



Gloucester City Council

Planning Committee

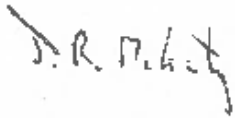
**Meeting: Tuesday, 7th November 2023 at 6.00 pm in North Warehouse,
The Docks, Gloucester, GL1 2EP**

Membership:	Cllrs. Taylor (Chair), Morgan (Vice-Chair), D. Brown, J. Brown, Campbell, Chambers-Dubus, Conder, Dee, Gravells MBE, Sawyer, Toleman and Tracey
Contact:	Democratic and Electoral Services 01452 396126 democratic.services@gloucester.gov.uk

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 14) To approve as a correct record the minutes of the meeting held on Tuesday, 3 rd October 2023.
4.	LATE MATERIAL Please note that any late material in respect of the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day 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.
5.	STATION HOTEL, BRUTON WAY, GLOUCESTER, GL1 1DG - 23/00070/FUL (Pages 15 - 38) Application for determination: Change of use of first and second floors from Hotel (C1 use) to a 17 bed House of Multiple Occupation (HMO) (sui generis use).
6.	WHITE CITY COMMUNITY HUB, NORTHFIELD ROAD - 22/00833/FUL (Pages 39 - 74)

	<p>Application for determination:</p> <p>Proposed demolition of existing venture playground building and construction of new community and recreation centre with associated external works, multi use games area, new play area, car park and associated vehicular access, and formation of vehicular access at Dickens Close (amended scheme pursuant to ref. 21/00298/FUL)</p>
7.	<p>2 OXFORD STREET GLOUCESTER GL1 3EQ - 23/00037/FUL & 23/00038/LBC (Pages 75 - 98)</p> <p>Application for Determination:</p> <p>Listed Building Consent for external and internal alterations to facilitate part Change of Use from Bookmakers (sui generis) into a five-bedroom house in multiple occupancy (C4).</p>
8.	<p>DELEGATED DECISIONS (Pages 99 - 108)</p> <p>To consider a schedule of applications determined under delegated powers during the month of September 2023.</p>
9.	<p>DATE OF NEXT MEETING</p> <p>Tuesday, 5th December 2023.</p>



Jon McGinty
Managing Director

Date of Publication: Monday, 30 October 2023

NOTES

Disclosable Pecuniary Interests

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

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

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

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

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

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- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
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HUMAN RIGHTS

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

EQUALITY ACT 2010

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

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PLANNING COMMITTEE

MEETING : Tuesday, 3rd October 2023

PRESENT : Cllrs. Taylor (Chair), Bhaimia, D. Brown, J. Brown, Campbell, Conder, Dee, Gravells MBE, Kubaszczyk, Sawyer, Toleman and Tracey

Officers in Attendance

Planning Development Manager

Planning Officer

Locum Planning Lawyer, One Legal

Democratic and Electoral Services Officer

APOLOGIES : Cllr. Morgan

31. DECLARATIONS OF INTEREST

Councillors D. Brown, Tracey, and Gravells declared a non-prejudicial interest in agenda item 5 (15 Green Lane - 23/00341/FUL) due to their status as elected members of Gloucestershire County Council

32. MINUTES

The minutes of the meeting held on Tuesday 5th September 2023 were confirmed and signed by the Chair as a correct record.

33. LATE MATERIAL

Late material has been circulated regarding agenda item 5 (15 Green Lane - 23/00341/FUL), including additional late material for the same item.

34. FLAT 1, 15 GREEN LANE, GLOUCESTER GL3 3QT - 23/00341/FUL

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Owing to not being present at the start of the discussion of the Item, Councillor Toleman took no part in the discussion or voting on the item.

The Planning Officer presented the report detailing an application for a proposed change of use of a ground-floor residential flat to a residential institution (C2) for up to four 8-15 year olds living together and receiving 24-hour care in rolling shifts from employed carers. Proposed change of use of first-floor residential flat to a residential institution (C2) for no more than one 8-16-year-old receiving 24-hour care from a minimum of one employed carer on rolling shifts. Retention of external staircase providing access to first-floor unit.

The Planning Officer noted that the driveway to the side of the property was between 2 and 2.2 Metres wide.

He further clarified the reasonings why the retrospective application for the external staircase had been included in the application. The reason why the external staircase was included within the description of development was because it had been erected without ever receiving permission. Upon discovering that this feature was unauthorised, the Planning Officer (with agreement from the applicants) altered the description of development such that consent would now be sought retrospectively for the staircase.

Councillor Wilson addressed the Committee and made the following comments:

- The facilities, such as the one proposed were much needed. However, as the local ward member, he needed to take into account comments from local residents, and there were issues with the application.
- The main issue was with traffic and congestion issues on the road. Green lane was incredibly busy. Further, the end of the road was currently subject to a Traffic Restriction Order consultation, and, should this go through, traffic and congestion on Green Lane may get even worse. It was already the busiest road in Hucclecote.
- A high proportion of residents had raised issues about the application to him.
- The application site was between these two points and, should the application receive consent, visitors would be going to and from the site, this will increase the volume of traffic.
- Some residents already struggled to get in and out of the road owing to inconsiderate parking on the road.
- The residential nature of the site made the road unsuitable for the type of dwelling proposed, as it did not have the requisite infrastructure.

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

He stated that the application should be refused on the following grounds:

- Noise and nuisance concerns, particularly as the local area was home to a lot of elderly residents.
- It was not a 'regular family home' as the consultation stated.
- The application's site was in close proximity and overlooked other properties.

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- Anti-social behavioural concerns.
- There would be an increase in on street parking owing to there being at least 3 staff members on site. The road was already frequently congested, owing to street parking.
- Even if four spaces could be provided for parking, the plans show that three of the vehicles would be blocked in.
- He was unaware if it was still part of the application but there were discussions about including a music studio as part of the application. The noise pollution caused by this would be unacceptable.
- His vehicle had been blocked in previously owing to street parking, granting of the application would definitely add to this.
-

A representative of Connections 2 Independence addressed the Committee in favour of the application.

He stated that the application should be granted on the following grounds:

- The Planning Officer had provided a thorough report that should be approved.
- The application was supported by the County Council Children, Young People and Families Commissioner, as there was a substantial lack of suitable placements for children in Gloucester for the age group, the application would cater for.
- Children would have to be moved outside the County, owing to a lack of suitable accommodation, this would break all ties they had to their local area.
- Children would be supervised and cared for, for 24 hours a day, 7 days a week.
- All staff would be suitably trained.
- The application would have a sustainable travel policy to encourage staff to use public transport or share vehicles.
- While there were concerns about parking in the area, the application would provide 4 car parking spaces.
- The applicant anticipated that there would be no additional noise or traffic created by the granting of the application.
- They would not include a music studio.
- The application was policy compliant.
- They had been transparent and honest throughout the consultation process and taken on feedback throughout.

Members' Questions

The Planning Officer responded to Members' questions concerning why the outdoor staircase leading to the top floor had been built without planning permission originally, questions about the garden space, clarification about the number of bedrooms each property would have, concerns about the potential slippiness of the staircase leading to the first floor property, whether the trampoline in the garden was safe, the features of the inside of the property and whether they were suitable for the children who would be accommodated there, the number of staff who would be on site, who would have cooking responsibilities, concerns about accessibility,

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bin-storage, bike storage, concerns around a potential Traffic Regulation Order, whether residents could contact someone on site if there were issues with off-street parking or anti-social behaviour and whether someone from Gloucestershire Highways was meant to attend the meeting as follows:

- The reason(s) why the external staircase was built without permission would be a question for the applicant. He was not originally aware that the staircase had been constructed without permission. This discovery was made during a site visit in August 2023. The timing of this discovery was advantageous because it coincided with the application entering a secondary consultation phase with the public. This allowed the public to provide input on this aspect.
- The garden was generously sized. The children would also have a curfew.
- The downstairs building would be a five-bedroomed property, upstairs would be a one-bedroomed one.
- The stairs had an anti-grip finish to them.
- Use of trampolines was not a material planning consideration.
- The inside facilities (kitchen, lounge area, dining room) were policy compliant and generous.
- There would be two staff based in the downstairs property and one in the upstairs one.
- In all likelihood, the staff would be the ones cooking. It was also not a material planning consideration.
- Paragraph 6.16 of the report covered the issue of accessibility. The report read that "Policy C1 of the Gloucester City Plan requires that developments can be used safely, easily and with dignity no matter the identity, age or circumstances. It goes on to state that developments should present 'no disabling barriers' to their intended users, and that no undue effort, separation or special treatment should be required to make the development usable by all". The Planning Officer advised that while no bespoke accessibility measures were proposed in this application, this policy was satisfied: Building Control would ensure compliance with minimum accessibility standards; that the application involved the conversion of (quite old) existing building fabric was a mitigating factor.
- A condition would be inserted requiring submission and approval of bin storage arrangements prior to the use of the children's home.
- He could not comment on who exactly would use the Bike Storage. The application site offered ample room for a bike storage shelter and so it is anticipated that this detail can be resolved via condition. The condition would ensure a minimum of 8 spaces – for the 5 children and the 3 members of staff.
- Regarding the potential Traffic Restriction Order (TRO), it had not yet come into effect, therefore was not a material planning consideration. There is no guarantee the TRO will come into effect. It could not be considered as a grounds for refusal or deferral as legally, the Committee could only judge the application in front of them; potential future events cannot be considered as planning considerations, so refusing or deferring the application on this basis would be unreasonable.
- Highways had no objection to the application. The application would generate less traffic than what the site currently did. They were satisfied that there was adequate offstreet parking and that the side driveway could be utilised. The grounds for refusing an application on Highways grounds was

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that the change of use would have a 'severe' detrimental impact. The application would create less traffic, owing to the fact that the users of the site would predominantly be children between the ages of 8-15 downstairs and 15-16 upstairs. The main users of the off-street parking would be the staff members, whose shifts rotated at 9.30AM – after rush hour.

- Highways did not explicitly mention the potential TRO in their analysis. This does not mean that they did not take it into account.
- An employee of Gloucestershire Highways did not attend every Planning Committee meeting – their absence from this meeting was not unusual.
- There would be contact details circulated to local residents for a staff member on site, should there be any issues caused once the children moved into the dwellings.

The Planning Development Manager responded to a Member's question concerning the potential TRO and the impact that could have on the application as follows:

- Even if a TRO was put into place, the Highways assessment of the application would be the same. For an application to be refused on Highways grounds, the application would have to be deemed to create a 'severe' impact on the existing highway network. The proposed use would generate fewer trips. There was no plausible way to demonstrate that the application would have a severe impact on traffic generation when it would create fewer trips.

The Locum Planning Lawyer responded to a Members' question concerning the proposed TRO as follows:

- The TRO had not (and may not) come into effect. It was still in the consultation process. It could not be gauged as to what impact the TRO would have on traffic if it came into force and it was not a material consideration for the application in front of the Committee given the level of existing use.
- It could be deemed unreasonable to defer an application on an event that may or may not happen, particularly when the proposed change of use would generate less traffic.

Members' Debate

Councillor Conder noted that her ward had had similar applications go through and that while problems with noise and nuisance often arose early on, good, constructive dialogue between the staff and the local community often saw the issues resolved quite promptly, meaning that the impacts on neighbouring amenity were not problematic. She also stated that inconsiderate parking could happen on any road and was something that could be worked out between the staff and local residents.

The Chair noted that he sympathised with the points raised regarding traffic in the area and that Green Lane was undeniably busy. However, he said that the

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Committee needed to follow the law and that, to refuse it on Highways grounds, the impact needed to be demonstrably 'severe'. There would be less trips generated, should the application receive consent, so he was uncomfortable with the idea of deferring or refusing on these grounds.

Councillor D. Brown noted that Green Lane was the narrowest lane in Hucclecote, measuring under 5 meters in width. He mentioned that the road was challenging to navigate due to its narrowness and the high level of traffic it experienced. Additionally, Green Lane connected to approximately 15 different roads and served various busy properties, including a school. While he understood that deferring the application for a year might not be feasible, he suggested a short deferral to allow Highways to conduct a more detailed and specific assessment, as their initial assessment appeared vague and lacked detail.

Councillor Kubaszczyk stated that he sympathised with the concerns raised by local residents and ward members. However, he added that he did not believe that the application could be deferred on Highways grounds, when there would be 3 members of staff on rotation and all the other residents would be children who were not old enough to drive.

Councillor Tracey raised concerns about how busy the area was and noted that the children would need transport in the mornings.

Councillor Gravells stated that he agreed with all the points raised by the applicant in his representation and agreed that Gloucester needed accommodation such as the one proposed. However, he added that he did not think the 'trade-off' for the negative impact it would have on neighbouring amenity in such a busy area was worth it. He said that he would reluctantly vote against the officer recommendation.

Councillor Sawyer noted that she supported Councillor D.Brown's suggestion and reasoning for possibly proposing deferral. She said that Highways had not provided a detailed response as to how they came to their conclusions.

Councillor D.Brown stated that the phrasing for refusal on highways ground stated 'severe impact' not 'severe increase' and that he believed that the granting of the application would have a severe detrimental impact. He said, this would not just be caused by the volume of cars potentially parking on the road but that knock on effect of this was that it would reduce the width of the road even further.

The Chair proposed, and Councillor Kubaszczyk seconded the officer recommendation.

As the vote was tied, the Chair used his casting vote to vote in line with the officer recommendation.

RESOLVED that – planning permission is granted subject to the conditions outlined in the officer report.

35. DELEGATED DECISIONS

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RESOLVED that the delegated decisions for August 2023 were noted.

36. DATE OF NEXT MEETING

Tuesday, 7th November 2023.

Time of commencement: 6.00 pm
Time of conclusion: 7.40 pm

Chair

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	07.11.2023
Address/Location:	Station Hotel Bruton Way Gloucester GL1 1DG
Application No:	23/00070/FUL
Ward:	Westgate
Expiry Date:	14.06.2023
Applicant:	London and Wiltshire Ltd
Proposal:	Change of use of first and second floors from Hotel (C1 use) to a 17 bed House of Multiple Occupation (HMO) (sui generis use).
Report by:	Rhiannon Murphy
Appendices:	Site Location Plan Proposed Block Plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The Station Hotel is located within the Westgate ward of Gloucester. Bruton Way passes the front of the building to the west and George street (a small no through road) passes the rear of the building to the east. The building is in close proximity to Gloucester Railway Station to the south east. The building is a three storey white washed building dating back to the late 1800's. The north side of the site includes a flat roof extension and small hard standing yard area. The existing use of the site is as a pub on the ground floor with 23 en suite guest bedrooms and a staff flat on the upper floors.
- 1.2 Full planning permission is sought for the conversion of the first and second floors of the Station Hotel to a House in Multiple Occupation (HMO). The ground floor is proposed to remain as a public house. The Planning Statement submitted in support of this application confirms that the Gloucester City Council Housing Department have expressed a need for HMO accommodation in the City to help meet a need for specialist accommodation such as emergency housing.
- 1.3 Bedrooms would range from single to family bedrooms and 4 communal kitchen areas/ dining areas would be provided together with a separate laundry room. All rooms would be en suite. Amended plans have been provided which include the replacement of one of the bedrooms with an accommodation office on the first floor including associated bathroom. The proposal seeks the conversion of the building to a 17 bed HMO.
- 1.4 No external alterations to the building are proposed. The HMO would be accessed from an existing doorway along the west elevation of the building which currently leads to the stairs

servicing the hotel. The pub would continue to be accessed via the main front entrance to the south of the building. No access would be available to the pub via the HMO entrance. The existing yard area to the side of the pub is proposed to provide bin and cycle storage for the HMO.

1.5 **This application is required to go to planning committee as it is subject to a S106 Highways Contribution.**

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
44/55099/HIST	P/102A/64:- USE OF EXISTING BEER CELLAR FOR THE FORMATION OF A CELLAR BAR.	Z45APP	13.08.1964
44/55100/HIST	P/819/64:- DEMOLITION AND REDEVELOPMENT FOR SHOP AND OFFICE USE.	Refused	12.01.1965
44/55101/HIST	15277 AP/532/72:- S/SIDED ILLUM BOX SIGN	Z45APP	05.05.1966
44/55102/HIST	P/532/72:- ALTERATIONS & ADDITIONS.	Z45ASC	19.07.1972
44/55098/HIST	15277 AP/1072/73:- NEON INDIVIDUAL BOX LETTERS;INT ILLUM BOX SIGN & ILLUM *	Granted	07.11.1973
98/00331/FUL	Formation of parking area at rear.	Granted	10.11.1998
01/00584/ADV	Non illuminated signage:- 2 no. banners and entrance signs. Externally illuminated and halo illuminated wall signs.	Granted	30.20.2001
14/00393/FUL	Replacement of existing ground floor level windows on north-eastern elevation with timber framed folding doors	Granted	27.05.2014

3.0 RELEVANT PLANNING HISTORY

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

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

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

Relevant policies from the JCS include:

- SP1 - The need for new development
- SP2 – Distribution of new development
- SD3 – Sustainable design and construction
- SD4 – Design requirements
- SD9 – Biodiversity and geodiversity
- SD10 – Residential development
- SD11 – Housing mix and standards
- SD14 – Health and Environmental Quality
- INF1 –Transport network
- INF2 – Flood risk management
- INF3 – Green Infrastructure

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

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 of the NPPF states that ‘...*due weight should be given to 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 Gloucester City Plan

The Gloucester City Plan (“City Plan”) delivers the JCS at the local level and provides policies addressing local issues and opportunities in the City. It was adopted on 26th January 2023 and forms the development plan alongside the JCS.

Relevant policies from the Gloucester City Plan include:

- A1 – Effective and efficient use of land and buildings
- A2 – Houses in Multiple Occupation
- A5 – Specialist housing
- A6 – Accessible and adaptable homes
- B6 – Protection of public houses
- C1 – Active design and accessibility
- E1 – Biodiversity and geodiversity
- E3 – Green/ Blue Infrastructure
- E4 – Flooding, sustainable drainage, and wastewater
- F1 – Materials and finishes
- F3 – Community safety
- F6 – Nationally described space standards
- G1 – Sustainable transport and parking

G4 – Broadband connectivity
G6 – Water Efficiency

3.6 **Other Planning Policy Documents**

Gloucester Local Plan, Second Stage Deposit 2002

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application

3.7 **Supplementary Planning Guidance/Documents**

N/A

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**

The site is in a very sustainable location and entirely supports a car free development. Existing on street parking restrictions would protect the sensitive parts of the network and prevent unsuitable parking. GCC have no concerns regarding impact to the highway network.

The site is located within a controlled parking zone (CPZ). The levels of demand exceed capacity by over 240%. Any demand for additional on street parking generated by this development would displace demand onto areas outside the CPZ resulting in an adverse impact on highway safety and a significant impact on congestion. It is therefore deemed necessary to exclude future occupiers of this development from being able to apply for a residents parking permit.

No objection subject to a requirement of a planning obligation contribution of £10,000 to amend Traffic Regulations Order (TRO) to exclude residents of the proposed development from obtaining permits in the residents parking scheme.

Conditions also requested relating to the provision of cycle storage.

4.2 **Environmental Health Advisor**

The submitted noise and noise transmission assessment appear satisfactory and predicts that internal noise levels within the proposed HMO rooms can be adequately mitigated with the installation of appropriate glazing, alternative ventilation and acoustic treatment to the ground floor ceiling/ first floor.

When the applicant has decided which glazing and alternative ventilation products they wish to install, they should submit their sound reduction specification for approval. If any mechanical ventilation is proposed then they should meet NR30 for living rooms and NR25 for bedrooms and this should be confirmed for approval.

In terms of the sound insulation between the ground and first floor, the recommendations of the noise transmission assessment should be implemented and post completion sound testing undertaken to determine its effectiveness. The result of the post completion testing exercise should be submitted for approval.

These outstanding points can be dealt with via condition.

4.3 **Housing Strategy**

The Housing Projects and Strategy Team (HPST) understand that the intended use for the building is to provide much needed emergency interim homeless accommodation, and that the applicant is in discussions with a trusted housing provider in the city to lease and manage the property. This application will meet housing need, as there are currently more than 200 households living in temporary accommodation in Gloucester. No accessible homes are being provided, as the application does not include any ground floor rooms. The retrofitting of a lift would be unreasonable in the context of this development, amounting to a loss of much needed bedroom spaces. The proposed accommodation is in a suitable and sustainable location, as the building is adjacent to both the train station and the Gloucester Transport Hub, offering good connectivity to transport links across the city. There is no outdoor amenity space being provided, the application could be made more acceptable if the rear yard area could be made into communal outdoor space. The bedrooms all meet the required HMO size standards, and 15 of the proposed 18 rooms comply with NDSS (Nationally Described Space Standards) bedroom sizes. The 3 bedrooms achieve 97%, 98% and 99% performance against NDSS respectively. A mix of bedroom sizes (single, double, family) are being provided. Triple HMO bedrooms are generally not permitted under HMO guidance, however, their use as specialist temporary accommodation is mitigated under Policy A5 due to the need for this type of emergency short term housing. On this basis, HPST would recommend approval.

4.4 **HMO Officer**

No objection raised.

4.5 Waste

The HMO domestic refuse and recycling waste bins will need separate storage away from any Business waste and bins, with separated access to avoid incorrect waste streams being put into incorrect bins. Collections of waste will need to be from George Street, there will need to be an area designed in for the RCV's to park to collect the domestic waste. All domestic waste receptacles will have to be presented for collection. All appropriate forms will need to be completed to apply for HMO status. A site assessment will need to be carried by the collection Supervisors when the works are completed to assess for installing waste facilities and collections and the collection point.

Further to the submission of amended plans and a response from the agent in regards to waste, the Waste team were re consulted on the proposal and the following further points were raised:

- Waste officer re- iterated importance of commercial and residential waste streams being separated.
- Once the works have been completed the waste collection Supervisors will need to carry out a site assessment for H&S to make sure everything aligns before they will agree to install bins and collections
- The refuse collection vehicles will need to park on the road at the kerbside near to where the bin store is, this may mean that yellow lines are required to prevent other vehicles from parking and blocking the access.
- Presume they have planned to install a dropped kerb, if not they will need a dropped kerb for the bins to be wheeled from the pavement to the road

5.0 PUBLICITY AND REPRESENTATIONS

5.1 Neighbouring properties were notified and a site notice was placed on site on 12.05.2023

5.2 one letters of objection was received raising the following issues:

- 5.3
- Concerns over proposal for a large HMO – would be more suitable for other residential uses. Concern over use as specialist accommodation such as emergency housing
 - Concern raised over possible anti social behaviour from intended use. The station hotel is situated at a key gateway to the city centre

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

- Principle (residential development, houses in multiple occupation, pub)
- Specialist housing
- Accessible and adaptable homes
- Design and layout
- Bin storage
- Outdoor amenity space
- Traffic and transport
- Residential amenity
- Anti- social behaviour concerns
- Drainage and flood risk
- Economic considerations

6.5 **Principle**

Residential Development

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

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

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

At the time of writing, the Council is not able to demonstrate a 5 year housing land supply. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In terms of the broad principles of development, the site is within the built up area of the City, is in a sustainable location for residential use and would contribute to housing supply

6.6 Houses in Multiple Occupation

Policy A2 of the adopted Gloucester City Plan refers to houses in multiple occupation and states planning permission for the creation of HMOs will be permitted where:

- 1. The development would not result in any existing residential property (C3 use) being 'sandwiched' between two HMOs; and*
- 2. The development would not result in the creation of more than two adjacent properties in HMO use; and*
- 3. HMOs, including the proposed development, would represent no more than 10% of properties within a 100 metre radius of the application property*

6.7 In response to this policy, the agents have raised the following within their planning statement:

- 1. The application building is located to the west of the railway station, to the east of Bruton Way with the city centre beyond, to the north of the entrance road to the railway station and only neighbours are a single building to the north which is in office use. The proposal is not located in a residential area and will not therefore sandwich any existing residential properties between HMOs and complies with criteria 1 of A2
- 2. As set out above the application building only neighbours a single building which is in office use and therefore the proposal will comply with criteria of 1 of A2
- 3. A map has been provided which identifies the application building and a 100m radius. The Council's HMO licensed property register has been reviewed to confirm that there are no HMO's within the streets included within the 100m radius.

