

LATE MATERIAL

Agenda item 5 - 23/00696/OUT - RAOB Club, 87 - 91 Southgate Street, Gloucester

Additional Housing Strategy comments

These comments should be read in addition to the previous HPST response dated 23.10.2023, and are in direct response to the additional information provided on the M4(2) homes. The application has not addressed the issue of vehicular access for the M4(2) homes, no information or detail has been provided regarding any provision for a "drop off" space on Southgate Street. M4(2) Regulations set out how parking should be designed for such homes. The application states the provision for a potential level access shower is "n/a", however 2.29 c) of the "Approved Document M: access to and use of buildings, volume 1: dwellings" states that; "provision for potential level access shower is made within the bathroom if not provided elsewhere within the dwelling". HPST would recommend that a drain is installed underneath the bath, this also has a huge financial saving when compared to the cost of adapting it later on. The M4(2) homes remain listed as 1 bedroom 2 person, however, the homes fail to meet the Nationally Described Space Standard (NDSS) of a minimum of 50sqm for a 2 person home. Accessible and adaptable homes should be meeting NDSS in order to provide sufficient space and a quality living environment. HPST reiterate earlier comments regarding this building being a new build, and that the design is not constrained by layouts of converting an existing building.

Response to comments from applicant

Regarding the drop off point. The s106 for the 14 unit scheme required payment of £10k to Glos County Council for a new TRO (Traffic Regulation Order) which the Applicant has already paid upfront. There are 4 or 5 pay & display parking bays outside the site and so the simple solution for a disabled (vehicle) drop off point would be to 'sacrifice' one of these spaces when the new TRO is written up later, which Glos County Council would/should be willing to do.

The drainage point for a walk-in shower is a minor detail which can and will be accommodated within the Building Regulations submission at a later date.

Housing Strategy state that "Accessible and adaptable homes should be meeting NDSS in order to provide sufficient space and a quality living environment." We were asked to demonstrate that the M4(2) accessible units are capable of meeting the spatial requirements set out in the relevant building regulations, which we have done on our drawing A(GA)A0-104. There is nothing in the Part M building regulations which states that NDSS should be met. The size of the ground floor units were established in the original 14 unit consented scheme, which pre-dates the adoption of NDSS in local housing policy. This was discussed with the Development Management Manager prior to submission and we were advised that GCC would be willing to overlook this in the revised application in light of the benefit of providing

accessible M4(2) units at ground floor, and GCC would only seek to apply the NDSS to the additional 3no. 1B1P units at second floor level.

ITEM 6 : GREAT WESTERN ROAD – 22/00770/FUL

Highway Authority comment

I can now provide an update regarding the Highway Authority's position on the amendments. Based on some further minor changes to the alignment of the proposed access road and the internal street the Highway Authority raises no objection.

Officer comment:

The further-amended highway alignment appears on several plans so the proposed list of approved plans is updated below.

New representation

A further comment has been received from a resident today in support of the application. The resident considers it a welcome addition providing much needed housing, regenerating a brownfield site and contributing to the City's economy. The resident advocates designating the housing for key workers, noting the need for support for recruitment and retention problems at GRH and in the wider health and care sector. The resident also advocates developing as build to rent, noting the shortage of rental properties available in the City.

Officer comment:

The support for the application is noted. The development is not proposed specifically as a key worker scheme (although the convenience for GRH could make it attractive for staff as an open market scheme anyway), the Council's City Plan housing allocation for this site does not require the scheme to be restricted as such, and it has not formed part of the discussions through the application process. The development has already been approved by the Planning Committee on the basis of not being key worker restricted. Build to rent is a distinct private rented product. The development has already been agreed by the Planning Committee on a non build-to-rent basis as submitted by the applicant. That model of development would alter the viability considerations that have already been worked through and the national policy guidance requires specific considerations to an application involving build to rent which would re-open discussions around the affordable housing product and restrictions and the s106 legal agreement and conditions terms to control certain matters such as duration of tenancies and the process for managing affordable private rent units. Neither of the suggestions are considered necessary to make the development acceptable in planning terms.

