St. Ann Way	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00744/FUL	Grant	Footpath outside Kingsholm Stadium Kingsholm Road	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	16/09/22
22/00748/CONDIT	Withdrawn	Barbican Car Park Ladybellgate Street	Discharge of Conditions 10,12 & 14	02/09/22
22/00751/FUL	Grant	Footpath outside 13/23 Northgate Street	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both side of the unit	02/09/22
22/00754/FUL	Grant	10 Simmonds Road	Loft Conversion, including the raising of the existing ridgeline of the roof, with rear dormer and part conversion of garage	16/09/22
22/00763/FUL	Refused	35 Mount Pleasant	Two storey extension to side of property	27/09/22
22/00764/ADV	Grant	Footpath outside 5-7 Stroud Road	2 digital 75 inch LCD display screens, one on each side of the street hub unit	16/09/22
22/00765/PDE	Grant	42 Newark Road	Demolition of single storey rear extension and erection of a larger proposed single storey rear extension and associated alterations (5m x 3m x 3m)	29/09/22
22/00778/FUL	Grant	24 Grove Crescent	Erection of annex	21/09/22
22/00782/CONDIT	Aldis	Land Adjoining Naas Lane	Discharge of condition 3 (groundworks within root protection area) of permission 22/00355/REM	26/09/22
22/00793/FUL	Grant	61 Innsworth Lane	Two storey side extension	21/09/22
22/00800/CONDIT	Refuse	Market Parade	Part discharge of Condition 15 (foundation and piling design) of permission ref. 20/01286/FUL for Phase 3	14/09/22
22/00802/FUL	Grant	5 Broad Leys Road	Single storey rear extension and conversion of integral garage	28/09/22
22/00804/FUL	Grant	38 Grasmere Road	Two storey side extension and part two storey / part single storey rear extension	29/09/22
22/00806/CONDIT	Grant	Land East of Hempsted Lane	Variation of Condition 2 of reserved matters approval ref. 20/00600/REM to alter trigger point for implementing a scheme to remove the septic tank/cess pit.	26/09/22
22/00819/ADV	Grant	Ashville Industrial Estate Ashville Road	New Benchmark and Travis Perkins signs to go alongside existing	21/09/22
22/00863/CONDIT	Part discharged	Block E 18 Brunswick Road	Discharge of condition 4 (code for sustainable homes) and condition 19 (archaeology) of permission 16/00930/FUL	09/09/22
22/00877/LAW	Grant	1 Tuffley Lane	Lawful development certificate to confirm proposed use of a property as a residential family centre for 2 parents and their 2 children (with an element of care) is lawful	22/09/22
22/00880/ADV	Returned	91 Barton Street	Proposed fascia sign	21/09/22