It is therefore judged that the proposal complies with policy A2 of the GCP and can be considered acceptable in this regard.

6.8 Pub

Policy B6 of the GCP relates to development proposals for the redevelopment or change of use of a public house. This policy isn't relevant however. The Change of use relates solely to the upper floors and the public house would remain on the ground floor.

6.9 **Specialist Housing**

Policy A5 of the GCP relates to specialist housing and states that specialist housing developments will be permitted where they:

1. Are supported by evidence to demonstrate need for this form of housing within Gloucester City
2. Are suitable for the intended occupiers in relation to affordability, quality, design and type of facilities with, if appropriate, the provision of support and/ or care
3. Are accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and
4. Will not lead to harm through over concentration in the local area, including but not limited to:
 - a. Levels of activity that cause excessive noise and disturbance to local residents
 - b. Excessive demand on social infrastructure, such as health and social care and police services
 - c. Significantly reducing housing choice in the local area, preventing the existence of a mixed and balanced community

6.10 It is understood that the intended use for the building is to provide emergency interim homeless accommodation, and that the applicant is in discussions with a trusted housing provider in the city to lease and manage the property.

6.11 In regards to satisfying policy A5:

1. No evidence has been supported by the agent to demonstrate need for this form of housing other than confirming that discussions have taken place with housing and they have raised the need for this type of accommodation. This is supported within the housing teams comments who confirm that the proposal would meet housing need, as there are currently more than 200 households living in temporary accommodation in Gloucester.
2. The quality and design of the proposal is considered to be suitable for its intended occupiers. Whilst triple HMOs are not generally permitted under HMO guidance the proposal as is (specialist accommodation) is mitigated under A5 and has been supported by the housing team due to the need of this type of accommodation. The proposed bedrooms all meet HMO size standards, with 14 of the 17 meeting national described space standards bedroom sizes. The 3 other bedrooms achieve 97%, 98% and 99% performance against NDSS.
3. The site is located within a city centre location close to shops and amenities and nearby public transport options. The building is located adjacent to both the train station and Gloucester Transport hub, offering good connectivity and transport links throughout the city and beyond.
4. It is not considered that the proposal would result in harm due to the over concentration of this type of use in the local area and the housing team have raised no concern in terms of over concentration.

- 6.12 In considering all of the above, it is judged that the proposal is in accordance with policy A5 of the GCP.
- 6.13 **Accessible and adaptable homes**
Policy A6 of the GCP states in order to create accessible homes that meet the needs of an aging population, frail and disabled persons, and to meet the City Council's duty under the Equality Act, the following accessible and adaptable standards will be met:
1. 25% of housing development should be of a size, configuration and internal layout to enable Building Regulations requirement (M4)(2) 'accessible and adaptable dwellings' to be met
- 6.14 The application proposes the change of use of the upper floors of the building to 1 large HMO with 17 bedrooms. The application does not propose the HMO to be M4(2) compliant.
- 6.15 The Council's housing team have been notified of the proposal and noted that the HMO is not proposed as M4(2) compliant. Whilst noted, housing have not insisted on this being provided, acknowledging that the application does not include any ground floor rooms and the retrofitting of a lift would be unreasonable in the context of this development, amounting to a loss of much needed bedroom space.
- 6.16 It is conceded that in the case of this particular application, it would be unreasonable to require the introduction of a lift and so the lack of M4(2) provision in this instance is considered to be acceptable.
- 6.17 ***Design and 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. 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.
- 6.18 Policy A1 of the GCP refers to effective and efficient use of housing, land and buildings and states development will be permitted where it makes effective and efficient use of land and buildings and requires development to result in overall improvements to the built and natural environment, provide outdoor amenity space that reflects the character of the area and provide adequate, well designed, appropriately located and accessible bin storage areas. Policy F1 refers to materials and finishes and requires development to provide high quality architectural detailing, with external materials and finishes that are locally distinctive.
- 6.19 The proposal wouldn't make any changes to the exterior of the building and so there would be no harm to the character and appearance of the existing building or the surrounding area. The external yard area would be used for bin, recycle and bike storage for both the commercial and residential uses. The flat roof extension at the north of the building which stands adjacent to Bruton Way would prevent views of the bin storage area from Bruton

Way and the wall with access garage door at the boundary of George Street would prevent views of the bin storage area from George Street. It is therefore considered that the proposal would not be harmful visually.

6.20 Bin storage

Policy A1 of the GCP states that '*new developments will need to demonstrate how they can comfortably provide space for the various bins required so that residents can easily access all of the recycling and collection services*'.

6.21 The Waste Team were notified of the original proposal and raised that domestic refuse and recycling bins would need to be stored separately away from business waste, collections of waste will need to be from George Street and there would need to be an area designed in for RCV's to park and collect the domestic waste.

6.22 The amended proposed block plan shows a separated storage area for both commercial and residential waste and the agent has confirmed that waste collection would be from George Street, as existing. In terms of there being an area for the RCV's to park and collect domestic waste, the agent has confirmed that George Street is a short no through road and there is no space within the application site to provide a dedicated parking area. RCV's currently stop on the no through road to collect waste and no change is proposed.

6.23 Further to amended plans being received, the waste team were re consulted on the application and confirmed that the road at the kerbside next to the bin store would require double yellow lines to prevent other vehicles from parking and blocking the access. A dropped kerb would also be required for the bins to be wheeled from the pavement to the road.

6.24 Following a site visit, it was clear that double yellow lines are already present along George Street. There isn't a dropped kerb from George Street currently. However, amended plans have been received which show the inclusion of a dropped kerb onto George Street and so this overcomes these concerns.

6.25 Policy A1 of the GCP states '*It is important that bin storage is accessible but also discreet and not located directly under openable windows*'.

6.26 The proposed bin storage area would be located within the yard to the north side of the building which is close to a number of windows on the north elevation. Further to concerns being raised in terms of proximity of bedroom windows to the bin storage area, amended plans have been received replacing one of the bedrooms with an office on the first floor and enclosing the commercial bin storage areas.

The first floor would now include a family bedroom, office bathroom, office and kitchen/ dining area and at a second-floor level there is a family bedroom, en suite bathroom, single bedroom and kitchen/ dining area. The agent confirmed that the nature of converting an existing City Centre building meant there is limited flexibility in terms of where bins can be stored with the only option being the external courtyard. The agent has confirmed that the

internal layout has been designed to limit bedrooms overlooking the courtyard. The family bedroom at first and second floor level would be located directly above the cycle store and the en suite bathrooms would overlook the commercial waste area with a window to the office on the first floor and single bedroom on the second floor also partly being directly above the commercial bin store area and partly over an external staircase. To improve outlook and minimise smells, the agent has proposed to put a roof over the commercial waste area. Full details of this will be required by condition.

- 6.27 It is acknowledged that the location of bin storage in this instance is limited and that completely enclosing the commercial bin storage area would assist in minimising smells. The amendments to the first floor plan has improved the relationship between future residents and the bin storage area.
- 6.28 In considering all of the above, the proposal appears to provide adequate space for bin storage for both commercial and residential waste. There is a garage type door which would provide access to this area from George Street and separate bin storage areas would be provided for commercial and residential waste.
- 6.29 Outdoor amenity space
Policy A1 of the GCP requires development to provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development.
- 6.30 Whilst garden space for future occupants would be a desirable feature of any proposal, the footprint of the site area and constraints of the existing site are acknowledged. The majority of the site is taken up by the footprint of the building with the only external space being the yard area at the north of the site. The yard area will be used for bin, recycling and bicycle storage, leaving no space to provide an outdoor garden area for this scheme.
- 6.31 In terms of the character of the area, the site is located within a city centre location where gardens are not particularly characteristic and so the lack of garden space in this instance is considered to be acceptable.
- 6.32 ***Traffic and transport***
The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network
- 6.33 Policy G1 of the GCP refers to sustainable transport and parking and states that *'for residential development a minimum of 1 cycle parking space per 1 bedroom dwelling and 2 spaces per dwelling with more than 1 bedroom is required. For Houses of Multiple Occupancy (HMO) cycle parking shall be provided at a ratio of 1 space per bedroom... in all development cycle parking must be sheltered, secure and easily accessible.*
- 6.34 The proposal does not include any on site car parking. The application site is located in a highly sustainable location with good access to public transport and all required amenities

within an acceptable walk or cycle distance. The Highways Authority have been notified of the application who have confirmed that they are able to support a car free development in this location. Highways have confirmed that the existing on street restrictions would protect the sensitive parts of the network and prevent unsuitable parking.

- 6.35 The site is located within a controlled parking zone where levels of demand exceed capacity by over 240%. The Highways Authority have therefore confirmed that it is necessary to exclude future occupants of this development from being able to apply for a residents parking permit.
- 6.36 No objection has been raised from the highways authority subject to a planning obligation contribution of £10,000 to amend the Traffic Regulation Order to exclude residents of the proposed development from obtaining parking permits and required a condition relating to cycle storage.
- 6.37 A cycle store is proposed within the existing yard area which would enable residents to securely store their bikes. The adopted GCP, for HMOs, requires cycle parking to be provided at a ratio of 1 space per bedroom and the plans demonstrate that this can be achieved. A condition will be added to any permission to ensure that cycle storage is provided in accordance with the provided plans.
- 6.38 The proposal is therefore considered to be acceptable in terms of highways in accordance with the NPPF, policy INF1 of the JCS and G1 of the GCP.
- 6.39 ***Residential amenity***
Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Policy A1 of the GCP requires development to be well designed to create and support healthy living conditions.
- 6.40 Impact on the living conditions of neighbouring residents
The development would not propose any increase to the footprint of the building and so the proposal would not have a negative impact on neighbouring residents in terms of overshadowing/ overbearing.
- 6.41 The proposal seeks to make use of all existing windows and it is not considered the change in use from hotel to HMO would result in additional overlooking.
- 6.42 The use as a HMO is not considered to result in unreasonable increases in noise levels when compared with a hotel.

6.43 It is judged that the proposed change of use of the upper floors of the building is acceptable and would not harm the amenity of nearby residents in accordance with the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury joint Core Strategy (2017).

6.44 Impact on the living conditions of future occupants

Policy F6 of the adopted GCP states that '*development proposals for new residential development (including change of use or conversions) must meet nationally described space standards*'. National space standards only specify space standards for a property with up to 6 bedrooms. This large HMO would have 17 bedrooms in total.

6.45 In terms of room size, HMO space standards require the following:

- Floor area of any room used as sleeping accommodation by one person aged over 10 years shall not be less than 6.51m²
- Floor area of any room used as sleeping accommodation by two persons aged over 10 shall not be less than 10.22 m²

The bedrooms all meet the required HMO size standards, and 14 out of the proposed 17 rooms comply with national space standards with the other bedrooms achieving 97%, 98% and 99% performance against NDSS respectively. Each bedroom would benefit from their own en suite.

6.46 There would be communal living space on the first floor which would comprise 2 no. open plan kitchen/ dining room areas. Similarly, on the second floor, there would be 2 no. open plan kitchen/ dining room areas – creating 4 separate communal areas in total to be spread across future occupants. All habitable rooms would benefit from windows which would provide sufficient levels of light/ outlook.

6.47 The application does not provide any outdoor amenity space for future occupants apart from a bin and bike storage area. Whilst this is the case, the site is located within a city centre location and so developments without gardens are not uncommon. Given the location of the proposal and the general character of the area, it is considered that the lack of garden space can be considered acceptable in this instance. Access to green public spaces to the site are within walking distance with Gloucester Park being located approximately a 12-minute walk away.

6.48 Noise considerations

The HMO would be situated above a pub which is proposed to be retained as part of the application. The building overlooks Bruton Way (a busy road) on three facades (northwest, southwest and southeast), and the north eastern façade is approximately 55m from the railway line.

In support of the application a noise assessment has been provided which considers noise levels from the nearby road and railway. The noise assessment details that a partially attended noise monitoring exercise was undertaken between the 27th and 28th March 2023.

The report recommends sound insulation be incorporated into the building of the facades including:

- Windows to be openable, but would need to be sealed airtight to control external noise when windows are closed
- Details of ventilation provision to be provided; this could be attenuated trickle ventilation or mechanical ventilation

- 6.49 The report concludes that with the mitigation measures installed to habitable rooms, the predicted internal noise levels would be below British Standard B233:2014 and WHO (1999) criteria.
- 6.50 A Noise Transmission Assessment has also been submitted with the application which assesses noise transmission between the existing ground floor pub and the proposed first floor residential development. It is understood that the pub is open between the hours of 11am – 11pm, 7 days a week. The Noise assessment confirms that sound insulation testing was undertaken at the site to determine the sound insulation performance of the existing separating floor.
- 6.51 The report concludes that in the worse- case location, the predicted noise levels within the dwelling above exceed the BS8233:2014 daytime internal ambient noise criterion and therefore mitigation would be required to improve the sound insulation of the first floor. The report recommends that this is applied across the full area of the pub.
- 6.52 The report goes on to detail mitigation measures relating to floor construction and flanking wall upgrades.
- 6.53 The enhancements as detailed within the assessment are expected to significantly improve sound insulation between the ground floor and first floor and thereby achieve BS8233:2014 internal ambient noise criterion.
- 6.54 The Council's Environmental Health advisors have confirmed that the submitted noise and transmission assessments appear satisfactory and predict that internal noise levels within the proposed HMO rooms can be adequately mitigated with the installation of appropriate glazing, alternative ventilation and acoustic treatment to the ground floor ceiling/ first floor floor. The Council's Environmental Health advisors raised no objection to the application subject to the inclusion of conditions requiring full details to be submitted, approved and implemented prior to occupation. Conditions will be added to any permission to ensure this.
- 6.55 Anti social behaviour concerns
Concern has been raised from an interested resident over possible anti social behaviour from the intended use and its impact with the Station Hotel being situated at a prominent gateway to the city.

6.56 Whilst these comments are noted, the proposal has been considered acceptable in terms of providing specialist accommodation and it has been concluded that the proposed development would not lead to over concentration of this type of use in the area. Whilst it is accepted that the proposed use may result in some level of noise and disturbance, as with all types of residential accommodation, there is no evidence to suggest that this would be to an unacceptable extent and the proposal can therefore be considered acceptable in this respect.

6.57 ***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.

6.58 Policy E4 of the adopted GCP relates to flooding, sustainable drainage, and wastewater and states that development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere.

6.59 The site is located within Flood Zone 1 and so is not at high risk of flooding. The proposal does not include any increase in footprint of the building or impermeable areas and so it is considered that the proposal would not have an unacceptable impact in terms of drainage and flood risk. The application is therefore considered to be acceptable in this regard in accordance with the NPPF, policy INF2 of the JCS.

6.60 **Ecology**

The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS similarly requires the protection and enhancement of biodiversity in the area. Policy E1 of The GCP requires the conservation of biodiversity and provision of biodiversity net gains.

6.61 In response to this policy, the agent confirmed the following:

- Large numbers of bats are unlikely to be foraging and roosting within the immediate area, although some species such as the common pipistrelle are more light tolerant and known to roost within urban areas. Propose a Habitat Triple Chambered Access Bat Box (or similar) on the south- eastern and south- western elevations
- Vivaro Pro Woodstone Swift next boxes (or similar) to be provided on the north- western elevation and north eastern elevation, as this is often associated with tall buildings in urban locations
- The agent looked at the potential for providing a green roof on the flat roof extension of the building. The agent confirmed however that the integrity of the flat roof extension was of concern as the building had not been designed to take considerable weight that a saturated green roof could impose. Additionally, the small size and shadowed position of the extension would mean that after a season or two the green

roof would likely die off completely. The agent confirmed that they did not consider a green roof in this instance to be feasible.

6.62 The site is located within an urban location with very limited outdoor space and would be converting an existing building and so it is acknowledged that there are limited opportunities to provide for biodiversity net gain at this site. The proposed introduction of bird and bat boxes at the site, would provide some small improvements in terms of biodiversity net gain and so it is concluded that the application can be considered acceptable in this regard in accordance with policy SD9 of the JCS and policy E1 of the GCP.

6.63 **Sustainability**

Chapter 14 of the NPPF outlines its energy and climate policies. Policy SD3 of the JCS refers to Sustainable Development and Construction and states *'development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding unnecessary pollution of air, harm to the water environment, and contamination of land or interfere in other natural systems'*.

6.64 In terms of sustainability, the agents have raised the following:

- A proportionate approach should be taken given that the proposals relate to the change of use of an existing building with no external alterations being proposed
- Building Regulations will require water usage calculations as part of the conversion. As such, individual usage will be limited to 125 ltrs per person per day, with sanitary-ware and bathing facilities to be specified accordingly.
- Building regulations will also require improvements to building fabric most notably including double or secondary glazing of the windows and improving the insulation which will in turn reduce energy usage through heating use.

6.65 Policy G6 of the Gloucester City Plan refers to water efficiency and requires development proposals to demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 110 litres of water per person per dwelling – which goes beyond the aforementioned building regulations requirements.

6.66 A condition will be added to any permission to ensure that water usage would be below 110 litres of water per person per day to be in line with this policy. The proposal is considered to be acceptable in terms of chapter 14 of the NPPF and policy SD3 of the JCS and the agent has confirmed the development would meet required building regulation standards.

6.67 Overall, the proposal is considered to be acceptable in terms of chapter 14 of the NPPF

6.68 **Broadband Connectivity**

Policy G4 of the GCP requires all new residential development to be served by a high speed, reliable full- fibre broadband connection. The connection must reach each dwelling and commercial premise.

6.69 A condition will be added to any permission, ensuring compliance with policy G4 of the

GCP.

6.70 ***Economic considerations***

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

6.71 ***Planning balance and conclusion***

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

6.72 It is accepted that the development would make a small contribution to housing land supply which is a benefit to be attributed some weight in the planning balance. The proposal would also provide for a much needed form of accommodation for the City; providing temporary homeless accommodation. There would also be economic benefits in terms of the construction of the development itself and those associated with the resultant increase in population on the site to which limited positive weight should be attached.

6.73 Compliance with a number of the other principles of the NPPF have been demonstrated in terms of achieving sustainable development, delivering a sufficient supply of homes, promoting healthy and safe communities, promoting sustainable transport, making effective use of land, achieving well – designed places, meeting the challenge of climate change, flooding and coastal change. However, these matters do not represent benefits to the wider area but demonstrate an absence of harm to which weight should be attributed neutrally.

6.74 The proposed development would not provide any outdoor amenity space. The proposed units are not M4(2) compliant and 3 of the bedrooms do not achieve complete compliance with national space standards.

6.75 Weighing all of the relevant factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies of the JCS, the GCP and supplementary planning

documents and guidance, in applying paragraph 11 of the NPPF, it is considered that the adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal. It is therefore recommended that the application is approved subject to condition.

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

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

Condition 1

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

Reason

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

Condition 2

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

- Existing block plan and site location plan AA/22/58/01
- Proposed block plan AA/22/58/22 Revision B
- Proposed cellar plan AA/22/58/12
- Proposed ground floor AA/22/58/13 Revision B
- Proposed first floor plan AA/22/58/14 Revision B
- Proposed second floor plan AA/22/58/15

Except where these may be modified by any other conditions attached to this permission.

Reason

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

Condition 3

The development hereby shall not be occupied until the cycle storage facilities have been made available in accordance with the submitted drawing AA/22/58/13 Revision B and those facilities shall be maintained for the duration of the development.

Reason

To give priority to cycle movements by ensuring the 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 4

Full details of proposed glazing and alternative ventilation to allow windows to remain closed when required to maintain acoustic performance shall be submitted to and approved in writing by the Local Planning Authority. Details of any mechanical ventilation shall meet NR30 for living rooms and NR25 for bedrooms and shall be submitted for approval. The approved details shall be installed prior to first occupation of the HMO and maintained thereafter.

Reason To ensure there is no detrimental effects upon the amenity of future occupiers of the proposed development.

Condition 5

The recommendation of the noise transmission assessment found in section 7 (sound insulation advice) of the report should be implemented and post completion sound testing should be undertaken to determine its effectiveness. The results of the post completion testing exercise should be submitted for approval. The approved mitigation measures shall be implemented prior to occupation and retained for the lifetime of the development.

Reason To ensure there is no detrimental effects upon the amenity of future occupiers of the proposed development.

Condition 5

The consumption of wholesome water per dwelling shall not exceed 110 litres of water per person per day

Reason

In order to reduce water use and provide benefits to the environment in accordance with policy G6 of the Gloucester City Plan.

Condition 6

The proposed development will be served by a high speed, reliable, full fibre broadband connection which shall reach each residential unit.

Reason

In the interests of digital connectivity and to be in accordance with policy G4 of the Gloucester City Plan.

Condition 8

The development hereby permitted shall not be occupied until full commercial bin storage details have been provided in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. Details shall include floor plans and elevations and materials proposed or specification details for the type of storage proposed. The approved facilities shall thereafter be maintained for the lifetime of the development.

Reason

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

Condition 9

Prior to the occupation of the development hereby approved, the proposed bird and bat boxes as indicated on plan AA/22/58/11 Rev B shall be installed and maintained for the lifetime of the development.

Reason

To ensure that the development contributes to the enhancement of biodiversity within the site and the wider area.

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 Gloucestershire Building Control Partnership (our shared service between Gloucester City Council and Stroud District Council) on 01453 766321 option 4,2 or building.control@stroud.gov.uk and www.gbcpartners.co.uk for further information or advice on your project.

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.

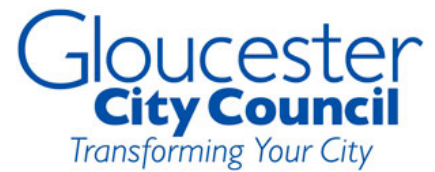
Note 3

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

You are advised that the Local Highway Authority has recommended to the Local Planning Authority (LPA) of which the development forms part and shall be treated as car free/ low car and the occupiers are ineligible for resident parking permits as well as visitor permits if in a residents parking scheme.

Person to Contact: Rhiannon Murphy (396361)

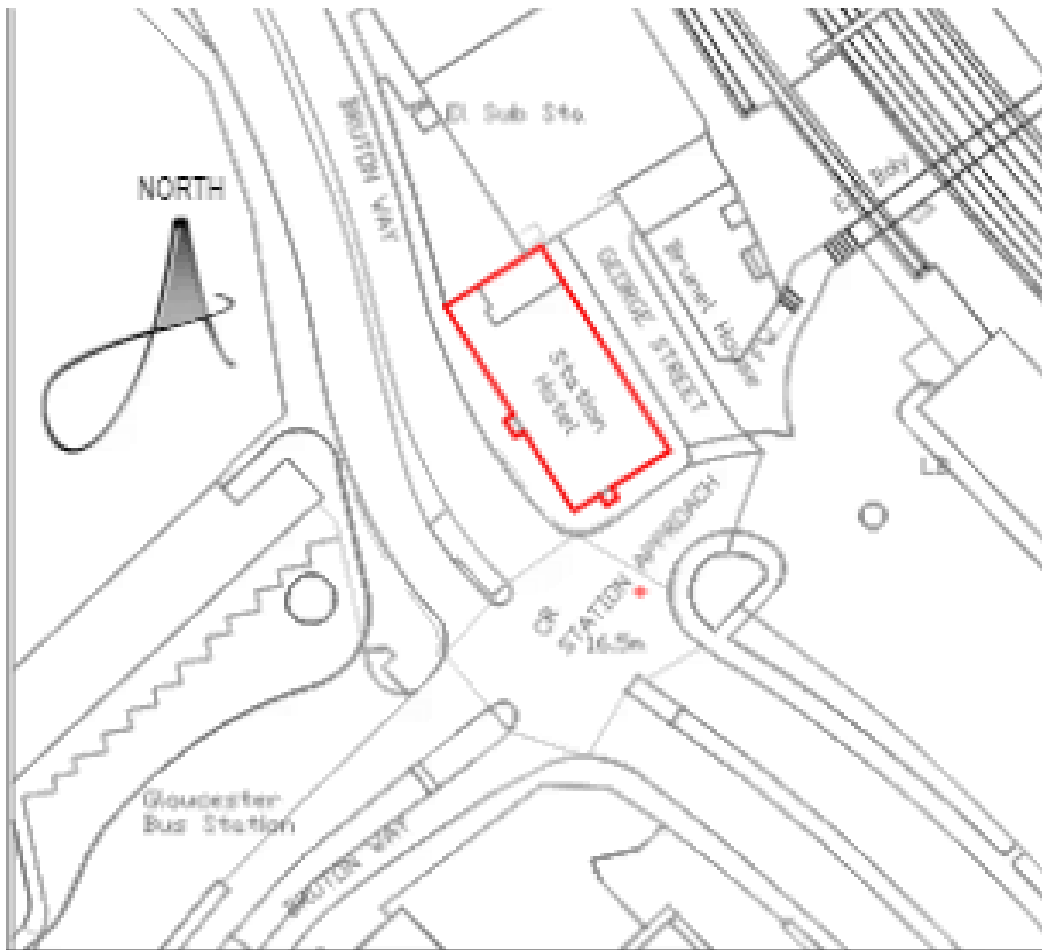


Planning Application: | 23/00070/FUL

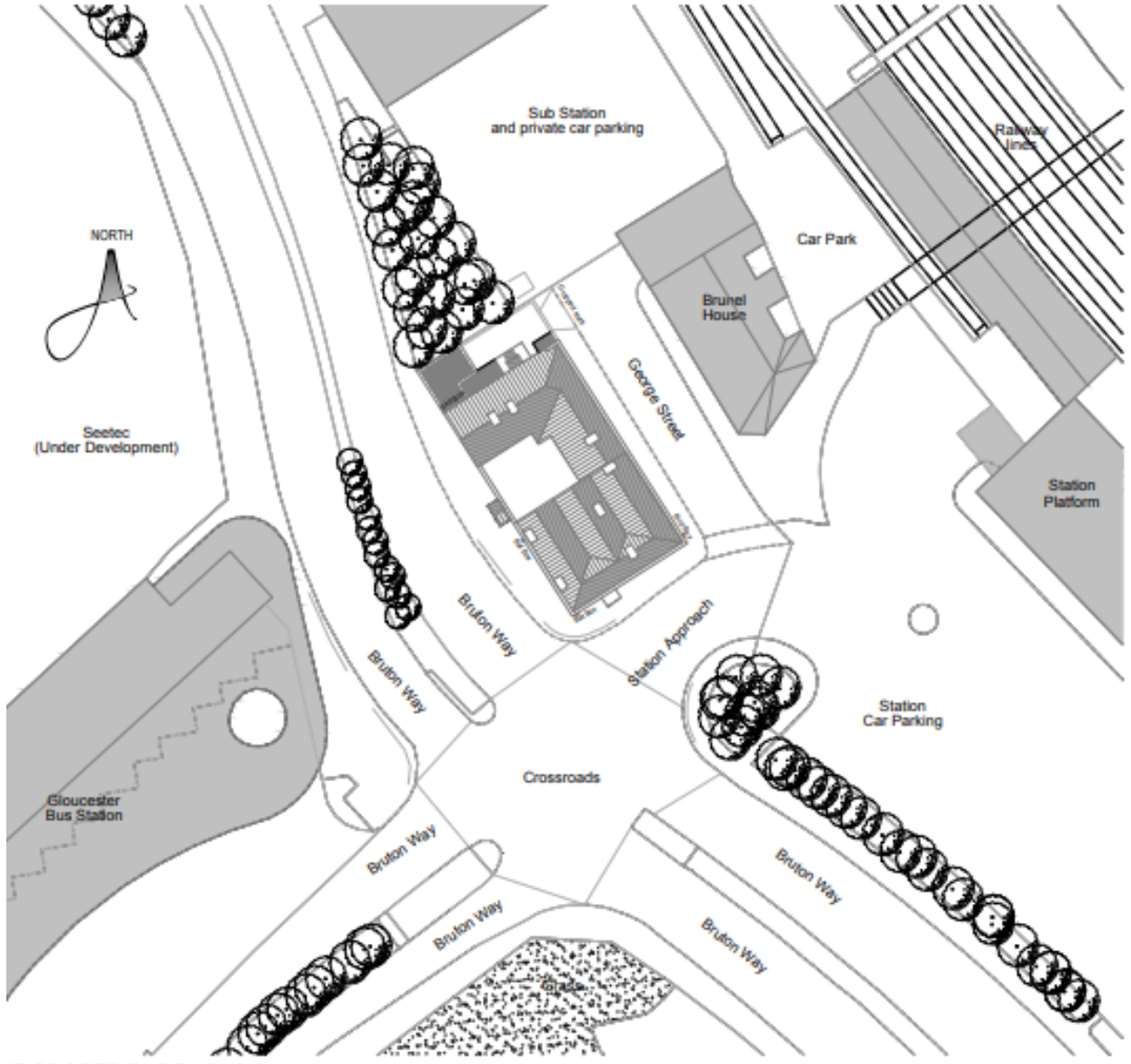
Address: | Station Hotel
Bruton Way
Gloucester
GL1 1DG

Committee Date: | 07.11.2023

Site Location Plan

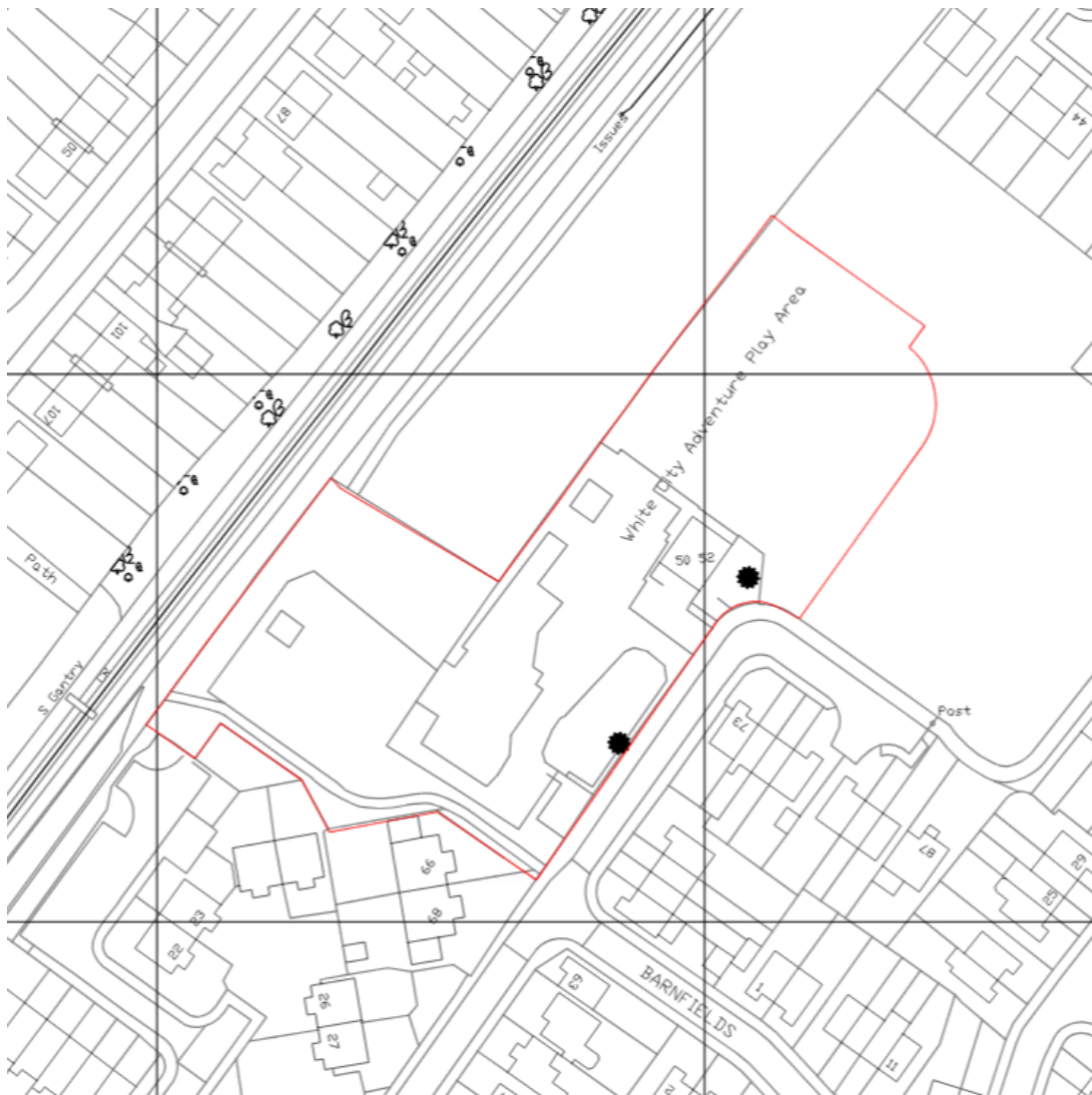


Proposed Block Plan



GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	7 th November 2023
Address/Location:	White City Adventure Playground, Northfield Road, Gloucester
Application No:	22/00833/FUL
Ward:	Matson, Robinswood & White City
Expiry Date:	10.12.22
Applicant:	The White City Community and Recreation CIO
Proposal:	Proposed demolition of existing venture playground building and construction of new community and recreation centre with associated external works, multi use games area, new play area, car park and associated vehicular access, and formation of vehicular access at Dickens Close (amended scheme pursuant to ref. 21/00298/FUL)
Report by:	Adam Smith
Appendices:	Site location plan (below) Site layout plan (appended at end of report)



1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site comprises land off Northfield Road, involving the existing play area and buildings, and part of the existing grass field to the north east. To the north and north west of the site are allotments and the railway line, beyond which are residential properties. To the south west of the site and to the south east across Northfield Road are residential properties. To the north east is the remainder of the grass field, and residential properties beyond this. The site is generally flat, with localised levels differences across it.
- 1.2 The proposal is for a new community centre and a range of associated facilities. A previous application for a similar scheme but with a larger building was granted by the Council in September 2021. This new application is a revision to that scheme and is similar in many respects. The main changes are the main building is now smaller, and a Multi Use Games Area (MUGA) is now proposed at the rear of the site where a second, smaller 'Venture' building was located in the previous approved scheme. The main building would be sited broadly in the middle of the site and is proposed on a smaller footprint than the approved scheme. A new access road would be formed from the corner of Northfield Road into the field to serve a car park to the north east of the proposed main building, which is in the same arrangement as the approved scheme. A new play area would be constructed at the south western part of the site broadly as per the approved scheme. The MUGA would be sited at the western edge of the site backing onto the railway line with an acoustic fence to part of its perimeter.
- 1.3 The main community centre building would be two storeys in height, with part flat roof, part pitched roof. It would include two halls (a main hall and a secondary one for a playgroup), with an events room and café/bar, kitchen and their 'Venture' room at ground floor, and the main hall, IT and meeting rooms at first floor. The maximum height of the building would be approximately 9.1 m. The main facing materials would be timber cladding to the walls with a blue brickwork base, and a standing seam roof with photo voltaic panels, again this is all as per the approved scheme. The MUGA is proposed at 18m by 38m and proposed to be used for football, basketball, tennis and netball.
- 1.4 New boundary treatments are proposed; to the south 750mm galvanised steel railings along the edge of the play area, immediately north of the east-west running existing path; to the east boundary onto Northfield Road 750mm and 900mm galvanised steel railings and gates in front of the play area and building; 2.2m galvanised steel railings and gates to the south west corner and the proposed access there; to the western railway boundary the retention of the existing 2.35m security fence; and retention of the chain link fence to the allotment boundary. A new gated access point is proposed through to Dickens Close as per the approved scheme, in part to provide a vehicular egress point for delivery vehicles visiting the adjacent allotments. The fence to the MUGA would be a 2m tall acoustic fence. The existing path that runs east-west along the south west of the site is again retained. (I understand that this path used to link to a pedestrian railway crossing that was closed off – there is a footbridge further south – but is still used by Network Rail for maintenance access).
- 1.5 The play area would again be situated at the south east part of the site and is described in more detail in the residential amenity analysis below. New tree planting is proposed around the car park. External seating is proposed to the front along Northfield Road. External lighting is proposed to the building and the surrounding paths and car park. Some levels changes are proposed; e.g. around the building levels would be c.0.8 to 1.2m higher at the rear next to the allotments.
- 1.6 The intention of the community group is that the scheme would be used for a range of services and activities including;

Meeting place, sports, job hunting, benefits advice;
Classes;
Community play;
Cultural and social events;
Safe space for children to meet;
Drop in centre;
Health clinics;
Advice sessions;
Surgeries with Councillors, police, housing landlords, etc;
Education classes;
Arts and cultural activities;
Childcare;
Café;
Office space and IT facilities;
Hire options for training, conferences and meetings;
New and improved playground for the Venture.

Opening hours for the community and recreation centre are proposed as Monday to Saturday 7am to 10pm; Sundays 8am to 9pm, excluding bank holidays. The adventure playground would have open access, but supervised after school 3:30pm to 6pm and during school holidays 10:30am to 3:30pm at which times the Venture facility would be open. The MUGA would have specific opening times (commented on further below).

1.7 The application is referred to the Committee because Council land is involved and one objection has been received.

2.0 **RELEVANT PLANNING HISTORY**

21/00298/FUL

Construction of Community and Recreation Centre, Adventure Playground building with associated external works, new play area, car park and associated vehicular access, and formation of vehicular access at Dickens Close. Granted following Planning Committee decision 13/9/21.

3.0 **RELEVANT PLANNING POLICY**

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

3.2 **National guidance**

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 **Development Plan**

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

Relevant policies from the JCS include:

SP1 – The need for new development
SP2 – Distribution of new development
SD3 – Sustainable design and construction
SD4 – Design requirements
SD8 – Historic Environment
SD9 – Biodiversity and geodiversity
SD14 – Health and environmental quality

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

3.4 **Gloucester City Plan**

Gloucester City Plan (“City Plan”) was adopted in January 2023 and will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City.

Relevant policies include:

A1 – Effective and efficient use of land and buildings
C1 – Active design and accessibility
C3 – Public open space, playing fields and sports facilities
C5 – Air quality
D1 – Historic environment
E1 – Biodiversity and geodiversity
E3 – Green/blue infrastructure
E4 – Flooding, sustainable drainage, and wastewater
E7 – Trees, woodlands and hedgerows
F1 – Materials and finishes
F2 – Landscape and planting
F3 – Community safety
G1 – Sustainable transport and parking
G2 – Cycling
G3 – Walking
Allocation Policy SA17 – White City Community facility

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

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 of the NPPF states that ‘... *due weight should be given to (existing policies) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*’ The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.6 **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:

SR2 – Playing fields and recreational open space

3.7 **Supplementary Planning Guidance/Documents**

SuDS Design Guide 2013
Interim Adoption Designing Safer Places SPD 2008
Waste Minimisation in Development Projects 2006

All policies can be viewed at the relevant website address:- national policies:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:

4.0 **CONSULTATIONS**

- 4.1 The **Highway Authority** raises no objection subject to conditions to secure electric vehicle charging, a construction management plan, provision of the parking and of the means of access prior to occupation, provision of the cycle storage, provision of motorcycle parking, provision of a give way marking on the access road, ensuring means of access is completed pre-occupation, and controlling use of the Dickens Close access.
- 4.2 The **Planning Policy Team** previously noted on the earlier application that the site is a proposed allocation in the City Plan (now adopted) and there is in-principle support for the application. No objection was raised in terms of potential conflict with the Blackbridge scheme which has since received planning permission.
- 4.3 **Sport England** raises no objection on the basis of the provision of the MUGA, in the context of the informal use of and unusual size of the field being partially lost, and with the provision of smaller rooms within the proposed community building that can be used for informal physical activity.
- 4.4 The **Public Open Space consultant** initially made recommendations regarding pedestrian access, the MUGA enclosure and the play equipment. Following amendments and discussions on the scheme the consultant raises no objections, subject to conditions if needed to approve final play area specifications.
- 4.5 **The Tree Officer** raises no object to the loss of trees with suitable mitigation, subject to conditions to secure approval of planting details, implementation, tree protection measures, works in the root protection areas of trees, and timings for vegetation removal.
- 4.6 The **Contaminated Land Consultant** recommends a reduced version of the contaminated land condition and a further condition in relation to importation of soils.
- 4.7 The **Drainage consultant** raises no objection subject to a condition to secure approval of the detailed drainage design to a specified surface water discharge rate.
- 4.8 **The Environmental Health consultant** initially recommended that further information be provided in relation to the noise impacts of the MUGA. The consultant has now reviewed the additional noise report and 2m acoustic fence proposal and recommends that it is acceptable, and along with the original conditions relating to plant for the building the proposal is acceptable. A Construction and Environment Management Plan should also be secured by condition, and also the building specification to secure the noise mitigation properties, and possibly hours of opening and the lighting plan.
- 4.9 The **Lead Local Flood Authority** raises no objection.
- 4.10 The **City Archaeologist** raises no objection.
- 4.11 **Severn Trent Water** raises no objection subject to conditions to secure details of surface and foul drainage.
- 4.12 **The County Council Minerals and Waste Team** has not commented but on the previous application they sought further information on waste minimisation, and raised no objection in terms of potential minerals sterilisation.

4.13 **Network Rail** raises no objection in principle but raised asset protection comments on fencing, drainage and open space/play area boundaries, which they strongly recommend the applicant actions if permission is granted. (It is noted that in the previous application they raised a series of asset protection issues and subsequently confirmed that application details were acceptable to them).

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 99 neighbouring properties were notified directly and press and site notices were also published.

5.2 One representation has been received raising anti social behaviour associated with the playground, and increased congestion.

5.3 The full content of all correspondence on this application can be viewed on:
[Search Planning Applications - Gloucester City Council](#)

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 It is considered that the main issues with regard to this application are as follows. Many of these issues reflect the same analysis as in the approved application but it is included for completeness. In relation to the historic environment no heritage assets are considered to be affected, the City Archaeologist raises no objection, and this matter is not considered further.

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

6.4 **Principle**

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

6.5 The NPPF sets out the importance of access to high quality open spaces and opportunities for sport and physical activity. It sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6.6 JCS Policy SP2 seeks to focus development in the JCS area at Gloucester and Cheltenham. Policy INF4 deals with social and community infrastructure and sets out that proposals to develop land or buildings currently or previously in use as a community facility need to demonstrate, including evidence of engagement with relevant local community groups and partner organisations, why the facility is no longer required and, as appropriate, how, when and where suitable local replacement facilities will be provided. It furthermore sets out, in relation to new community infrastructure that these should be centrally located to the population it serves and be easily accessible on foot and bicycle, and to have the potential to be well served by public transport. Flexible, multifunctional facilities are encouraged.

6.7 City Plan Policy C3 protects existing public open spaces, playing fields and built sports facilities from redevelopment for alternative uses in whole or part unless it can be demonstrated that any of the criteria are met, which relate to; excess of provision and no current or planned future demand for it; replacement by equivalent or better quality alternative provision in an appropriate location to the community; ancillary development that would enhance existing facilities and not prejudice ongoing use; or it affects land not suitable or incapable of forming an effective part of the open space and would not prejudice ongoing use of the remainder. It also notes that proposals to provide new built sports facilities will be supported where they deliver the aims and recommendations of the Open Space, Playing Pitch and Built Sports Facilities Strategies.

6.8 The Second Deposit Local Plan 2002 Policy SR2 opposes development proposals which involve the loss of playing fields, formal and informal recreational open space and their ancillary facilities unless it can be demonstrated that any of the criteria are met, which relate to: the redevelopment of a small part will secure the retention and improvements of the sports and recreation facilities; alternative provision of equivalent or better standard is made available, a clear long term excess of sports pitch and public open space can be shown to exist; or the proposed development is for an indoor sports facility, which would provide sufficient community benefit to outweigh the loss.

6.9 **Community considerations**

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

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

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

6.11 **Location of the community facility**

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

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

6.13 **Partial loss of field**

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

- 6.14 It is not apparent that the field has formal pitch markings and as Sport England have noted, the slightly unusual size does not conform to recognised pitch dimensions. The field is not recorded in the Council's Playing Pitch Strategy as a formal sports pitch and is recorded in the Council's Open Space Strategy as an amenity space of low site quality and biodiversity value but high community value. There are very few similar spaces nearby. The Strategy recommends that the site should be prioritised for improvement and investment, to update existing facilities or provide new features. The Council's Built Indoor Facilities Strategy needs assessment refers to the application project specifically as a future development. It notes the likely benefits of expanding accessibility of sports provision to the local community who may otherwise not be able to access it. The Built Facilities Strategy also recommends the identification of ongoing investment requirements to protect and improve existing sports facilities, especially in the south of the city, ensure daytime access to indoor sports, notes a shortfall of sports hall provision, and supports development that may assist in increasing sport and physical activity in the wider community.
- 6.15 The City Plan allocation policy requires the proposal to facilitate better use of the existing open space. This was written based on an allocation not extending onto the field. In so far as the proposal could provide supporting facilities (refreshment facilities, meeting space) and potentially attracting more usage, it could facilitate better use of the remaining part, however clearly it would substantially reduce the amount of space remaining.
- 6.16 Given the reduced size of the building now applied for, the scheme is no longer able to offer the full range of facilities as in the previous scheme; most notably the sports hall is omitted. This is relevant to revisiting the conclusions on the previous scheme because the hall would have been primarily for sports/recreation (in particular 5 a side football likely for 60% of the usage). The Council's previous assessment was that this would go some way to replicating the 'kick-about' function of the grass field, along with badminton and other sports such as indoor bowls and boot camps. The application no longer lists sporting activities for the (now-smaller) hall although possibly some health and fitness classes or other smaller scale physical activities may be held. Therefore the planning judgement on this trade-off of part-loss of the field vs. new sports provision is different in the new application.
- 6.17 There is however a Multi Use Game Area (MUGA) now proposed. The new MUGA is evidently proposed to replicate the activities indicated for the former hall to some degree and is proposed to accommodate football, basketball, tennis and netball. Sport England has advised that the Football Foundation is promoting MUGAs or Playzones as they consider them an entry level into the sport. It is therefore considered that the proposal still includes a broad replication of the 'kick-about' function of the part of the field that would be lost to the proposed car park. I understand it would also still be possible to lay out two under 7s or 8s pitches on the remainder of the field if desired. Sport England raises no objection in the context of these proposals. It is therefore considered that the application complies with the exception criteria whereby the proposal would be of sufficient benefit to sports development as to outweigh the detriment caused by the loss of the field.
- 6.18 The Open Space Assessment from the first application has been submitted again, arguing that the loss is mitigated by the potential to expand the play area in future, tree planting and landscaping, and that this also allows for the loss of some of the open space to a car park, while the field not being in current use for a pitch demonstrates that there are other open spaces available and this open space will not be impacted by the proposed development. It is worth stating again for clarity that Officers do not agree with the analysis in this open space assessment and it is not the basis for accepting the partial loss of the field. As above it has been agreed with Sport England that given the specific other provision in the scheme, that the loss of part of the field is acceptable. Given this mitigation proposal it is recommended that a condition is used to secure the MUGA provision relative to the loss of the field.

- 6.19 In this context it is considered that the proposal meets the various exceptions set out in the above policies by delivering sports and recreational benefits to outweigh the harm caused by the partial loss of the field.
- 6.20 In terms of the relative loss of the play equipment area (2262sqm to 2060sqm), the submission indicates a more extensive provision of play equipment than currently, while it would also be expected from the design and proposed use that the new community centre would provide an increase in children's sport and play opportunities in an alternative manner. In this context it is considered that the significant community benefits likely to accrue from the scheme would outweigh the reduction in the physical extent of the play area. Nevertheless, in order to seek to maintain continuity of provision it is recommended that a condition be imposed to secure the re-provision of the play area as early as possible to ensure that there is not a wholesale loss of play area facilities for the community, and seek to secure as close to ongoing continuity of the play provision as possible.
- 6.21 In terms of the City Plan policy test of co-ordinating the proposal with the Blackbridge scheme, the situation has moved on since the Council approved the previous application, with the Blackbridge scheme now having planning permission, which was not affected by this scheme. The applicant's community need statement set out that they are in close contact with the Blackbridge project to maximise benefits and avoid duplication, and I understand that there is some overlap with trustees of the projects. Overall as with the approved application it is not considered that the proposal and Blackbridge will compete; the Blackbridge scheme now has planning permission, regeneration in the Podsmead area may lead to increased interest for Blackbridge; both schemes respond to a local need and there is likely to be less enthusiasm from local people to travel outside of the local area for the facilities being proposed in this application.
- 6.22 Overall, the proposal is considered acceptable in relation to the various loss and re-provision of local facilities, would be within the built up area of the City on a partially brownfield site in a sustainable location, and as a community facility would be well related to the community it would serve. The proposal complies with the above policy context.
- 6.23 ***Design, layout and landscaping***
The NPPF states that good design is a key aspect of sustainable development, and sets out criteria for decision making including ensuring that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character and history while not preventing or discouraging appropriate innovation or change, establish/maintain a strong sense of place, optimise the potential of the site to accommodate an appropriate amount and mix of development, and create safe, inclusive accessible places.
- 6.24 JCS Policy SD4 sets out requirements for high quality design, including responding positively to and respecting the character of the site and surroundings, and being of a scale and materials appropriate to the site and setting. Design should establish a strong sense of place and have appropriate regard to the historic environment. Policy INF3 requires development to positively contribute to green infrastructure, also setting out that proposals that would impact on trees will need to include a justification for why this cannot be avoided and should incorporate mitigation for the loss.

- 6.25 Policy A1 of the City Plan requires overall improvements to the built and natural environment, preserving the character of the area and appearance of the streetscene, and appropriate bin storage. Policy C1 requires development to meet the highest possible standards of accessible and inclusive design. Policy E7 requires biodiversity net gain on site (or a suitable alternative) if there is unavoidable significant adverse impact on trees, woodland or hedgerows, and tree protection measures during development. Policy F1 requires high quality architectural detailing, external materials and finishes that are locally distinctive, and developments to make a positive contribution to the character and appearance of the locality. Innovative modern materials will be encouraged where they strongly compliment local distinctiveness. Policy F2 requires hard surfacing, boundary treatments and planting to be appropriate to the location, and incorporate existing natural features where possible, and ensure adequate space for trees to mature. Policy F3 requires development to be designed to ensure that community safety is a fundamental principle. The City Plan allocation policy SA17 requires buildings to respond to the residential setting and character of the area and be domestic in scale.
- 6.26 The proposed siting of the main building would help create some built street frontage, which is a positive step from earlier draft iterations of the scheme. It would also create more activity in the locality and improve natural surveillance of the area in terms of designing out crime. Furthermore, lighting is proposed to the circulation areas. In terms of access to the buildings, the application confirms that the scheme is fully compliant with Part M of the Building Regulations.
- 6.27 The surroundings comprise of single and two storey residential properties. Given the proposed uses of the building it is not realistic to achieve a directly comparable form to the residential buildings in the locality. The scale and design of the amended proposal are similar to the approved scheme, but on a smaller footprint. The proposed main building is two storeys, and although the maximum roof height is likely to be higher than the residential buildings in the vicinity, given the siting, separation, and the sloped roof declining out to the street frontage, this is unlikely to be so strikingly different as to cause significant harm to the streetscene and character of the area and this is supported by the submitted elevations and sections. Overall, the building would be noticeably different to its surrounding buildings in footprint and form, however it is set away from these properties, with a declining roof slope towards the road, and the overall design and scale would not make it appear significantly overbearing within the streetscene.
- 6.28 A timber cladding is proposed as the main facing material to the walls. Most of the properties in the locality have a red/orange brick, with some render detailing. The timber cladding would not therefor be a direct match, however it would not be obtrusive and with the use of a good quality timber could help blend the building into its immediate backdrop of the playing field, allotments and tree line along the railway.

- 6.29 The boundary treatment to the southern boundary has been rationalized in amended plans to omit the proposal for an additional 1.8m close boarded fence which was of concern, so that now the existing boundary treatment is to be retained and a 750mm metal railing is proposed to the north side of the east-west running path at the edge of the play area. This should serve to enclose the play area without being obtrusive in the street, affect the outlook from the neighbouring properties, nor risk creating a no-mans land between two boundary treatments. The 2m tall acoustic fence to the MUGA is in an undesirable location from a purely design standpoint, in that it would put a substantial solid barrier in the way of views to the MUGA from the road and play area. In this set back position this large blank fence is less harmful visually, though I do have some concerns from a safety and security perspective and designing out anti social behaviour. I do acknowledge however that there is limit scope to site the MUGA elsewhere on the site, it is desirable to have it from an access to sports and exercise perspective, and the fence is needed to protect neighbours from excessive noise. In this regard the management of the MUGA use is key to controlling any misuse or safety issues, and with this in place, on balance, it is considered that the undesirable scale and siting of the fence can be accepted.
- 6.30 *Landscaping*
The trees proposed for removal are not of significant value and the Tree Officer is content that these can be removed, subject to suitable new planting as mitigation. Tree planting is proposed alongside the car park and access, along the southern path and immediately south of the proposed building. The planting proposals should be secured by condition, and would be to the benefit of the local environment and would help to soften the appearance of the development. Further conditions are required to protect retained trees during construction and control certain times of the vegetation works to protect habitat. Towards the western boundary no landscaping is proposed; the applicant has confirmed that the existing would be tidied up. The landscaping has also been updated to reflect the biodiversity net gain proposals at the south of the site.
- 6.31 *Public access*
The path at the south west edge of the site is not a Public Right of Way, and is now proposed to be retained in the scheme. While it no longer provides a through route over the railway it would provide connectivity around the site and I understand provides Network Rail the ability to access more easily. Its retention would also serve to give some more relief between the residential boundaries and the play area.
- 6.32 Overall, subject to conditions the proposal would comply with the above policy context.
- 6.33 ***Traffic and transport***
The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network and sets out that permission will be granted only where the impact of development is not considered to be severe. Policy G1 of the City Plan sets out the approach to vehicle and cycle parking. Policy G3 supports development that protects and enhances convenient, safe and pleasant walking environments, and improvement of walking routes to sustainable transport hubs. Proposals that disrupt walking desire lines, reduce the pedestrian legibility or reduce pedestrian connectivity will not generally be supported. Policy A1 requires adequate off-street parking, access, and covered and secure cycle storage.

- 6.34 The submitted Transport Assessment been considered by the Highway Authority. Northfield Road connects to the A38 Finlay Road to the south which provides a key north south link and access to trunk roads. Access and egress with Finlay Road at the closest point via Selwyn Road is available northbound only. Further south there is a northbound and southbound access off Finlay Road via Elmira Road. Given the surrounding pedestrian and cyclist accessibility and proposed usage of the building, walking and cycling are viable alternative means of accessing the site. Three bus stops are in the vicinity to the south served by the frequent service route 7 linking to the city centre. It is considered to be a sustainable location and not solely reliant on car travel.
- 6.35 40 parking spaces are proposed, 4 for disabled users. A car parking accumulation assessment was undertaken using TRICS, and showed a maximum of 23, so it is likely to operate within capacity. 16 enclosed cycle spaces are proposed. The Highway Authority agrees that sufficient parking for cars and cycles is proposed, and seeks provision of motorcycle spaces, which could be secured by condition. Electric vehicle provision is now covered by Building Regulations, but the other Highway Authority requests can be covered by conditions as with the previous permission.
- 6.36 The Highway Authority has agreed that the applicant's TRICS analysis is robust, having undertaken their own analysis, and there is no evidence to demonstrate that this section of highway is not operating in a safe manner. The analysis, based on the net change in traffic between the existing and proposed facilities, shows an increase in two-way movements during peak hours of 16 vehicles in the AM peak, and 23 vehicles in the PM peak.
- 6.37 While raising no objection in principle, Network Rail set out their requirements for protecting their operational land and while they do not request conditions the matters they raise are considered here. Retention of the existing 2.35m security fence would deal with their requirement for a fence along the boundary, which the applicant has confirmed would remain. The attenuation tank beneath the MUGA is outside Network Rail's required separation zone. In terms of impact of the proposed lighting on rail infrastructure, there are trees along the boundary which could provide screening, however they would die back in winter even if retained. The new application is accompanied by a new study of light to the rail lines. The maximum glare rating (which has reduced from the previous design) is in the 'unnoticeable' range albeit at the higher end. The applicant's lighting designer considers this acceptable and there is no objection from Network Rail. Furthermore this is calculated on a free field basis; in reality the trees and other vegetation, and the fence along this boundary would have a further screening effect for part or all of the year. The applicant has confirmed that no landscaping works are proposed at the railway boundary; only tidying of the existing. In addition the lights proposed are all downlighters along this edge of the site.

- 6.38 The site boundary includes a vehicle-sized gate at the south west corner of the adjacent allotments. The applicant advised that the current arrangement for allotment deliveries is that a land rover with trailer enters the allotments from the north end off Bibury Road and currently turns within the application site in the unused area at the rear of the current play area, and this appears to be borne out by the track through the grass that is evident in aerial views of the site. The application scheme would prevent this manoeuvre from occurring. As with the approved scheme the plan is now that the vehicle would exit the allotments and drive across the site (behind the MUGA) to exit through the new proposed opening to Dickens Close. The Highway Authority raises no objection subject to a condition to secure details of restricting use of the accesses to an entry/exit only arrangement. The applicant has advised that the Dickens Close gates would be controlled for the protection of the children using the play area. As there is no current access here, this heightened management of the access does not worsen the existing permeability of the site. The restriction of the Northfield Road access to a similar 'entry/exit-only' arrangement, sought in the first application comments, would not work as this is the only means of entry and exit to the car park, as opposed to a through-route which is the case with the allotments access. Furthermore the Highway Authority has not recommended that such a measure is necessary to protect highway safety.
- 6.39 In conclusion, subject to conditions, the proposal would not cause an unacceptable impact on highway safety or a severe impact on congestion, and would comply with the above policy context.
- 6.40 ***Residential amenity / environmental health***
The NPPF seeks to ensure that developments provide a high standard of amenity for existing and future users. The NPPF sets out that decisions should ensure development is appropriate for its location taking into account effects of pollution on health and living conditions, and should mitigate and reduce to a minimum adverse impacts from noise, and avoid noise giving rise to significant adverse impacts on health and quality of life. It also requires planning decisions to sustain and contribute towards compliance with relevant limit values or national objectives for pollutants.
- 6.41 Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. It also requires development to cause no unacceptable levels of pollution with respect to national and EU limit values. Policy C5 of the City Plan requires major developments to demonstrate compliance with certain standards for air pollutants. It also seeks to avoid building configurations that inhibit pollution dispersal, minimise public exposure to pollution sources, use green infrastructure to absorb pollutants, provide infrastructure that promotes transport modes with low air quality impacts, and control dust and emissions from construction operation and demolition.
- 6.42 The City Plan allocation policy SA17 sets out site specific requirements and opportunities including giving careful consideration to the impact on the adjacent bungalows, and that development should be set away and set down from these properties. Also to consider the site access position, hours of operation and scale of development to preserve amenity, noting particularly the properties opposite the site.
- 6.43 Impacts of the buildings:
The nearest neighbouring residential properties are across Northfield Road to the south east, and adjacent to the site at Northfield Road and Dickens Close to the south west. Beyond the playing field to the north east there are also residential properties off Hazleton Close and Stow Close.

- 6.44 The main building would be approximately 15m from the residential properties that are side-on, across Northfield Road, no. 73 being the nearest. The only windows facing these properties would be at ground floor. Given this and the separation, no harmful overlooking would be caused. Given the sloping roof on the road side and therefore the declining scale of building at its near side to these neighbours (approximately 2.6m high at the outer edge), it would not be overbearing to these properties or cause a significant loss of light or overshadowing effect.
- 6.45 Given the reduced footprint of the building, the building would be farther from the front of the houses that face towards the site on Northfield Road, further south (no. 71 being the closest). The separation is approximately 27m at closest, and on a diagonal relationship rather than directly opposite. Given this relationship similar conclusions apply and it is considered that resident's living conditions would be preserved. While there is a first floor window in the south side elevation of the building, it is even farther away, c.35m, and given the relationship, angle and separation no significant harm from overlooking would occur. Similarly to above, the building would not cause harm by overbearing, overshadowing or loss of light impacts to these properties.
- 6.46 The building would be approximately 43m from the frontage of the bungalow plot (no. 66 Northfield Road) to the south facing diagonally towards the site, and 46m from the bungalow itself. It would be approximately 50m from the bungalow's rear garden at an angle (the back of the bungalow faces diagonally away from the site). While the building would clearly be perceived from the front of this neighbouring property, given the scale, separation and relationship to the front of the bungalow, it would not cause significant harm by an overbearing effect or loss of light. It would be to the south west of the building and no overshadowing would occur. The ground and first floor side windows in the building would face towards this property but not cause significant harm to privacy given the relationship and distance.
- 6.47 The building would be approximately 54m from the rear garden of the bungalow behind no. 66 (25 Dickens Close). The separation, relationship, scale and position of windows are such that no harm would be caused by overlooking, overshadowing, loss of light or overbearing effects.
- 6.48 The main building is sufficiently far from all other properties in the vicinity that at the scale proposed it would not cause harm to the amenities of residents. The 2m fencing to the MUGA would be separated from the nearby gardens and not considered to be harmful given its scale.
- 6.49 Impacts of the building use:
The opening hours of the main building are proposed as Monday to Saturday 7am to 10pm, Sundays 8am to 9pm. If the basic level of noise mitigation from the building can be agreed, these hours are considered reasonable in terms of local amenity and could be secured by condition. Beyond this, the applicants also seek allowance for up to 11 instances per year when opening until 11pm for parties/weddings hire. In the approved application an occasional allowance to 11pm with a limit of 6 per calendar year was given. It seems likely that occasional later usage might be acceptable at weekends, but this is a residential area and the management of such activities would be key to minimising impact. It is therefore recommended that a management plan to be applied to any activities occurring later than 10pm is secured by condition.

- 6.50 An Acoustic Report has been submitted. In terms of activities at the centre a key potential impact is likely to be that from music associated with events, exercise classes, etc. The report sets out that there is no primary business plan to accommodate late loud events. Provision of mechanical ventilation would allow windows to be kept closed to limit noise emission. Noise impact from plant at the building is also considered. The calculations in the report are based on having triple glazed windows, and windows being closed (the report notes with windows open the noise levels would be exceeded) so it is recommended that the building specification be secured by condition. With the building specification set out, a noise limit of 95-97dBa is predicted, with the report referring to the lowest level of music likely for an event being around 90dBa, and 95-100 for live bands or other performance. In addition, while reduced from the approved scheme, the proposals are still on a larger scale than the existing facility and a commensurate increase in comings and goings and associated noise is likely. It is suggested that with the building specification secured by condition, a times of use condition limiting to 10pm closure in general, and a management proposal for post-10pm events, this would be reasonable measures to seek to preserve the amenities of the area. It is noted that the Council also has statutory nuisance powers if excessive noise and disturbance occurred. In terms of plant associated with the building the report sets out that the proposals can be designed to meet the noise limits and it is recommended that a condition is imposed to set a level for plant. Overall it is not considered that the use of the building would cause a demonstrable significant adverse impact on amenities in the locality.
- 6.51 *Impacts of use of the external areas*
In terms of the play area there is an existing effect associated with the current play area. The retention of the east-west path at the southern edge gives some relief from the nearby rear gardens. While the specification of the full play area is not set out the applicant has now provided the specification of the two main items shown at the southern part of the site. The main part of the pirate ship would be up to 3m in height although the platform sections are lower at c.2m. Given the siting to the front of properties and at a separation of around 16m to the closest point of the nearest dwellings, it is not considered that this would cause significant harm to privacy. The zipwire merited more consideration given the need for a raised platform and being angled towards the rears of the nearby dwellings. The specifications now submitted show the high point of the platform at 88cm high, and with a separation of around 7m at the closest point to the gardens to the south (which have their own boundary walls/fence) even if the zip wire is laid out with the platform at the south end it is not considered likely to cause significant harm to privacy of neighbours. It should be noted that the agent has latterly suggested the platform would run north to south, although it was raised by the POS consultant about having the end of the run at the north end away from residents, given the noise from the stop mechanism at the end of the run, before the direction and the scale of the platform were known. A condition to secure details of the final play equipment details would give some scope to refine this if needed.
- 6.52 In terms of the concerns raised about anti social behaviour associated with the play area, it seems unlikely that the proposal would cause an identifiable material increase in this issue beyond what already exists. Notwithstanding the benefits the play area provides to the community it is not considered reasonable to seek to refuse permission for something that is already there and which would not create any materially different impacts.

6.53 External lighting is proposed, including 4 m column mounted lights to the car park and access road, 2.3m column mounted lights to the access behind the MUGA adjacent to the railway line boundary, and various wall mounted lights. The lighting report shows the light spill declining to the low level of 1lux well away from any of the residential property boundaries. Furthermore this is in the context of there already being streetlighting along the road. Given the level of impact a condition to require the switching off of the lights after closure of the building has not been proposed currently (and may well be done anyway by the operator to save cost), but it could serve to ensure minimal additional impact if considered necessary by the Committee. No lights are proposed to the MUGA, and the lights along the adjacent access road would have minimal spill onto the MUGA.

6.54 *Use of the MUGA*

Day to day use of the MUGA would be managed. The applicant intends to hire it out so it would operate more like a small sports pitch than a typical 'open' MUGA for all public. They intend to use it for football and basketball mainly so there is likely to be associated 'banging' noises from the balls hitting the ground and perimeter that could cause disturbance. As no lighting is proposed directly, late evening summer and evening in winter use is not likely and the applicant has confirmed this. The applicant intends to operate it such that when the adventure playground is supervised it will be open for children and young people to use at their play sessions, outside of these times it will be locked and will only be available to hire via the Community Centre.

The applicant has now confirmed that the specific hours of use would be:

Spring/summer:

Mon-Fri;

9am to 3pm – hire by public

4pm to 6pm – use by Venture team as part of their activity session at the playground

7pm to 9pm – hire by public

Sat and Sun;

9am to 9pm – hire by public

Autumn/Winter:

Mon-Fri;

9am to 3pm – hire by public

4pm to 6pm – use by Venture team as part of their activity session at the playground

Sat and Sun;

9am to 4pm – hire by public

- 6.55 Following advice from the Council's environmental health consultant, the applicant has produced a technical note considering noise from the MUGA. Overall with an acoustic barrier protecting dwellings in Dickens Close, noise levels can meet the proposed Sport England limit in respect of general sport noise and maximum noise (from the ball banging on the boards). This barrier would be to the south and east edge of the MUGA and would be a 2m tall timber fence which more than meets the density specification required. The Council's environmental health consultant has reviewed this and recommends that it is acceptable. Implementation of the noise fence should be secured by condition to ensure this mitigation for neighbours' living conditions. Because the MUGA noise study and the proposed mitigation is based on parameters including its daytime only use, these hours should be secured by condition. It is noted that this barrier and its location are not ideal for natural surveillance in so far as it would obscure part of the pitch, however protecting the amenity of neighbours for noise is considered a high priority and the usage is shown to be either private hire by the public or directly managed sessions by the applicant, so this should serve to control potential misuse. The POS Consultant has the same view, and has noted that the operators could always add artwork/lay panels to the acoustic fence later to make it more part of the play space and make it a less harsh barrier.
- 6.56 An Air Quality Assessment has been submitted, which concludes that impacts from traffic increase would be negligible and not lead to any exceedances of air quality objectives or limit values, including the Painswick Road Air Quality Management Area. It also sets out that given the proposed layout and nature of usage (and notwithstanding the established existing community use of the site), there would be no significant effects from train engines given the adjacent railway line or road traffic emissions. No mitigation measures are proposed for the use. Notwithstanding the overall acceptability, the proposed electric vehicle charging points, cycle parking and use of air source heat pumps would all aid in minimising air quality impacts associated with the development.
- 6.57 Overall, subject to conditions the proposal complies with the above policy context.
- 6.58 ***Drainage and flood risk***
The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems. Policy E4 of the City Plan sets out a similar approach to making development safe, avoiding an increase in flood risk, the sequential and exception tests, requiring Sustainable Drainage Systems, incorporating climate change considerations, facilitating benefits to watercourses and floodplains, and maintaining a buffer strip for maintenance and ecology.
- 6.59 The site is in Flood Zone 1, the lowest risk. There are no concerns about fluvial flood risk, however surface water flood maps show a significant surface water flooding route through the site. The applicant has submitted a proposal for a swale to intercept any surface water flows around the building and mimic the existing flow route, and the Drainage Officer is content with this.

- 6.60 A drainage strategy and layout have been submitted. This proposes a connection to the existing public sewer on site, with proposed hardstanding permeable paving with attenuation beneath, and attenuation crates beneath the MUGA with an outfall to the Dickens Close sewer. These facilities provide attenuation to allow discharge to the public sewers at a controlled rate. The surface water discharge rates have been reduced following the Drainage Officer's comments and his advice is that the revised details are acceptable in principle subject to a condition to secure approval of the detailed surface water design to an overall outfall of 1.1 l/s. Any surface water from vehicular areas needs to meet the standards in CIRIA C753; the permeable paving proposed will address this. A new foul connection to the public system is also proposed. The applicant has addressed previous concerns about existing surface water flooding routes by proposing the swale and levels adjustments to create a flow route, which mimics the existing flow paths as indicated on the surface water mapping. This would only discharge surface water flows in extreme events. Proposed entrances would be protected by paving falling towards the swale. This is an existing situation and any such surface water flows would otherwise behave in the same way as existing, although the Drainage Officer suggests that the majority is likely to be intercepted by the permeable paving before it reaches the channel. As such there is no worsening of the existing situation and the building would be protected. Subject to conditions the proposal complies with the above policy context.
- 6.61 **Land contamination**
The NPPF requires decisions to enhance the environment by remediating and mitigating contaminated land where appropriate, and ensure that a site is suitable for the proposed use taking account of ground conditions and any risks, and that after remediation as a minimum the land should not be capable of being determined as contaminated land. Responsibility for securing a safe development rests with the developer/landowner. Policy SD14 of the JCS requires that development does not result in exposure to unacceptable risk from existing or potential sources of pollution, and incorporate as appropriate the investigation and remediation of any contamination.
- 6.62 The submitted Geotechnical Report considers that contamination is not a significant risk. A subsequent Phase 2 Report was submitted with the approved application although has not been provided this time, which set out the site investigation work and recommendations including importing clean sub and topsoil. No specific remediation was considered necessary other than a watching brief due to the amount of made ground at the site and the potential need for clean soils. It is not considered that the conditions will have changed, and the necessary measures can be secured by a reduced version of the standard contaminated land condition relating to any unexpected contamination being found during works, and a condition to control importation of soils. Subject to these the proposal would comply with the above policy context.
- 6.63 **Ecology**
The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS similarly requires the protection and enhancement of biodiversity in the area. City Plan Policy E1 requires the conservation of biodiversity and providing net gains. Policy E7 requires biodiversity net gain on site (or a suitable alternative) if there is unavoidable significant adverse impact on trees, woodland or hedgerows. Policy E3 requires development to contribute to the provision, protection and enhancement of the Green/Blue Infrastructure Network.
- 6.64 City Plan allocation policy SA17 sets out requirements and opportunities of retention of some brownfield land adjacent to the railway and/or basic enhancements such as trees, hedges and planting for pollinators. It also notes that bird and reptiles surveys are not required but the timing of removal of vegetation needs to be carefully considered for these species.

- 6.65 An ecological report was previously undertaken and enhancement opportunities were suggested and it concluded that providing the recommendations are implemented, the development should have no long-term impacts on key protected species present or potentially present at the site. A preliminary roost assessment and preliminary ecological appraisal update has been submitted with the new application, which set out that the affected habitats are of negligible or 'site' level ecological importance. It is recommended that building works and vegetation removal take place outside of the bird nesting season or an ecologist undertake a prior check and supervise. Compensation and enhancement measures are proposed which include planting, bird/bat boxes, hedgehog fencing and a habitat pile. These measures can be secured by condition for biodiversity enhancement.
- 6.66 *Bat survey and mitigation*
The bat survey from the previous application was out of date and the preliminary roost assessment indicated that bat presence was possible, so the applicant has now submitted an updated bat emergence survey. This sets out that the main building closest to the road is a confirmed day roost for a single common pipistrelle bat, while the site and adjacent rail line have foraging value for bats. The works will therefore require a license from Natural England. Mitigation is proposed in the form of a pre-works bat inspection, provision of bat roosting tiles and bat boxes and sensitive lighting. The Council's ecological advisor raises no issue with the survey, but considers that further details of the bat mitigation is needed prior to determination to be able to adequately assess the impact on this protected species. As above, the applicant has already provided an indication of options for this mitigation so the outstanding action is to clarify these. In my opinion this is unlikely to be an in-principle issue for the application and could be completed in due course. If and when this mitigation is clarified and agreed, it should be secured by condition. The advisor also recommends biodiversity enhancement measures are secured, which is to be done pursuant to a condition. The bat survey confirms its limited validity for a 12 month period. It is therefore suggested that if permission is granted it is given a one year period for implementation by condition so that the terms on which the permission was granted remain reliable.
- 6.67 *Biodiversity net gain*
The submitted biodiversity net gain report sets out that the proposed habitat retention, enhancement and restoration measures proposed are to retain boundary scrub, create modified grassland and ornamental shrub planting, create wildflower grassland, create climbing plants and additional tree planting, which should be of benefit to the species identified as using/likely to use the site. The site habitats currently total 0.74ha (2.51 biodiversity units) while the proposals would total 0.74ha of site habitats and generate 3.01 biodiversity units. The net gain is 19.82%. The proposals also include hedgerow in the car park area enabling 0.19 hedgerow biodiversity units, which is 100% net gain. The target figure for net gain coming through in new legislation is 10%. The City Plan policy E1 requires developments to provide net gain appropriate to the ecological network while not setting a target, being in advance of the legislation. As such the applicant's proposals for biodiversity net gain would comply with the local policy context and exceed the forthcoming national target levels. The measures should be secured by condition.
- 6.68 Overall subject to conditions the proposal would largely comply with the above policy context, with the exception of the bat mitigation, which remains unresolved at the time of writing.

6.69 **Sustainability**

The NPPF supports the transition to a low carbon future and contributing to reductions in greenhouse gas emissions. It expects developments to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Policy SD3 of the JCS requires all developments to demonstrate how they contribute to the principles of sustainability by increasing energy efficiency. Proposals will be expected to achieve national standards. Part G of the City plan sets out at paragraph 4.7.6 that applications will be expected to demonstrate that all reasonable techniques have been used to adapt to and mitigate the effects of climate change, and strongly encourages all applications to supply an Energy Statement. The Plan strongly encourages energy efficient measures.

6.70 The Design and Access Statement sets out the intention is to invest in a 'Passivhaus' standard sustainable building, proposing to achieve an operational net zero energy cost for the building using renewable technologies, with the building being designed to meet the Passivhaus certified standard. An energy strategy has been submitted which sets out proposals to utilise an air source heat pump and solar thermal and photovoltaic panels to offset energy demand, the aspiration being to achieve net zero energy cost. The PV is said to more than meet the total electricity demand. It sets out that with a combination of these measures they can potentially achieve net zero energy cost over the year. There are therefore some commitments to sustainability measures which is welcome. Policy SD3 requires proposals to demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, and will be expected to meet national standards. On that basis, there would be no conflict with Policy SD3.

6.71 **Waste minimisation**

A statement has been submitted however the County Council considered the previous application with the same statement to be deficient in terms of waste minimisation so it is recommended that a more comprehensive waste minimisation statement is secured by condition to clarify the proposed measures further, which will be easier once a contractor is on board.

6.72 **Minerals**

The City Plan allocation policy SA17 notes that the site lies within a Mineral Consultation Area due to the recorded presence of underlying sand and gravel resources. This was picked up by the County Council in the previous application and addressed. The County Council originally considered, based on the submitted Geo Technical Report, that the site could have potential underlying minerals deposits. Further information clarified that the sand and gravel resource is located to the north east of the site and not under it, and on this basis the County Council's Minerals and Waste team raised no objection on this point. This matter is therefore considered to be resolved.

6.73 **Economic considerations**

The construction phase would support employment opportunities, and the business opportunities mentioned in the applicants plans for the centre could have further positive effects. Therefore the proposal would have some economic benefit. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some weight to the case for granting permission.

6.74 **Conclusion**

This application has been considered in the context of the policies and guidance referred to above. The application is similar to the previously approved scheme, and where it differs, or the assessment context for the application has changed, these matters have largely been resolved. Subject to conditions, the proposal is consistent with those policies and guidance in terms of the principle of the use, the loss of part of the field, design and landscaping, traffic and transport, residential amenity, drainage and flood risk, land contamination, sustainability, waste minimisation, minerals and economic considerations. The proposal is largely consistent with the policies and guidance in ecological terms also, and the provision of acceptable bat mitigation measures would resolve this fully. If this is done, then the proposal is acceptable and accordingly it would be recommended that planning permission be granted. In order to provide a clear route for final determination of the application it is recommended that a 6 week period be given for the applicant to achieve this, with a fall back position of refusal if it is not resolved. This is considered unlikely but in order not to leave the issue open ended the recommendation is made as such.

7.0 **RECOMMENDATION OF THE PLANNING DEVELOPMENT MANAGER**

7.1 That subject to the receipt of acceptable specifications for the bat mitigation works proposed being received, planning permission is **GRANTED** subject to the following conditions which shall be added to/updated to secure those mitigation works.

If acceptable specifications for the bat mitigation have not been received by 19th December 2023, delegate authority to the Planning Development Manager to refuse planning permission due to the application failing to demonstrate that protected species will be preserved (precise wording for refusal to be completed under the delegated authority).

7.2 **Condition 1**

The development hereby permitted shall be begun before the expiration of one year 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. A reduced period from the standard approach is necessary in accordance with the submitted bat survey confirming a bat roost at the site and the valid duration of the survey.

Condition 2

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

Location plan dated 08.03.21

Site plan as proposed ref. P01 Rev. Z

Ground floor plan as proposed ref. P02 Rev. R

First floor as proposed ref. P03 Rev. R

Roof plan as proposed ref. P04 Rev. G

Sections – 2 as proposed ref. P06 Rev. H

Elevations – 1 as proposed ref. P07 Rev. Q

Elevations – 2 as proposed ref. P08 Rev. N

Block plan as proposed ref. P13 Rev. K

Hub external works as proposed ref. P15 Rev. D

Venture external works as proposed ref. P16 Rev. H

Site elevations 1 as proposed ref. P17 Rev. B

Site sections as proposed ref. P18 Rev. A
Boundary elevations as proposed ref. P19 Rev. B
Location plan as proposed ref. P20 Rev. D
MUGA elevations as proposed ref. P23

Proposed soft landscaping – car park and access ref. 1017-03 Rev. P2
Proposed soft landscaping – Play area boundary ref. 1017-04 Rev. P6
Proposed soft landscaping – sensory garden ref. 1017-05 Rev. P2
Proposed soft landscaping – nursery garden ref. 1017-06 Rev. P2
1017_R2d – Proposed planting schedule Revision D – September 2023
1017_R1d – Soft landscape management and maintenance plan Revision D September 2023

We-ef Community Centre White City Exterior Lighting ref. OP028656 Rev. 6 dated 24.08.22

except where otherwise required by conditions of this permission.

Reason

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

Condition 3

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

Reason

To ensure a satisfactory appearance to the development.

Condition 4

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

Reason

To ensure a satisfactory appearance to the development

Condition 5

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

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the

quality of the environment.

Condition 6

No development (including demolition and site clearance) shall be commenced on the site nor shall any machinery or material be brought onto the site for the purpose of development until full details of adequate measures to **protect trees** including those on adjoining land have been submitted to and approved in writing by the Local Planning Authority. These shall include:

(a) Fencing. Protective fencing must be installed around trees to be retained on site. The protective fencing design must be to specifications provided in BS5837:2012 or subsequent revisions, unless agreed in writing with the Local Planning Authority. A scale plan must be submitted and approved in writing by the Local Planning Authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the local planning authority. Such fencing shall be maintained during the course of development,

(b) Tree Protection Zone (TPZ). The area around trees enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the Local Planning Authority. The TPZ shall be maintained during the course of development

Reason

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

Condition 7

Where excavations or surface treatments are proposed within the **root protection areas** (RPA) of retained trees and hedgerows, full details shall be submitted to and approved in writing by the Local Planning Authority before any such development starts. The RPA is defined in BS5837:2012. Details shall include the proposed locations of excavations and/or surface treatments, proposed methods & specifications of excavations and/or surface treatments and any post excavation remedial works. All excavations or surface treatments shall be carried out in accordance with the approved details.

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 8

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

Reason

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

Condition 9

The building hereby approved including the ventilation system shall be constructed in accordance with the details set out at paragraphs 6.1 and 6.2 of the ion Acoustics **Acoustic** Report ref. A1251/R02a, or such other specification to be submitted to and approved in writing in advance by the Local Planning Authority alongside an acoustic report that demonstrates that the alternative building specification achieves an equivalent or better sound reduction performance.

Reason

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

Condition 10

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

Reason

To safeguard the amenities of the area.

Condition 11

The building hereby approved shall not be **open to members of the public outside the following times;**

Monday to Saturday 0700hrs to 2200hrs;

Sundays 0800hrs to 2100hrs;

except for on no more than 11 no. instances within any single calendar year when the building may be open to members of the public between 0700hrs and 2300hrs (in each instance this shall take place on a Friday or Saturday only).

The Multi Use Games Area hereby approved shall not be used outside the times of 0900hrs to 2100hrs on any day.

Reason

To protect the amenities of the area. The noise study of the MUGA and proposed mitigation is based on limited daytime hours of use.

Condition 12

No events using amplified sound and/or that would be ongoing after 2200hrs on any day shall take place at the site until a **Noise Management Plan** has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include (but is not limited to) measures to limit noise breakout from the building including any control mechanism for

the amplified sound, and manage members of the public exiting the building. Any such events shall be operated only in accordance with the approved Noise Management Plan.

Reason

To safeguard the amenities of the area.

Condition 13

No construction of the car park or the vehicular access to it off Northfield Road hereby approved shall take place until the top surface of the **Multi Use Games Area** approved in this application has been fully installed.

Reason

To ensure that the mitigation for the loss of the field is delivered and continuity of provision is secured.

Condition 14

The Multi Use Games Area hereby approved shall not be brought into use until an **acoustic fence** has been fully installed to the location, dimensions and specification required in the submitted ion Acoustics Technical Note A1251/TN01 dated 8th June 2022.

Reason

To safeguard the amenities of the area.

Condition 15

Notwithstanding the submitted details, no development shall commence on the new play area until details of the **new play area** have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of all play equipment including any bespoke units shown on a scaled layout plan, and scaled elevation plans for any unit situated within 20 metres of the southern boundary of the site. Development shall be undertaken in accordance with the approved details.

Reason

To protect the amenities of neighbouring residents.

Condition 16

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

Reason

To safeguard the amenities of the area.

Condition 17

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

- a. Site access/egress
- b. Staff/contractor facilities and travel arrangements
- c. Dust mitigation

- d. Noise and vibration mitigation
- e. Measures for controlling leaks and spillages, managing silt and pollutants
- f. Minimisation of disturbance to ecological assets
- g. Minimisation of disturbance from any construction phase lighting.

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

Reason

To protect the environment and ecological assets.

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

Condition 18

Notwithstanding the submitted details, prior to the commencement of development including demolition works, a scheme for **biodiversity compensation and enhancement**, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include but is not limited to the measures set out in Table 10 and paragraphs 5.8 to 5.10 of the submitted Wildwood Ecology Preliminary Roost Assessment and Preliminary Ecological Appraisal Update Rev. B 25/10/2022 and in section 4.4 of the Wild Service Update Bat Dusk Emergence Survey Report (14/07/2023), and the delivery of the biodiversity net gain proposals set out in the Wild Service Biodiversity net gain assessment (code EP2020053Fv2, 12/10/23) and shall be above and beyond the bat mitigation measures secured by Condition 19. The scheme shall furthermore include, but is not limited to, the following details:

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

The approved details shall thereafter be implemented concurrently with the development and completed in their entirety prior to first occupation unless an alternative timetable has been agreed in writing by the Local Planning Authority, and retained and maintained for their designed purpose, in accordance with the approved scheme.

Reason

To provide net gains for biodiversity.

These details are required pre-commencement due to the immediate impact on biodiversity that development could cause and the need for clarity about the mitigation for it.

Condition 19

Bat mitigation measures shall be undertaken in accordance with **(*(* TO BE CLARIFIED - the recommendations at section 4.2 of the Wild Service Update Bat Dusk Emergence Survey Report (14/07/2023) plus specific measures TBC*))** (unless any revisions are proposed as part of the licensing process with Natural England in which case the amended details shall be submitted for approval by the Local Planning Authority in advance of commencing those works) and shall be completed in their entirety in accordance with the timings set out in the approved details or of no timings are specified shall be completed prior to first occupation. The approved bat mitigation measures shall be maintained for the lifetime of the development.

Reason

To provide ecological mitigation.

Condition 20

Notwithstanding that submitted with the application **external lighting** to the development shall only be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall follow the recommendations outlined in the submitted Wild Service Update Bat Dusk Emergence Survey Report (14/07/2023) and include, but are not limited to the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas;
- ii. Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
- iii. A description of the luminosity of lights and their light colour including a lux contour map;
- iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings;
- v. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)).

Reason

To suitably protect bats from development impacts.

Condition 21

No **removal of trees/scrub/hedgerows** as part of the development hereby approved shall be carried out on site between 1st March and 31st August inclusive in any year. If this cannot be achieved, a suitably qualified ecologist shall carry out a nesting bird check prior to work and supervise vegetation removal where required.

Reason

To protect biodiversity interests.

Condition 22

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

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

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

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

Reason

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

Condition 23

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

Reason

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

Condition 24

No development shall commence until a detailed design, maintenance and management strategy and timetable of implementation for the **surface water drainage strategy** presented in the Drainage Strategy 3373-CP-001 Rev B and drawing 3373- DW-01 Rev A (subject to a maximum surface water discharge rate from the site of 1.1 l/s in all events up to a 100 year + 40% cc return period) has been submitted to and approved in writing by the Local Planning Authority. The proposed 'rill' around the building shall not receive any directly or indirectly connected site drainage. The submitted strategy must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first occupied.

Reason

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

reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Condition 25

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

Reason

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

Condition 26

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

Reason

In the interests of waste minimisation.

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

Condition 27

The building shall not be occupied until a **Waste Minimisation Statement for its occupation phase** has been submitted to and approved in writing by the Local Planning Authority. The Waste Minimisation Statement shall include;

- Provision of facilities or allocated areas to sort, store, treat and manage a majority of the waste produced; and
- Suitable processing arrangements for recycling/waste collection vehicles.

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

Reason

In the interests of waste minimisation.

Condition 28

The **sustainability measures** set out in the submitted Energy Statement and on the approved plans shall be implemented concurrently with the construction of the building, and shall be fully operational prior to the first occupation of the building unless an alternative timetable is agreed in writing in advance by the Local Planning Authority.

Reason

To ensure reasonable techniques are utilised to mitigate the effects of climate change.

Condition 29

The existing fence to the **boundary of the site with the railway** lines shall be retained in situ as part of the development, or shall be replaced with such alternative boundary treatment as shall be submitted to and approved in writing in advance by the Local Planning Authority.

Reason

To address public safety in relation to the railway infrastructure, and the ongoing integrity of the network operator's land.

Condition 30

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

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

Reason

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

Condition 31

The development hereby approved shall not be brought into use until the **car/vehicle parking area** including accessible spaces (and turning space) shown on the drawing referenced P01 Rev. Z has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason

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

Condition 32

The development hereby approved shall not be brought into use until the **cycle storage** facilities have been made available for use in accordance with the details shown on the drawings referenced P01 Rev. Z and those facilities shall be maintained for the duration of the development.

Reason

To ensure the provision and availability of adequate cycle parking.

Condition 33

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

Reason

To provide safe and suitable access for all users.

Condition 34

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

Reason

In the interests of highway safety.

Condition 35

The building shall not be occupied until the **means of access** for vehicles, pedestrians and cyclists have been fully installed in accordance with the approved plans.

Reason

In the interest of highway safety.

Condition 36

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

Reason

In the interests of highway safety.

Informatives

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

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the

preparation and signing of the Agreement. You will be required to pay fees to cover the Councils costs in undertaking the following actions:

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

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

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

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

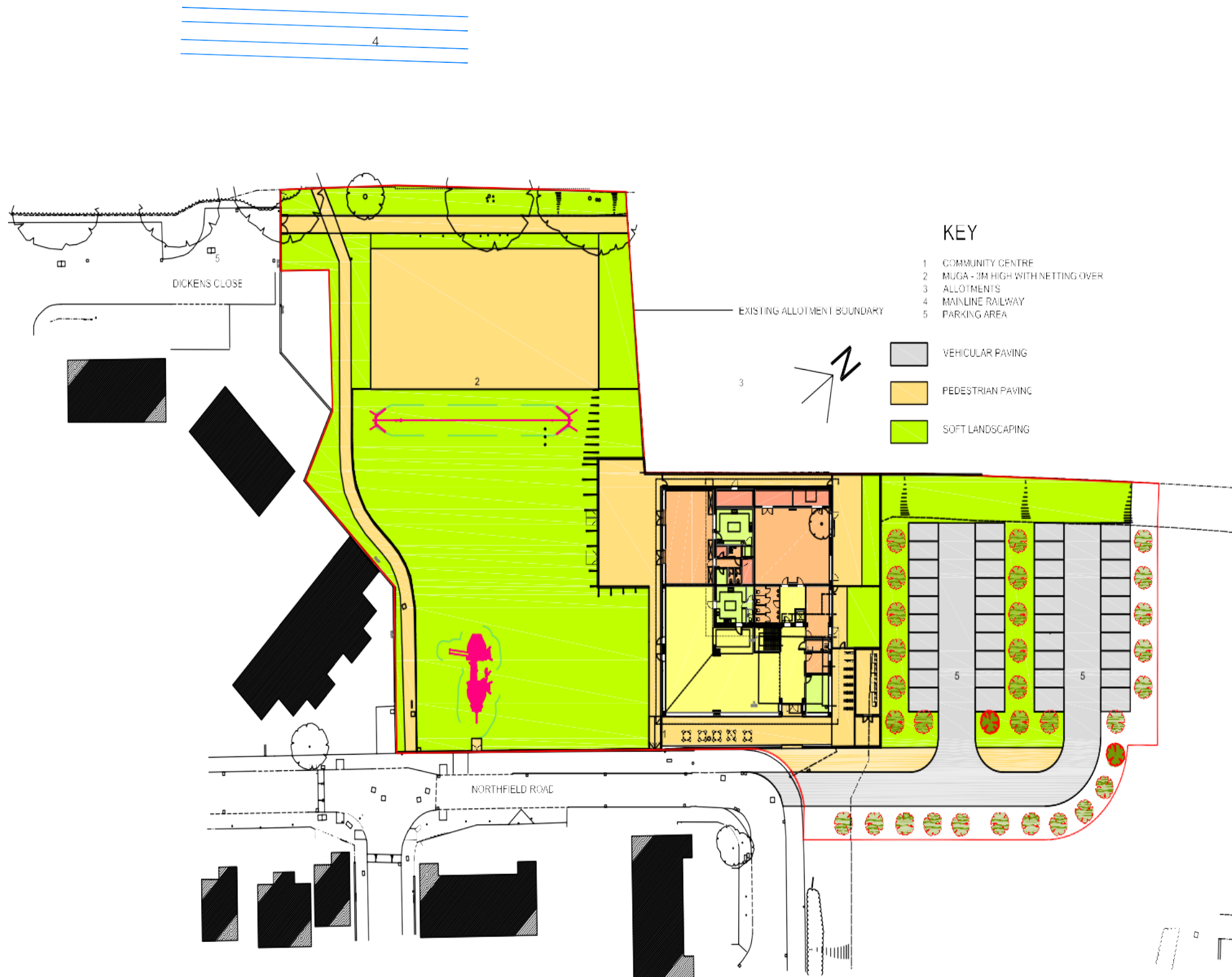
Severn Trent Water would insist soakaways and other SUD techniques being investigated before considering a discharge to the public surface water sewer with restricted rates.

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

4. If there are trees in neighbouring properties that could be affected by the proposed development in the interest of good neighbour relationships it would be helpful to consult with your neighbour on the proposed works if you have not already done so. Care will be required to minimise damage to the trees through the development activities such as ground compaction and root severance. You have a legal duty to exercise reasonable care in carrying out any works that may impact adjacent trees. Further information is available on [Guide-to-Trees-and-the-Law](#)

Person to Contact: Adam Smith (396702)

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C.A.D. INFORMATION			REVISIONS	
C.A.D. DRAWING NAME	31000 Gloucester White City Community Centre	DRAWN BY	PH	Y 08.09.22 PH
PLANNING		CHECKED	PH	Z 22.05.23 PH
				REVISED SCHEME

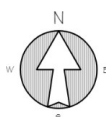
email@potterandholmes.com www.potterandholmes.com

POTTER CHURCH & HOLMES • ARCHITECTS				
SITE PLAN AS PROPOSED		WHITE CITY COMMUNITY CENTRE NORTHFIELD RD, GLOUCESTER, GL4 6TX		
SCALE	DATE	DWG.No	REV	
1:500 @ A3	16.11.17	P01	Z	

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GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee: | Planning
Date: | 07.10.2023
Address/Location: | 2 Oxford Street Gloucester GL1 3EQ
Application No: | 23/00037/FUL & 23/00038/LBC
Ward: | Kingsholm & Wotton
Expiry Date: | 10.11.2023
Applicant: | Harry Johnson
Proposal: | Listed Building Consent for external and internal alterations to facilitate part Change of Use from Bookmakers (sui generis) into a five-bedroom house in multiple occupancy (C4)
Report by: | Harriet Parker
Appendices: | Site Location Plan
Proposed Floor Plan
Construction Plan
HMO Radius Map



LOCATION PLAN, 1:1250

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is comprised of no.2 and no.2A Oxford Street. It is proposed to combine the two addresses and return the property back to one residential dwelling (C4). For ease and the purpose of this report the entire application site shall be referred to as no.2 Oxford Street within this report. And as such this report shall encompass comments and assessments of both the change of use application (23/00037/FUL) and the Listed Building Consent application (23/00038/LBC) as they are intertwined with one another, and so assessment has been made of both applications within this report.
- 1.2 No.2 is a Grade II listed building dating from 1823 that forms part of a uniform terrace of 10 dwellings on the east side of the street. No.2 being the exception in terrace with the inclusion of a 19th or early 20thC shop on the ground floor.
- 1.3 No.2 is a three-storey property with basement. At an unknown point in time work was undertaken to convert the loft provide a single bedroom and storage space and the constructed of a single storey rear extension occurred, although there is no recorded planning history for either of these additions. The property consists of a white painted stone principal elevation, white timber painted windows and a slate tile pitched roof, a chimney and roof light. It also has an un-painted stone side elevation, brick rear elevation and single storey, mono-pitched corrugated metal roof rear extension.
- 1.4 The application site is located within the London Road Conservation Area of the Kingsholm and Wotton ward of the city. The surrounding area of the application site consist of other painted stone terraced dwellings along both sides of Oxford St and to the immediate south of the site a junction joining onto London Rd. Along London Rd there are various buildings of various scale, design and uses including the Stagecoach bus depot.
- 1.5 The property was previously used as a bookmaker (Suis Generis) on the ground floor and a private dwelling (C3) on the remaining floors and loft space. As such the property contains a shopfront entrance within the principal elevation, a separate access door to the above dwelling to the side of the shopfront and access to the rear of the property via side alleyway.
- 1.6 It is proposed to convert the existing property from a bookmaker (Suis Generis) on the ground floor and private dwelling above (C3) to a five-bedroom house of multiple occupancy (C4). The change of use application (23/00037/FUL) originally proposed a six-bedroom HMO but after comments from internal consultants the number of proposed bedrooms was reduced to five.
- 1.7 The application also proposes internal and external changes to the listed building (23/00038/LBC) including the replacement of windows for a like for like timber or composite replacement. The partial demolition of the rear single storey extension and the introduction of rear facing window and a rooflight within the extension. And internal changes including an acoustic barrier between the basement and the ground floor, fire and sound insulation between first and second floor and the construction a new interior wall.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
22/00371/FUL	External and internal alterations to facilitate a change of use from bookmakers into a six-bedroom house in multiple occupancy	WDN	20.10.2022

2.1 The previous application (22/00371/FUL) was withdrawn following its inclusion in the cyber incident experienced by the council.

3.0 RELEVANT POLICY HISTORY

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

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

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

Relevant policies include:

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

SD14 – Health and environmental quality

INF1 –Transport network

The Gloucester City Plan (Adopted 26 January 2023)

Relevant policies include:

A1 – Effective and efficient use of land and buildings

A2 – Houses in Multiple Occupation

C1 – Active design and accessibility

D1 – Historic environment

D2 – Non designated heritage assets

E6 – Developments affecting Cotswold Beechwoods Special Area of Conservation

E6 – Nationally Described Space Standards

F1 – Materials and finishes.

F6 – Nationally described space standards

F7 – Shopfronts, shutters and signs

G1 – Sustainable transport and parking

G2 – Walking

G6 – Water Efficiency.

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

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 of the NPPF states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.6 **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 these policies are relevant to this application.

3.5 All policies can be viewed at the relevant website address:- national policies:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:

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

4.0 **CONSULTATIONS**

4.1 **Highway Authority – No objection, subject to conditions.**

The site is in a very sustainable location with good access to public transport and all required amenities accessible within an acceptable walk or cycle distance. The existing walking, cycle and public transport infrastructure would therefore entirely support a 'car free; development in this location. Existing on-street parking restrictions would protect the sensitive parts of the network and prevent unsuitable parking. GCC have no concerns regarding impact to the highway network. It is considered that there would no material change in terms of vehicular movements from the existing land use to that what is proposed under this application.

4.2 **Conservation Officer – No objection, subject to conditions.**

The current proposal, by virtue of the retention of the plan form and historic shop front, would preserve the special architectural or historic interest of the listed building and its contribution to the London Road Conservation Area, and would sustain its significance as a designated heritage asset.

4.3 **Civic Trust – No Objection**

Acceptable. The former house in the listed terrace became a betting shop in the 1950's and, on balance, it is better to remain the traditional style shop front in this conversion back to residential use.

4.4 **Housing Projects and Strategy Officer - No objection.**

No objection as the amended plans have addressed previous comments made by HPST to provide outdoor amenity space and reduce the number of bedrooms within the HMO.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 Neighbouring properties were notified by letter on **10/02/2023**, the site notices displayed for 21 days from **13/02/2023** and the press notice printed on **16/02/2023**.

5.2 No letters of objection were received at time of writing.

5.3 An objection was made by the Kingsholm and Wotton ward councillor and wished for the application to be decided upon by the Planning Committee. A summary of their objection is as follows:

- Objection to the retention of the shop window as wasn't part of the original building.
- As an HMO it is much better laid out but believe would be better laid out for a single-family accommodation.
- The new parking regime (from 10/07/2023) means that this property would only be able to have permits for 2 cars. The same as a family. It might be difficult let and the owners will need to let rooms to some without cars.

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 Gloucester City Plan (GCP). And 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
- Housing Projects and Strategy
- Historic Environment

6.5 Principle

The proposed scheme for change of use from bookmakers (Suis Generis) and private dwelling (C3) to a five-bedroom house of multiple occupancy (C4) requires planning permission for change of use and listed building consent. However, is not required to comply with all parts of Policy A2 of the Gloucester City Plan as this relates to large HMOs of 7 or more bedrooms only and the change of use from private dwelling (C3) to small HMO (C4) can be undertaken by permitted development.

6.7 However, the principles of Policy A2 are useful in demonstrating that the proposed HMO still complies with all parts of the policy and so can be used to reinforce the assessment that the proposed HMO would not result in harm to the amenity of neighbouring residents or the wider area.

Policy A2 of the Gloucester City Plan states that the creation of a House in Multiple Occupation (HMO's) will be permitted where the following criteria can be achieved:

- *The development would not result in any existing residential property (C3 use) being 'sandwiched' between two HMOs; and*
- *The development would not result in the creation of more than two adjacent properties in HMO use; and*
- *HMOs, including the proposed development, would represent no more than 10% of properties within a 100-metre radius of the application property.*

6.8 As stated in the Gloucester City Council Houses in Multiple Occupation: A guide for applicants and decision takers when referring to HMO's in Policy A2 this refers only to Large HMO's unless in an Article 4 Area which this application does not fall within.

6.9 The proposed change of use to a small HMO (C4) would not result in an existing residential development (C3) being 'sandwiched' between two HMO's as neither neighbouring properties to the application site (No.4 and No.6 Oxford St) are HMO's.

6.10 The proposed development would not result in the creation of more than two adjacent properties in HMO use. As stated above, the neighbouring dwellings of No.4 and No.6 are in use as C3 dwellings.

6.11 A 100m radius from no. 2 Oxford St covers 90 properties are shown in the radius map in the appendices. Within the 100m radius there are 5 HMO properties which are:

- 37 Oxford St
- 12 Alvin St
- 31 London Rd
- 7 Wellington Parade
- 19 London Rd.

The proposed change of use at the application address No. 6 would result in the 6th HMO property within a 100m radius. This would equate to 6.6% of properties and so does not surpass more than 10% as per part 3 of policy A2 of the City Plan.

6.12 Therefore, the proposed change of use would comply with all parts of Policy A2 which reinforces the assessment that a small HMO would not result in any significant harm to residential amenity of neighbouring residents and the wider area.

6.13 **Design, Layout and Landscaping**

The NPPF states that new residential developments should be of high-quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network. Gloucester City Plan policy F1 states proposals should achieve high quality architectural detailing, with external materials and finishes that are locally distinctive.

6.14 The proposed includes minimal alterations to the exterior of the building including new windows and the partial demolition of the single storey rear extension. But as the proposed is a listed building and falls within a conservation area the impact of the proposed alterations in terms of design shall be assessed and concluded within the Historic Environment section below.

6.15 The partial demolition of rear single storey extension results in the creation of outdoor rear amenity space for the property which is the only change to the existing layout and landscaping of the property. The proposed creation of amenity space is welcomed and provides outdoor amenity space to a level that is in line with the local context. With no other changes it is considered that the proposed layout and landscape for the property is acceptable and therefore complies with the NPPF, policies, SD3, SD4, SD6 and SD10 of the Joint Core Strategy and policy F1 of the Gloucester City Plan.

6.16 **Traffic and transport**

The NPPF requires that development proposals provide for safe and suitable access for all, and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the Joint Core Strategy requires safe and accessible connections to the transport network and policy G1 of the City Plan strongly supports and encourages improvements to the sustainable transport network.

6.17 The Highway Authority have concluded that the proposed application site is in a very sustainable location with good access to public transport and all required amenities accessible within an acceptable walk or cycle distance. The existing walking, cycle and public transport infrastructure would therefore entirely support a 'car free' development in this location. Furthermore, existing on-street parking restrictions would protect the sensitive parts of the network and prevent unsuitable parking. GCC have no concerns regarding impact to the highway network. It is considered that there would be no material change in terms of vehicular movements from the existing land use to that what is proposed under this application.

6.18 It is proposed to provide bicycle storage for 4-6 bicycles in the basement of the property. This level of secure, covered cycle storage would meet the minimum required one cycle space per bedroom within an HMO and a suitable worded condition to ensure the required levels are met will be included.

6.19 The proposed storage in the basement could be accessed from the basement stairs which provides direct access to the street or through the dwelling. Although it is expected that the most likely route would be through the dwelling. Policy G1 of the Gloucester City Plan states cycle storage should not occur in a place in which the route to the street would be through the dwelling or have to negotiate 90 degree turns. The use of the basement would result in this and so would be contrary to policy G1. It is understood there is no other possible location to provide cycle storage without limiting outdoor amenity space and as it would provide the minimum required storage and would benefit towards a 'car free' development in an inner-city location although contrary to policy it is viewed in balance to be acceptable. It is also considered that the contradiction to the policy does not outweigh other benefits the proposed change of use presents.

6.20 The proposed is therefore considered to not result in a significant impact to the highway network. And as such is deemed to comply with the NPPF, policy INF1 of the Joint Core Strategy and policy G1 of the Gloucester City Plan.

6.21 **Residential amenity**

Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. This is reflected in Policy SD14 of the Joint Core Strategy which requires that new development must cause no harm to local amenity including the amenity of neighboring occupants.

6.22 The proposed change of use from bookmakers (Suis Generis) and dwelling (C3) to small HMO (C4) would result in a change from a three-bedroom property on the upper floors which was occupied by five residents to a five-bedroom property with single occupancy bedrooms, resulting in a dwelling consisting of five residents. Therefore, there is no increase in the number of residents proposed to reside in the property than existing. Although it is understood that the proposed residents will not be a single-family unit that the

- 6.23 The proposed conversion to HMO (C4) would not result in an increase in residents within the dwelling and as can be converted under permitted development rights there is an understanding that small HMO's (C4) are not likely to result in significant harm. Furthermore, as in this circumstance the proposed complies with all sections of policy A2 of the Gloucester City Plan the reinforces the understanding that the proposed would not result in any significant harm to neighboring residents of no.2 Oxford St.
- 6.24 The loss of bookmakers on the ground floor even though has been vacant since 2021 is also deemed acceptable. It will result in a decrease in potential foot traffic to the property and within the area which is deemed as an improvement. Therefore, the change of use from bookmakers (suis generis) to small HMO (C4) is deemed to not result in any significant harm to neighboring residents of no.2 Oxford St.
- 6.25 The proposed 5-bedroom property will consist of one ground floor bedroom, two first floor bedrooms and two second floor bedrooms, all of which would be single occupancy. All of the proposed bedrooms meet minimum Described National Space Standards for a single occupancy bedroom of 7.5sqm and meet the minimum required space standards set by government for an HMO.
- 6.26 Concerns were raised from the original submission of the level of light and outlook the ground floor bedroom units would receive. The agent in response from internal consultees comments provided amended plans (27.06.2023) which removed a ground floor unit through the proposed partial demolition of the rear extension to provide greater level of light and outlook for the ground floor bedroom. The single ground floor bedroom unit (Unit 1) now will be served by a rear facing window and roof light. This amendment is considered to result in a greater outlook than previously across the private rear amenity space and that the window and roof lights will provide an acceptable level of light than the previously proposed side facing window.
- 6.27 The partial demolition of the rear single storey extension will also now provide approximately 10sqm of outdoor amenity space which will be boarded by a 1.8m timber fence. The outdoor amenity space is in line with level found within the local context. The proposed outdoor space will be overlooked by the rear facing window of the ground floor bedroom, but this is deemed acceptable level of overlooking as it would be overlooked by its own residents which is an expected norm with a residential dwelling. The proposed exterior fencing will also provide a level of privacy from the neighboring No. 4 rear garden and no. 37 London Rd, who's rear garden also backs on towards no.2, although a shared passageway site between the two.
- 6.28 Both the council's conservation officer and housing strategy officer raised objections to the use of the front ground floor room (currently part of the bookmaker's shopfront) being used as a bedroom. There was concern that if the room was used as a bedroom the shopfront window which is proposed to be maintained would continuously be obscured to ensure privacy of the future residents of the room. Amendments to the floor layout were made by the agent on these comments on 01.04.2023 to rearrange the internal layout to now ensure the use of this room would be a communal living space for the residents. And as such the maintained shopfront window would now be less likely to be obscured continuously in its use as communal space within the dwelling rather than a private bedroom which is believed to have a lesser impact within the conservation area.

6.29 It is therefore considered that the proposed change of use to 5-bedroom HMO would not result in significant harm to the neighboring residents of No.2 nor any future residents. The proposal is considered to comply with the NPPF, policy SD14 of the Joint Core Strategy and policy A1 of the Gloucester City Plan.

6.30 **Housing Projects and Strategy**

The original consultation with the Housing Project and Strategy officer concluded that the application for 6-bedroom HMO would assist in delivery of housing supply, but the unit composition does not meet housing need and does not provide a range of dwellings to create a mixed and balance community in line with policy SD11 of the Joint Core Strategy. But concluded that the application could be made acceptable by a reduction in quantum and the inclusion of outdoor amenity space.

6.31 On these and other comments made by internal consultees the agent submitted amended plans on 27.06.2023 with included the partial demolition of the single storey rear extension. This resulted in a reducing of one bedroom and the creation of outdoor private amenity space. As such the Housing Project and Strategy officer provided revised comments of 29.06.2023 recommending approval of the proposal as all their consultation comments had been addressed.

6.32 **Historic Environment**

Number 2 Oxford Street is a designated heritage asset; Grade II listed and dates from 1823 and is part of a uniform terrace of 10 dwellings on the east side of the Street, number 2 being the exception with a 19th or early 20thC shop on the ground floor. The terrace is located within the London Road Conservation Area. The most recent use of the building is as a betting shop which has now ceased, and the building is vacant and in poor repair. The proposed scheme for the conversion of the building to accommodate a 6-bedroom house of multiple occupation has been revised to 5.

- 6.33 The internal ground floor has been substantially altered, whilst the first and second floors are relatively unaltered. The upper floors retain historic features as identified in the Heritage Impact Assessment. The proposed conversion to a 6-bedroom house of multiple occupation, has been revised and reduced to 5 with shared bathrooms on the first and second floor and the retention of the late 19thC /early 20thC shop front, these are deemed welcome revisions following on from previous proposals from the council's conservation officer.
- 6.34 The retention of the shop front is supported by the conservation officer and by the Civic Trust as the shop front marks an important early change in the use of this building in the early 20thC and although later than the original construction of the building, it has historic value and should therefore remain. The previous application (22/00493/LBC) sought to replace the shop front with a window, however this was considered to be an inappropriate alteration as it resulted in the loss of historic fabric, and the application was subsequently withdrawn on that basis and the level of change overall. The retention of the shop front window reduces the level of harm to the listed building and the London Road Conservation Area and is a welcome revision to the proposed scheme.
- 6.35 To the rear, the late 20thC outshoot extension is proposed to be reduced in size to enable the creation of out-door space. This change is to late 20thC fabric and as such the conservation officer believes the extension does not add value to the significance of the listed building as it is basic and utilitarian in construction and therefore has no objections to its alteration. The proposed sash window of 3 over 6 lights will replicate that on the 3rd floor and is also considered an acceptable design.
- 6.36 Internally the proposed 3 shared bathrooms is an improvement from the individual ensuite proposed in the previous application, this is deemed acceptable in principle by the conservation officer, however it will inevitably result in considerable alteration including new service and extraction routes, which are not identified or detailed on plan.
- 6.37 Furthermore, the conservation officer states that the proposed insertion of fire doors and the approach for fire safety has not had consideration for the historic building or been discussed with the conservation officer and they have concern that a conservation approach to fire safety upgrading has not been fully considered or applied to the internal design. The removal of historic fabric is to be resisted and the proposed alterations such as installation of fire doors is not sufficiently detailed as to the approach where historic fabric exists, therefore if the application is approved this detailed information will be required by way of condition.
- 6.38 The Georgian buildings in this terrace are compact and a density at this level will inevitably result in some degree of harmful alteration, although in this case the building is already substantially altered at ground level and has been compromised on the upper floors with the removal of historic fire surrounds, as a result the conservation officer deems the proposed alterations are unlikely to affect the significance of the asset and the partial removal of the over large rear extension is to be welcomed.
- 6.39 It is therefore considered that the level of harm to the listed building would be at the lower end of less than substantial harm, however there is benefit resulting from the reuse of the building which has been empty for some time, therefore the conservation officer states that they are able to support this application and recommend approval subject to the conditions.

6.40 The proposed is therefore considered to comply with the NPPF, policy SD8 of the Joint Core Strategy and policy D1 of the Gloucester City Plan.

6.41 **Natural Environment**

Cotswold Beechwoods Special Area of Conservation (SAC) is part of a network of European sites that are of particular importance for nature conservation and subject to strict legal protection. The designation, protection and restoration of European wildlife sites is embedded in the Conservation of Habitats and Species Regulations 2017, as amended, which are commonly referred to as the 'Habitats Regulations'. Importantly, the most recent amendments (the Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019) take account of the UK's departure from the EU.

6.41 Policy E6 of the Gloucester City Plan and policy SD9 of the Joint Core Strategy state that development will not be permitted where it would likely lead directly or indirectly to an adverse effect upon the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) (along or in combination), and the effect cannot be mitigated. In order to retain integrity of the SAC and to provide protection from recreational pressure, all development that results in a net increase in dwellings will be subject to a Habitats Regulations Assessment for likely significant effects.

6.42 The proposed change of use to a 5-bedroom House of Multiple Occupation (C4) under the categorisation set out within the Cotswold Beechwoods SAC and Policy E6 of the Gloucester City Plan does not constitute the net increase of a dwelling. As such is not required to provide financial mitigation in line with the SAMM (Strategic Access Management & Monitoring) and SANG (Suitable Alternative Natural greenspace) set out within policy E6 of the Gloucester City Plan.

6.43 The proposed is therefore considered to be in accordance with Policy E6 of the Gloucester City Plan and policy SD9 of the Joint Core Strategy.

6.44 **Economic considerations**

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

6.45 **Conclusion**

Both applications for change of use (23/00037/FUL) and for Listed Building Consent (23/00038/LBC) have been considered in the context of the policies and guidance referred to above. The proposed is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area, historic environment and natural environment. As such the proposed change of use from bookmakers (Suis Generis) and dwelling (C3) to a five-bedroom HMO (C4) is deemed acceptable and accordingly it is recommended that planning permission be granted.

7.0 RECOMMENDATION OF THE HEAD OF PLACE

That planning permission is **GRANTED** for the proposed change of use (**23/00037/FUL**) 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:

- Proposed Block Plan and Floor Plan – A769P-389-03 Rev K
- Proposed Elevations – A769P-389-04 Rev D
- Proposed Window Sections – A769P-389-05
- Proposed Door Sections - A769P-389-07

except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 3

The development hereby permitted shall not be occupied until the bin storage facilities have been made available for use in accordance with the submitted plan drawing no. A769P-389-03 Rev K and those facilities shall be maintained for the duration of the development.

Reason

To ensure compliance with Policy A1 of the Gloucester City Plan.

Condition 4

The development hereby permitted shall not be occupied until cycle storage for a minimum of five bicycles have been made available for use in accordance with the submitted plan drawing no. A769P-389-03 Rev K and those facilities shall be maintained for the duration of the development.

Reason

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

Planning Policy Framework.

Condition 5

The estimated consumption of wholesome water per dwelling per day in the development hereby permitted must not exceed 110 litres of water per person per day.

Reason

To ensure compliance with Policy G6 of the Gloucester City Plan.

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 Gloucestershire Building Control Partnership (our shared service between Gloucester City Council and Stroud District Council) on 01453 766321 option 4,2 or building.control@stroud.gov.uk and www.gbcpartners.co.uk for further information or advice on your project.

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 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – explanatory booklet.

Note 3

Please note that the issuing of planning permission does not grant a licence for the operation of a House in Multiple Occupation. Please ensure the correct licence is obtained prior to use. Failure to do so could result in enforcement action being taken. To apply for a licence please contact psh.focus@gloucester.gov.uk

Note 4

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.

8.0 RECOMMENDATION OF THE HEAD OF PLACE

That planning permission is **GRANTED** for the proposed Listed Building Consent (**23/00038/LBC**) subject to the following conditions.

Condition 1

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

Reason

Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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:

- Proposed Block Plan and Floor Plan – A769P-389-03 Rev K
- Proposed Elevations – A769P-389-04 Rev D
- Proposed Window Sections – A769P-389-05
- Proposed Door Sections - A769P-389-07
- Proposed Construction Details – A769P-389-05

except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Second Deposit City of Gloucester Local Plan (2002).

Condition 3 – Approval of details 1:5 Plan

No work shall commence upon the installation of the details below until drawings at a minimum scale of 1:5 with full size moulding cross section profiles have been submitted to and approved in writing by the local planning authority.

- Door openings;
- Partitions and ceilings
- Methods and materials of proposed building regulation upgrading within the designated assets including fire, sound or thermal requirements.

All works shall be carried out in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 4 – Door and Windows

Prior to any alteration or removal, a door and window schedule specifying repairs and alterations to windows and doors will be submitted to and approved in writing by the local planning authority. Historic doors will be retained in-situ and shall not be over-boarded.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 5 – Approval of Details: location, product information, materials and RAL colours (Listed Buildings)

Prior to its/their installation as part of the development hereby approved, details of the location, product information, materials and RAL colour for the following shall be submitted to and approved in writing by the local planning authority:

- Flue pipe(s) & vents;
- Meter boxes
- Lighting
- Satellite dishes/Ariel

All works shall be carried out in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 6 – Approval of Details: window sections, eaves, verges and barge boards (Listed Buildings)

The development hereby permitted shall be carried out in accordance with architectural details of window sections, eaves, verges and barge boards at a scale of 1:5 and RAL colour for all external joinery which have first been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of [special] architectural or historical interest.

Condition 7 – Repairs to match existing.

All works of external repair, restoration and replacement shall exactly match the original features.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 8 - Specification of guttering and downpipes (Listed Buildings)

All rainwater guttering and downpipes shall be of metal finish, details of which have first been submitted to and approved in writing by the Local Planning Authority. Details of the profile and decorative finish of the guttering and downpipes shall be submitted to and approved in writing by the Local Planning Authority prior to installation on site. The guttering and downpipes shall then be installed and maintained for the life of the development in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of special architectural or

historical interest.

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 Gloucestershire Building Control Partnership (our shared service between Gloucester City Council and Stroud District Council) on 01453 766321 option 4,2 or building.control@stroud.gov.uk and www.gbcpartners.co.uk for further information or advice on your project.

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 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – explanatory booklet.

Note 3

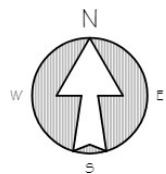
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received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

Person to Contact: Harriet Parker (396753)

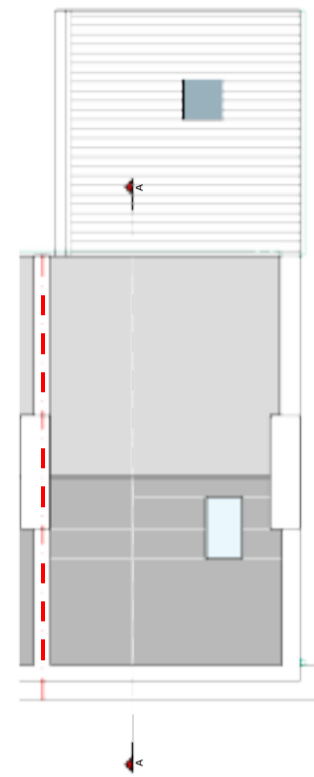
Planning Application: | 23/00037/FUL &
23/00038/LBC

Address: | 2 Oxford Street Gloucester
GL1 3EQ

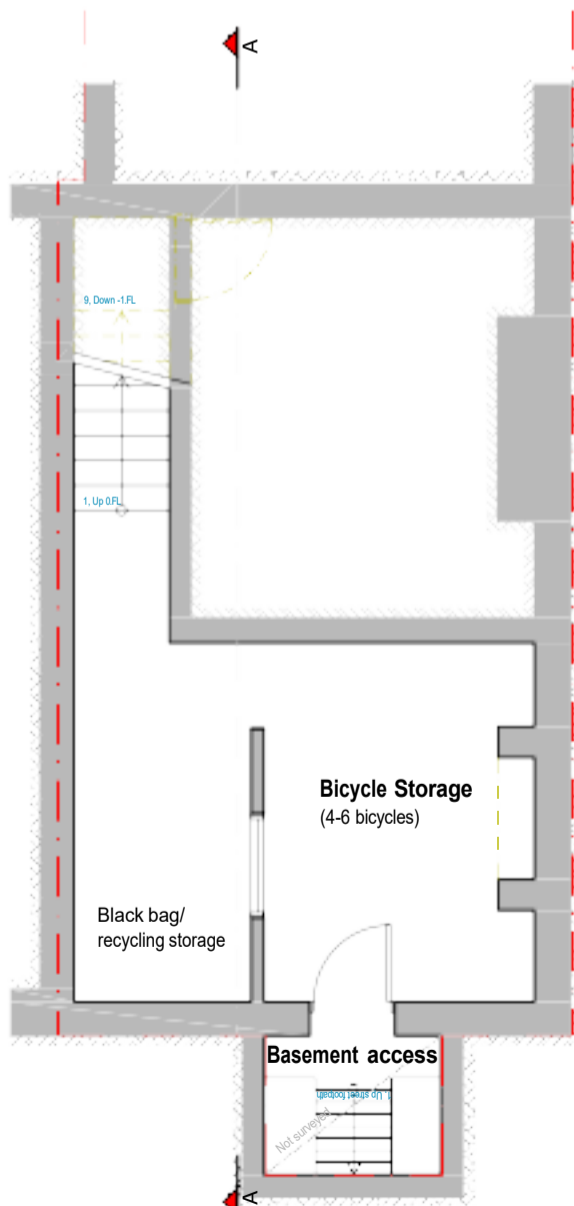
Committee Date: | 05.09.2023



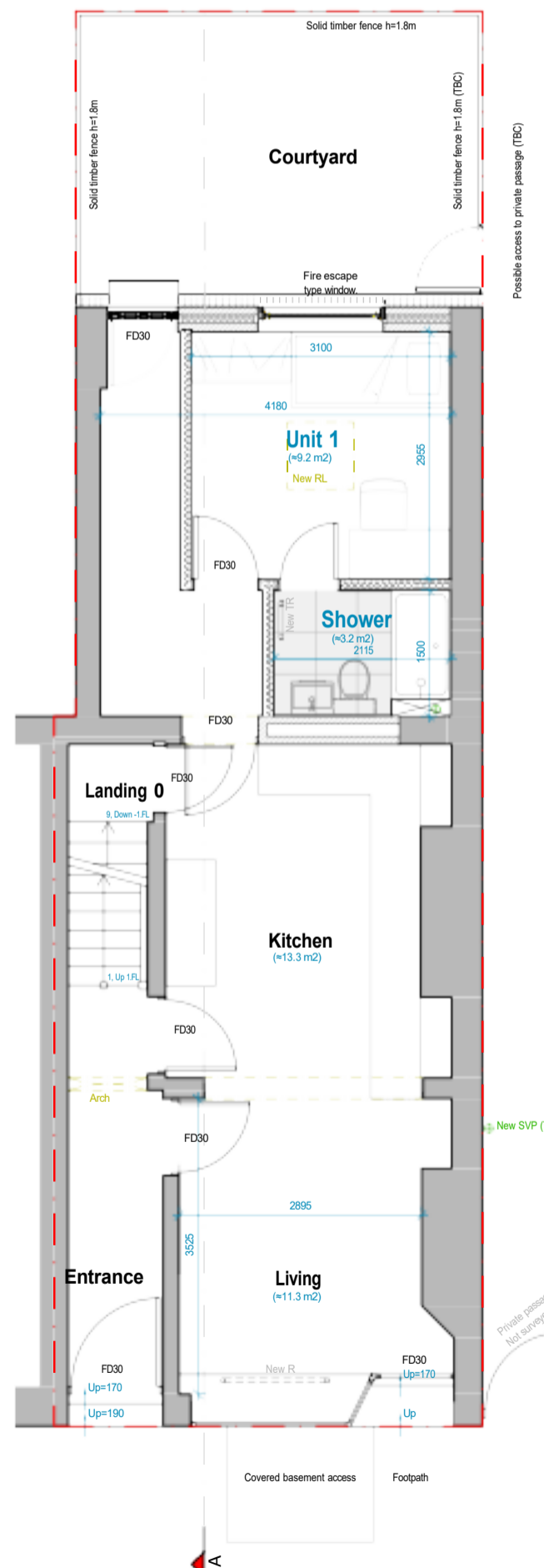
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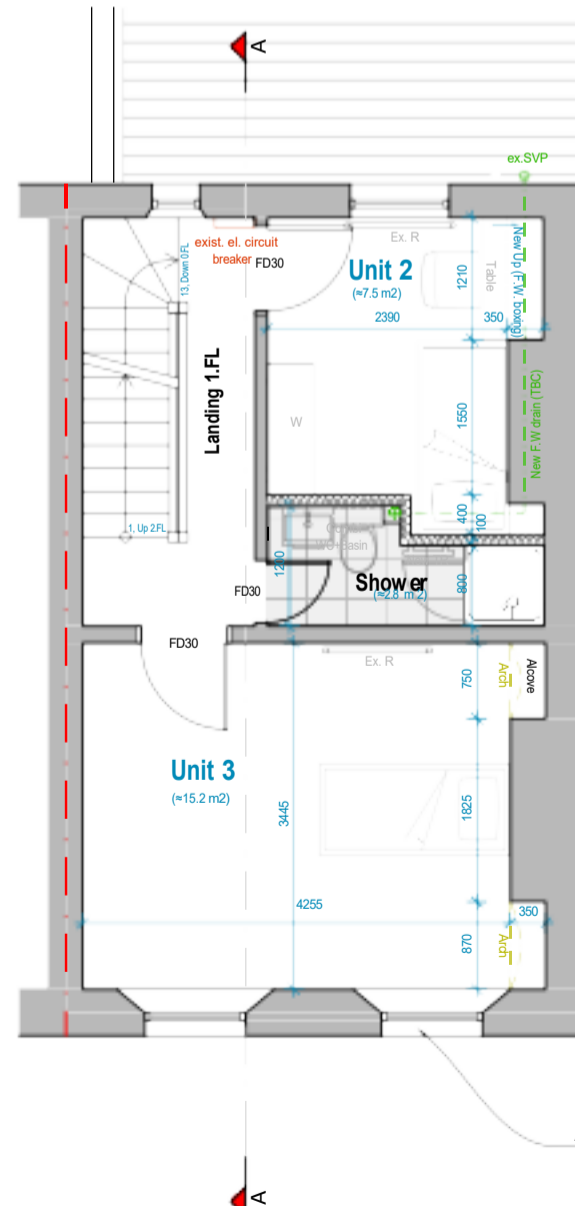
Proposed - ROOF PLAN, 1:100



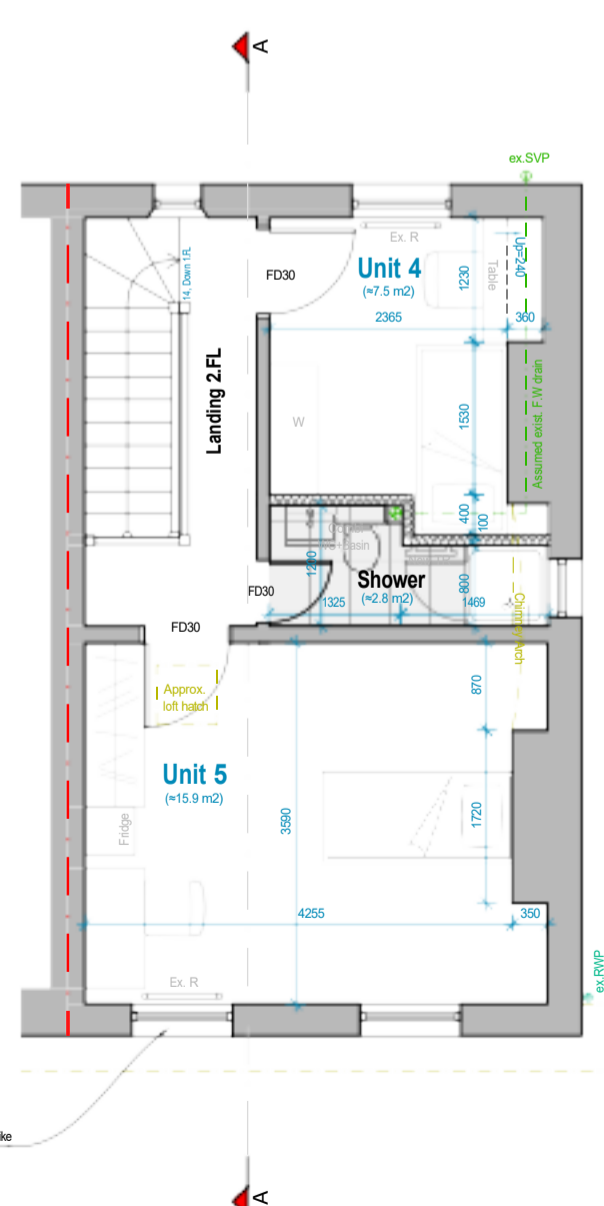
Proposed - BASEMENT PLAN, 1:50



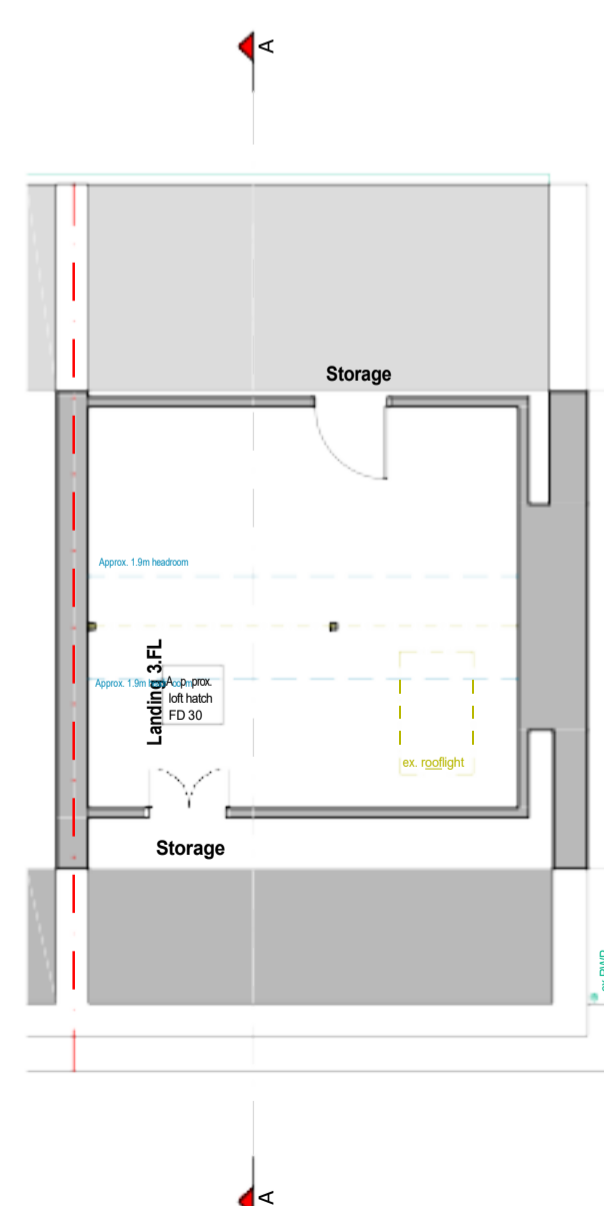
Proposed - GROUND FLOOR PLAN, 1:50



Proposed - FIRST FLOOR PLAN, 1:50



Proposed - SECOND FLOOR PLAN, 1:50

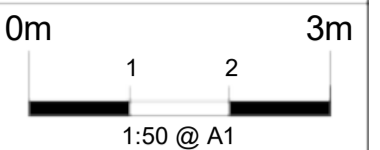


Proposed - THIRD (LOFT) FLOOR PLAN, 1:50



Proposed - BLOCK PLAN, 1:500

This drawing is copyright and should not be reproduced without permission. It is to be used for construction purposes only. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with Structural Engineers' report, which takes precedence over all other specifications. Main contractor responsible for site safety.



- Key:**
- Existing structures
 - Demolished
 - New structures
 - Approx. Boundary line
 - G / RG - Gully / Roddable gully
 - SP / SVP - Soil pipe / Soil vent pipe
 - IC - Inspection chamber
 - RWP - Rain water pipe
 - R / TR - Radiator / Towel rail
 - Approx. levels

CAVEAT NOTE:

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- Foundations shown are subject to Structural Engineer's design and to Building Regulations approval.

Rev.	Date	Revisions
K	JUN 23	Unit 1 - Ensuite
J	JUN 23	New rear courtyard.
H	MAY 23	Previous Unit 3 turned to Communal Room, 2x New rooflights in Unit 1 & 2
G	FEB 23	Unit 1 En's omitted, 1 FL Bath adjusted Kitchen unit along the chimney wall, Living, Unit 3 swap Furniture
E	JAN 23	Bicycle and refuse storage in basement.
D	OCT 22	Units 3 & 5 enlarged to 7.5m2. Ensuite added to Unit 1. New kitchen door. Sitting room relocated to 1 FL and Unit 3 relocated to 0 FL.
C	OCT 22	Dimensions added
B	AUG 22	GF simplified
A	AUG 22	Less bathrooms. Exist. layout retained. Exist. shop window retained.



TITLE
2 Oxford Street,
Kingsholm,
Gloucester,
GL1 3EQ

DESCRIPTION
External and internal alterations to
Grade-II listed building

As PROPOSED

DATE	SCALE
FEB 2022	@ A1
DRAWN	DATE
VH	---

A769P-389 - 03 K

EXISTING PITCHED ROOF (ventilation required)

- Existing tiles and existing roof structure to remain. Contractor to check if the roof is already insulated, if not provide:
- (1) if applicable, at eaves min. 300mm insulation Knauf Omnifit Roll 40 (or equiv.) between roof ties. If ceiling is being replaced then underlay with Vapour Control Layer membrane with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant in wet rooms) with all joints taped and filled and finish with 3mm skim.

INTERNAL FLOOR FIRE & SOUND SEPARATION:

- Existing structural floor to be retained (subject to S/E)
1. If the ceilings/ rooms below are not to be disrupted then: **(HD1006 : HUSH-SYSTEM 1)**
Existing ceiling to remain. Lay e.g. 100mm Knauf Insulation Acoustic Roll (with minimum density of 10kg/m³) between joists on 25mm chicken wire mesh stapled to sides of joists at least 40mm up from ceiling level and @ 600 c/s (to provide min. 30mm fire resistance). Floor finish to client's choice on re-used existing/ new treated sw t&g boards on resilient strips stapled to joists tops. Re-install skirtings to match existing.
 2. If the ceilings/ rooms below are disrupted then: **(HD1044 : ACOUSTIC BASEMENT SYSTEM)**
Remove existing ceiling. Lay 100mm Knauf Insulation Acoustic Roll (with minimum density of 10kg/m³) between joists. Install resilient sound isolation clips and underlay with sound insulation board and with min. 12.5mm Fireline plasterboard (to provide min. 30mm fire resistance) with all joints taped and filled and finish with 3mm skim to underside of ceiling. Re-install coverings to match existing.

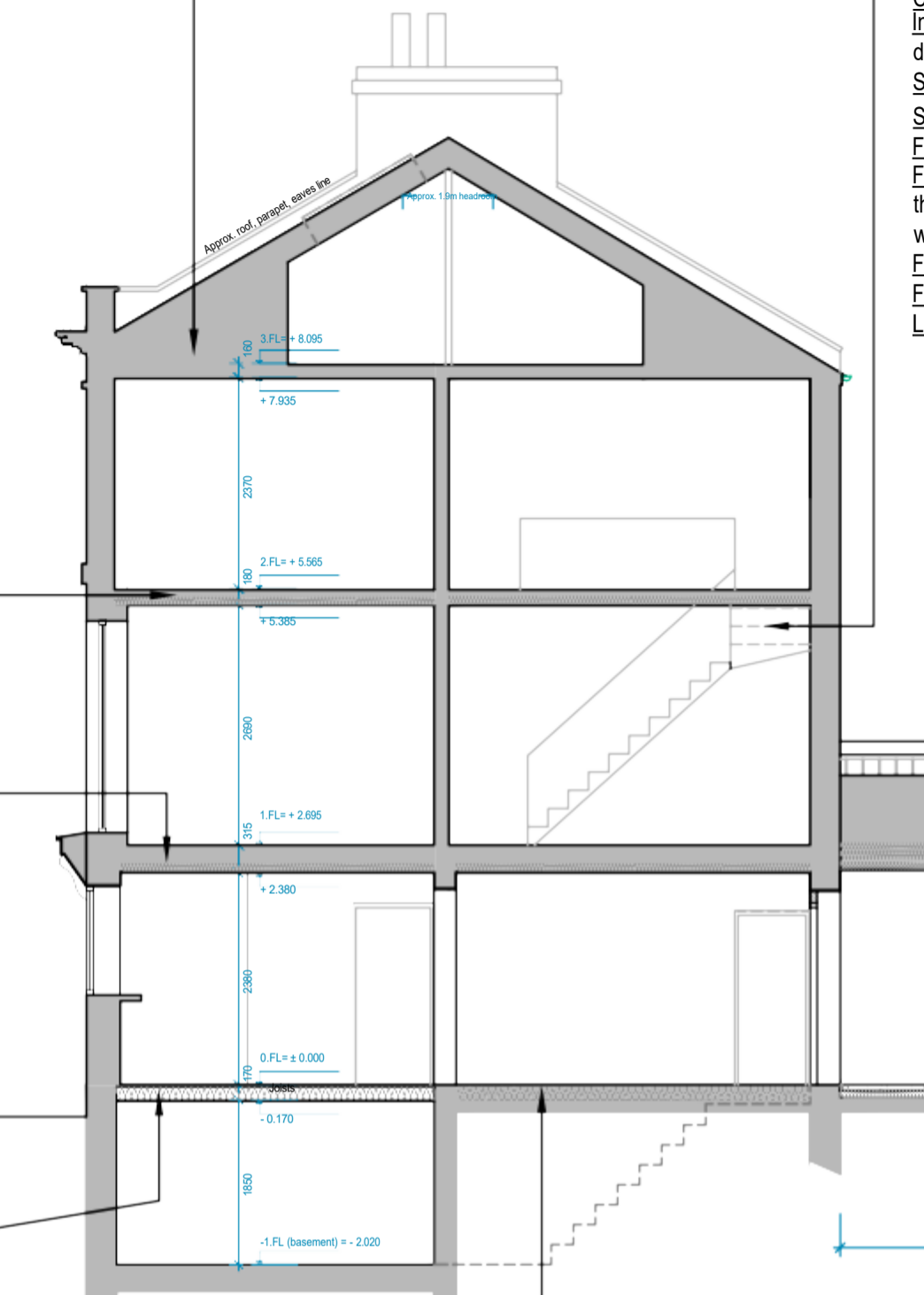
GROUND FLOOR:

- Existing structural floor to be retained (subject to S/E)
1. If the ground floor boards are not to be disrupted then:
Existing floorboards to remain. From below lay 150mm Knauf Rocksilk slabs between joists. Underlay with breathable membrane and min. 12.5mm Fireline plasterboard (to provide min. 30mm fire resistance) with all joints taped and filled and finish with 3mm skim to underside of ceiling.
 2. If the ground floor boards are disrupted then:
Remove existing floor boards. Lay 150mm Knauf Rocksilk slabs between joists on 25mm chicken wire mesh stapled to sides of joists at least 40mm up from ceiling level and @ 600 c/s (to provide min. 30mm fire resistance). Overlay joists with VACL (vapour and air control layer) and re-use existin/ new treated sw t&g boards. Re-install skirtings to match existing. From below underlay existing joists with breathable membrane and min. 12.5mm Fireline plasterboard (to provide min. 30mm fire resistance) with all joints taped and filled and finish with 3mm skim to underside of ceiling.

MAKE GOOD:

- Make good any disrupted areas.
- Any materials of historical value to be repaired with the like for like.
- Fire-resistant intumescent coating to be applied to structures that cannot be replaced but require 30mins. fire resistance.
- Any existing coverings, skirtings and other mouldings that were allowed temporarily to be removed during construction works to be re-instated and to match existing.

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Proposed - SECTION A-A, 1:50
all notes are subject to site findings, Structural design and Building Control Approval.

GROUND FLOOR

- Assumed suspended timber floor:**
Remove existing floor boards. Lay 130mm Kingspan Kooltherm K103 between joists. Overlay joists with VACL (vapour and air control layer) and re-use existin/ new treated sw t&g boards. Re-install skirtings to match existing. Make sure the void below is adequately ventilated.

GROUND FLOOR

- Concrete Screed:**
If applicable, existing floor screed and insulation to be dug out. Existing concrete slab to remain. Install new 1200 Gauge polythene DPM, tide in to DPC and lapped with existing DPM. Lay new 80mm thermal insulation Kingspan Kooltherm K103 and 25mm perimeter insulation for screed. Lay 500 Gauge polythene separation membrane and 65mm sand/cement concrete screed over.
- Allow for floor finishes. Finishes to client's choice. New and existing floor levels to align.

INTERNAL STUD WALLS

- HD1053: SINGLE METAL STUD WALL**
Each side min. 12.5mm Gyproc Fireline (Gyproc FRMR fire & moisture resistant in wet rooms) + 15mm sound block plasterboard on metal studs and resilient bars.

STAIRCASE & EACH ROOM FIRE COMPARTMENT

- Subject to final measure on site.
- Existing staircase to remain. To be checked and to be fully compliant the Bldg Regs Part K.
- Check existing fire escape route at the main stairs at each floor level achieves min. 30mins fire resistance. throughout, extending to final exit.
- Walls - to be of masonry or studwalls layed both sides with 12.5mm Gyproc Fireline (Gyproc FRMR fire & moisture resistant in wet rooms).
- Ceiling - 12.5mm Gyproc Fireline
- Internal Fire Doors - Firedoors to be FD 30, self closing, intumescent strips with combined cold smoke seals. All bedroom firedoors and the entrance doors to be supplied with a thumb-turn on the inside to allow escape in case of fire.
- Staircase glazing - Any glazings creating part of the protected route to be min. 30 mins. fire resistant.
- Staircase soffit - to be clad where within any accessible room with 12.5mm Gyproc Fireline.
- Fire escape route signage: fire escape signage to be provided.
- Fire escape emergency lighting: to be provided on each floor inside and outside and to comply with BS 5266 Part 1. The system should provide no less than 3 hours duration and be a non-maintained system. The system must operate in the event of a circuit failure to follow BS 5266:2016 standards. All wiring should follow I.E.E. Wiring Regulations (PVC or sheathed cable).
- Fire detection system: to be provided.
- Fire fighting equipment: fire extinguisher, fire blanket, etc. to be provided
- Loft hatch: thermally insulated FD 30

EXISTING LOW PITCH ROOF (ventilation required)

- Existing metal sheets and existing roof structure to remain (subject to S/E).
- Contractor is to check condition of existing roof for defects.
- Contractor to check if the roof is already insulated, if not provide:
- if applicable, min. 300mm insulation Knauf Omnifit Roll 40 between roof ties.
- Underlay with Vapour Control Layer membrane with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant in wet rooms) with all joints taped and filled and finish with 3mm skim.

NEW EXTERNAL WINDOWS AND DOORS

- Wooden or Composite, colour to match existing and to be double glazed with low E glass, 16mm Argon filled gap between panes.
- Obscured glazing: the Bathroom, Shower, WC, En-suite are proposed to have obscured glazing.
- Security: Windows to have window locks and comply with Fire Escape specification.
- Security lock system to be provided to all doors.
- Fire safety: Minimum clear size of opening for Fire Escape windows (refer to on plans as "NW(FE)") is 450x750mm and vertical position to the bottom of the clear opening from finished floor level to be max. 1,100mm in accordance with AD Part B.

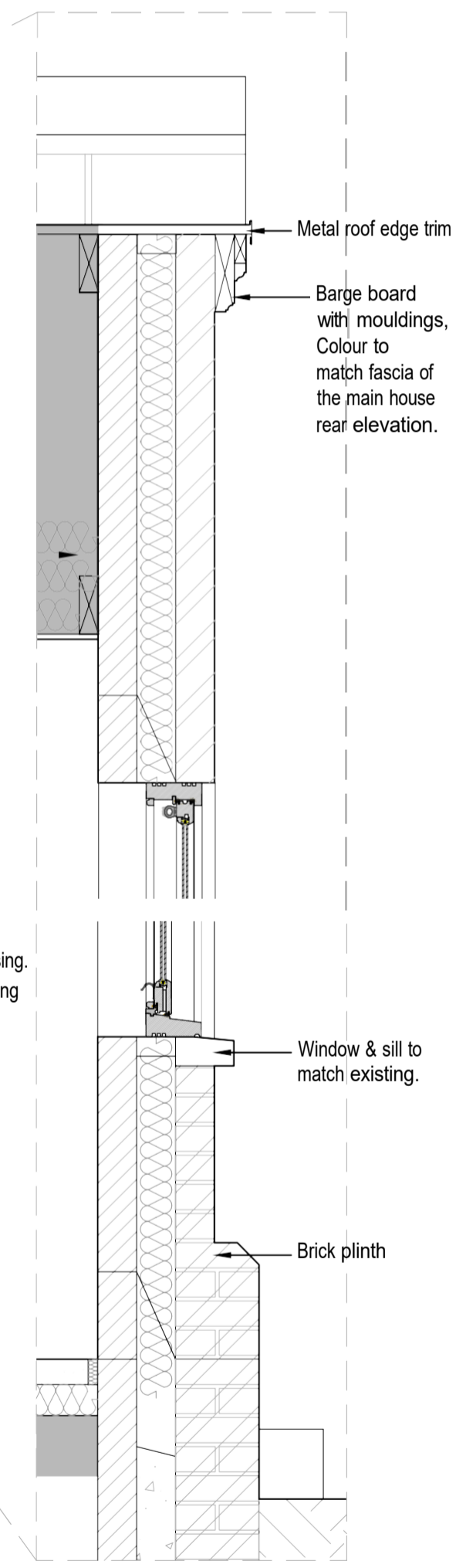
EXISTING EXTERNAL WINDOWS AND DOORS

- Existing windows and doors to remain and to be draught-proofed. If they need to be repaired then they should remain single glazed as original ones and to be of the same material and paint matching existing. For noise reduction recommended is use of non-flammable heavy curtains. (in accordance with document "Historic England - Draught-proofing Windows and Doors"

NEW ROOFLIGHTS (SKYLIGHTS)

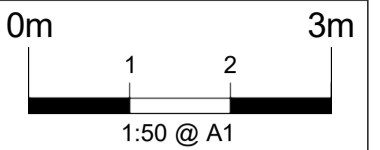
- proposed is "The Conservation Plateau Rooflight" for the rear metal flat roof from The Rooflight Company"
- Anthracite grey colour.
- to be openable.

External cavity wall. Outer leaf facing brick to match existing.



Proposed - ENLARGED REAR ELEVATION SECTION, 1:10

This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for construction. If in doubt contact main contractor before proceeding. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with Structural Engineers' report, which takes precedence over all other specifications. Main contractor responsible for site safety.



- Key:**
- Existing structures
 - Demolished
 - New structures
 - Approx. Boundary line
 - G / RG - Gully / Roddable gully
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Rev.	Date	Revisions

PSK architect
Specialist in Conservation
PSK Cheltenham Ltd
41 Bath Road
Cheltenham
GL53 7HQ
Tel. 01242 304477

TITLE
2 Oxford Street, Kingsholm, Gloucester, GL1 3EQ

DESCRIPTION
External and internal alterations to Grade-II listed building

As **PROPOSED**

DATE FEB 2022	SCALE @ A1
DRAWN VH	DATE ---

A769P-389 - 05



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Abbeydale

23/00640/FUL

PER

RSAKYI

14/09/2023

Variation of Condition No. 2 on Planning Permission Ref: 23/00052/FUL to enable minor material amendments to the approved scheme.

52 The Wheatridge Gloucester GL4 4DJ

Abbeymead

23/00614/FUL

G3Y

THOME

25/09/2023

Erection of single storey rear extension, two outbuildings in rear garden and conversion of garage to create new living space

6 Neptune Close Gloucester GL4 5UQ

23/00603/FUL

G3Y

THOME

01/09/2023

Single storey rear extension

6 Harebell Place Gloucester GL4 4AH

23/00636/FUL

G3Y

THOME

20/09/2023

Single storey front and side extension to provide ground floor wc and shower facilities for an elderly person.

2 Farmington Close Gloucester GL4 4XA

Barnwood

22/01194/FUL

G3Y

STOCC

22/09/2023

Change of use of residential outbuilding in rear garden (Class C3) to hair salon (Class E retail) following demolition of outbuilding and erection of replacement building for use as hair salon.

27 Grove Crescent Gloucester GL4 3JJ

23/00639/FUL

G3Y

THOME

21/09/2023

Proposed rear extension & enclosing porch

21A Colin Road Gloucester GL4 3JL

23/00462/FUL
REF THOME 08/09/2023
Single storey rear extension
2 Woodgate Close Gloucester GL4 3TN

20/00685/FUL
REF RSAKYI 08/09/2023
Single extension to the front and double storey side and rear extension
9 Carne Place Gloucester GL4 3BE

23/00549/FUL
REF THOME 22/09/2023
Proposed two storey extension to side and rear of house with partial single storey extension to the rear.
6 Dingles Meadow Gloucester GL4 5TN

23/00578/FUL
REF THOME 04/09/2023
Remove existing boundary wall / fence. Relocate new fence adjacent to back edging of footway.
24 The Oaks Gloucester GL4 5WP

Barton & Tredworth

23/00574/FUL
REFUSE STOCC 14/09/2023
Single storey rear extension
31 Massey Road Gloucester GL1 4LG

23/00579/FUL
G3Y STOCC 05/09/2023
Garage conversion and First Floor Side Extension
41 Diamond Jubilee Close Gloucester GL1 4LR

23/00447/FUL
G3Y STOCC 14/09/2023
Removal of existing two storey extension and erection of two storey extension
34 Adelaide Street Gloucester GL1 4NN

Coney Hill

23/00530/LAW

RELAWZ

PARKH

01/09/2023

Application for Lawful Development Certificate to certify works commencement before the end of the three period in compliance with condition 2 of planning permission 18/00849/FUL.

Land Rear Of 2 Arreton Avenue Gloucester GL4 4NX

23/00241/FUL

PER

RSAKYI

25/09/2023

Erection of new two bedroom dwelling

Land Adj. To 117 Painswick Road Gloucester GL4 4PY

23/00109/FUL

G3Y

FEH

25/09/2023

Construction of a pair of semi-detached chalet bungalow dwellings, including associated landscaping, parking and access

81 Painswick Road Gloucester GL4 6PS

Elmbridge

23/00651/FUL

REF

RSAKYI

18/09/2023

New two bedroom dwelling with associated parking

6 Meadowleaze Gloucester GL2 0PN

23/00535/FUL

REF

ROBBA

08/09/2023

Retrospective application for changes to the proposed materials approved under application 22/00007/FUL including demolition of existing outbuilding, erection of new outbuilding, relocation of external walls and other minor amendments.

5 Coltman Close Gloucester GL1 3QJ

23/00607/LAW

LAW

ROBBA

18/09/2023

Erection of garden room

63 Riversley Road Gloucester GL2 0QU

Grange

23/00590/FUL		
G3Y	STOCC	08/09/2023
Single storey side extension		
30 Petworth Close Gloucester GL4 0TG		
23/00650/FUL		
G3Y	STOCC	27/09/2023
Proposed single storey rear extension		
42 Stirling Way Gloucester GL4 0XR		
23/00662/FUL		
G3Y	STOCC	29/09/2023
Demolish existing out-building and construct proposed out-building storage and games room		
37 Randwick Road Gloucester GL4 0NH		

Hucclecote

23/00382/FUL		
G3Y	THOME	25/09/2023
Two storey rear extension, part single storey rear extension, first floor gable to front and loft conversion		
38 Hillview Road Gloucester GL3 3LG		
23/00513/FUL		
G3Y	THOME	15/09/2023
Two storey rear extension and removal of side extension		
62 Hillview Road Gloucester GL3 3LP		
23/00680/FUL		
REF	THOME	27/09/2023
Side and rear extensions with loft conversion		
79 Mayfield Drive Gloucester GL3 3DT		
23/00775/TPO		
TPDECS	MONTJ	22/09/2023
Reduce Ash tree to previous points		
16 Churchdown Lane Gloucester GL3 3QQ		
23/00644/FUL		
G3Y	THOME	12/09/2023
Proposed single storey rear extension		
55 Green Lane Gloucester GL3 3QX		

23/00694/NMA

NOB

THOME

22/09/2023

Non material amendments to planning permission 22/00152/FUL (Width of side two-storey extension reduced by 200mm, Design of Porch to front elevation revised, Glazing bars omitted from all windows, Eaves & verge details revised - exposed rafter feet covered, dental brickwork detail covered / omitted from extension, Door position to rear extension revised, Addition of false windows on the front (South) elevation, Omission of ground floor window on the side (West) elevation).

9 Appleton Way Gloucester GL3 3RP

Kingsholm & Wotton

23/00665/ADV

REF

THOME

29/09/2023

Installation of EV 7m pole sign

Subway 17 London Road Gloucester GL1 3HB

23/00714/CONDIT

ALDIS

FEH

05/09/2023

Discharge of Condition 3 (archaeology written scheme of investigation) of permission 22/01175/FUL

Hand Car Wash London Road Gloucester

23/00461/FUL

G3Y

RHIAM

14/09/2023

Hip to gable loft conversion with dormer to rear

112 Estcourt Road Gloucester GL1 3LH

Kingsway

23/00186/CONDIT

ALDIS

RHIAM

15/09/2023

Discharge of condition 6 (Site Waste Management Plan) of planning permission 22/00553/REM which related to the residential development of 150 dwellings including public open space and infrastructure.

Rudloe Drive Kingsway Quedgeley Gloucester

23/00372/CONDIT

ALDIS

RHIAM

15/09/2023

Discharge of Conditions 9, 10 and 11 of planning permission 22/00553/REM which related to the approval of reserved matters for the construction of 150 dwellings including public open space and infrastructure.

Rudloe Drive Kingsway Quedgeley Gloucester

Longlevens

23/00385/FUL		
G3Y	ROBBA	29/09/2023
Single storey rear extension 122 Oxstalls Way Gloucester GL2 9JP		
23/00575/FUL		
REFREA	FEH	27/09/2023
Erection of proposed 4 bed dwelling 125 Park Avenue Gloucester GL2 0EQ		
23/00637/COU		
REF	RSAKYI	27/09/2023
Change of use of outbuilding to a dwelling. 90 Longford Lane Gloucester GL2 9HA		
23/00523/LAW		
LAW	ROBBA	21/09/2023
Single storey rear extension to garage and part garage conversion 1 Paygrove Lane Gloucester GL2 0AZ		
23/00585/FUL		
REF	THOME	08/09/2023
Variation of Condition 2 of permission no. 21/01006/FUL to allow for a minor material amendment to the approved plans (change in external materials). 31 Laura Close Gloucester GL2 9JH		

Matson, Robinswood & White City

23/00541/FUL		
G3Y	PARKH	04/09/2023
Proposed single storey side extension and the demotion of existing outbuilding 248 Painswick Road Gloucester GL4 4BS		
23/00622/TCM		
PRIRE	PARKH	25/09/2023
Proposed 15m 5G telecoms installation: H3G street pole and additional equipment cabinets. GLO26488 Baneberry Road Gloucester		

23/00129/CONDIT

REF

PARKH

28/09/2023

Discharge of Conditions No. 5 on planning permission ref: 20/00784/OUT

51 Myrtle Close Gloucester GL4 6YP

Moreland

22/01132/FUL

G3Y

STOCC

21/09/2023

Replacement garage

27 Churchill Road Gloucester GL1 5DG

21/00565/FUL

G3Y

RSAKYI

08/09/2023

Erection of garage/workshop

305 Stroud Road Gloucester GL1 5LF

23/00526/FUL

G3Y

STOCC

12/09/2023

Demolish existing garage and reconstruct proposed garage and single storey rear extension

1 Ladysmith Road Gloucester GL1 5EW

23/00592/FUL

G3Y

STOCC

26/09/2023

Single Story Rear Extension

42 Wilton Road Gloucester GL1 5NH

Podsmead

23/00563/FUL

G3Y

STOCC

27/09/2023

A double garage conversion into annex to include an extension and a new outbuilding.

8 Romney Close Gloucester GL1 5NT

Quedgeley Fieldcourt

23/00638/LAW

LAW

THOME

22/09/2023

Lawful Development Certificate request for a permanent building for an existing school site located on existing hardstanding

Severn Vale School School Lane Quedgeley Gloucester GL2 4PR

22/01210/FUL

G3Y

FEH

18/09/2023

Erection of 2no. Chalet Bungalows on land adjacent to 398 Bristol Road including amended amenity space and parking area for 398 Bristol Road

398 Bristol Road Quedgeley Gloucester GL2 4QX

22/00434/FUL

G3Y

FEH

18/09/2023

Demolition of existing single storey building, erection of a new 2 storey building consisting of 2 x two bedroom apartments and 125 sqm of E(c) floor space.

1 School Lane Quedgeley Gloucester GL2 4PJ

Quedgeley Severn Vale

23/00514/FUL

REF

PARKH

06/09/2023

Loft conversion

19 Teal Close Quedgeley Gloucester GL2 4GR

Tuffley

23/00414/ADV

GFY

THOME

20/09/2023

Retrospective application for signage to the side wall at the front of best friends nursery, including proposed relocation and update of contents of existing sign.

28 Tuffley Lane Gloucester GL4 0DU

23/00708/DCC

NOB

ADAMS

14/09/2023

Change of use of former caretaker's house associated with the Willows School to a resource centre of a charity (use class F2).

Caretakers Bungalow Grange Road Gloucester GL4 0DJ

Westgate

23/00518/LBC

G3L

RHIAM

15/09/2023

Listed building consent for proposed repairs to paving stone work at Gloucester War Memorial, Gloucester Park.

Gloucester Park Play Area Park Road Gloucester GL1 1LF

23/00537/FUL

G3Y

RHIAM

25/09/2023

Conservation fabric repairs and major structural works to the existing fabric including mediaeval timber frame. Improvement and modification works to the ground, first and second floors to meet building regulations. New shop front.

41 Westgate Street Gloucester GL1 2NW

23/00538/LBC

GLB

RHIAM

25/09/2023

Listed building consent for conservation fabric repairs and major structural works to the existing fabric including mediaeval timber frame. Improvement and modification works to the ground, first and second floors to meet building regulations. New shop front.

41 Westgate Street Gloucester GL1 2NW

23/00619/CONDIT

PADIS

ADAMS

18/09/2023

Discharge of Condition 4 (facing materials - partial discharge), Condition 8 (wall mounted screen adjacent to Bruton Way), and Condition 31 (Gull Mitigation Strategy) of permission ref. 20/01286/FUL

Kings Quarter Kings Square Gloucester

23/00733/CONDIT

ALDIS

ADAMS

26/09/2023

Partial discharge of Condition 3 (proposed layout for the 2023-2024 period) of permission ref. 19/00755/FUL. (Permission is for temporary use of land at Orchard Square Llanthony Road, High Orchard Street, Merchants Road, Victoria Dock and Mariners Square for the siting of an Ice Rink, Christmas Market and associated development. Proposal includes the erection of temporary buildings and plant. Permission sought for the Christmas and New Year periods 2019/2020 to 2023/24 from 28 October until 18 January)

Orchard Square The Docks Gloucester

23/00375/FUL

REF

ROBBA

27/09/2023

Single storey side extension, loft conversion and associated works

22 Horseshoe Way Gloucester GL2 5GD

23/00591/ADV

GFY

THOME

20/09/2023

1No. White KFC aluminium lettering to fascia with halo illumination and trough lighting above, bowties and wishbone vinyl window manifestations (to 3 window panes), 2No. PULL vinyl signs and 1No. Opening Hours vinyl to front doors, 1No. Digital EGP screen located behind shop front glass, 1No. KFC Projecting Sign with trough lighting above and 1No. HELLO GLOUCESTER WHATS CLUCKIN vinyl located to the inside of the front glazing

KFC 50 Westgate Street Gloucester GL1 2NF

23/00587/FUL

G3Y

THOME

20/09/2023

Shop front works for KFC - new Hardie Plank composite, cedar finish, colour midnight black cladding to fascia with black RAL 9005 powder coated lighting trough; existing timber double doors, timber stallrisers and shopfront frames to be retained and painted black RAL 9004; new black RAL 9004 aluminium protection to existing double doors (advertising covered in separate application number 23/00591/ADV).

KFC 50 Westgate Street Gloucester GL1 2NF

23/00046/LBC

G3L

RHIAM

12/09/2023

Listed building consent for internal alterations to grade II listed building to allow for previously approved change of use to restaurant units.

Gloucester Food Dock 23 - 29 Commercial Road Gloucester

23/00548/ADV

REF

THOME

14/09/2023

Conversion of existing 6 x 3m poster advertisement display to D-poster

SITE NO 1995 SIDE OF 113 Northgate Street Gloucester

22/01162/FUL

G3Y

STOCC

08/09/2023

Construction of a single storey external bin store for the benefit of the residents at 4 and 6, Burrows Close. The design of the bin store is similar in design and appearance to other bin stores already constructed on the same site under a previous planning approval. Three trees present on the site will be relocated (or replaced if damaged) into adjacent landscaped areas (no net loss of trees in the development)

6 Burrows Close Gloucester Gloucestershire