Updated conditions

I had mentioned at paragraph 3.1 'Conclusions' of the officer report that Condition 18 also needed updating to reflect the new plans but I hadn't included the new condition wording. This is included below.

In addition, due to the amendment to the highway alignment appearing on the phasing plan, Conditions 3, 12, 23 and 48 are again updated to suit.

Updated recommendation of the Planning Development Manager

That planning permission is **GRANTED** subject to;

the completion of a legal agreement/s to secure the terms set out at Paragraph 6.158 of the February 2023 Committee Report and delegated Authority being given to the Planning Development Manager to negotiate the s106 terms to suit;

and;

the conditions outlined in the February 2023 Committee Report as amended in the February 2023 late material and as further amended as follows:

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:

Site plans

Existing site plan ref. 01-0-00 PL

Existing Demolition Plan ref. 01-0-02 PL

Proposed site plan ref. 03-0-00 PL4

Proposed Phasing Plan ref. 03-0-01 PL4

Proposed site plan Northern phase ref. N-03-0-00 PL2

Proposed site plan Southern phase ref. S-03-0-00 PL4

Side wide plans:

Proposed ground floor plan ref. SW-03-1-00 PL4

Proposed 1st floor plan ref. SW-03-1-01 PL4

Proposed 2nd floor plan ref. SW-03-1-02 PL4

Proposed 3rd floor plan ref. SW-03-1-03 PL4

Proposed 4th floor plan ref. SW-03-1-04 PL4

Proposed roof plan ref. SW-03-1-05 PL4

Apartments

Block A

Apartment elevations Block A ref. A-03-2-01 PL

Bay studies Block A ref. A-03-2-02 PL

Apartments sections Block A ref. A-03-3-01 PL

Block A proposed ground floor plan A-03-1-00 PL1

Block A Proposed 1st floor plan ref. A-03-1-01 PL1

Block A Proposed 2nd floor plan ref. A-03-1-02 PL1

Block A Proposed 3rd floor plan ref. A-03-1-03 PL1
Block A Proposed 4th floor plan ref. A-03-1-04 PL1
Block A Proposed roof plan ref. A-03-1-05 PL1

Block B

Block B elevations sheet 1 of 3 ref. B-03-2-01 PL1
Block B elevations sheet 2 of 3 ref. B-03-2-02 PL2
Apartment elevations – Block B sheet 3 of 3 ref. B-03-2-03 Rev. PL1
Apartments sections Block B ref. B-03-3-01 PL
Block B Bay studies ref. B-03-2-04 PL1
Block B Proposed ground floor plan ref. B-03-1-00 PL2
Block B Proposed 1st floor plan ref. B-03-1-01 PL2
Block B Proposed 2nd floor plan ref. B-03-1-02 PL2
Block B Proposed 3rd floor plan ref. B-03-1-03 PL2
Block B Proposed 4th floor plan ref. B-03-1-04 PL2
Block B Proposed roof plan ref. B-03-1-05 PL2

Block C

Block C elevations ref. C-03-2-01 PL2
Bay studies Block C ref. C-03-2-02 PL
Apartment sections Block C ref. C-03-3-01 PL
Block C Proposed ground floor plan ref. C-03-1-00 PL1
Block C Proposed 1st floor plan ref. C-03-1-01 PL1
Block C Proposed 2nd floor plan ref. C-03-1-02 PL1
Block C Proposed 3rd floor plan ref. C-03-1-03 PL1
Block C Proposed roof plan ref. C-03-1-05 PL1

Block D

Apartment elevations Block D ref. D-03-2-01 PL1
Bay studies Block D ref. D-03-2-02 PL1
Apartment sections Block D ref. D-03-3-01 PL1
Block D Proposed ground floor plan ref. D-03-1-00 PL3
Block D Proposed 1st floor plan ref. D-03-1-01 PL3
Block D Proposed 2nd floor plan ref. D-03-1-02 PL3
Block D Proposed 3rd floor plan ref. D-03-1-03 PL3
Block D Proposed roof plan ref. D-03-1-05 PL3

Apartment Type 0B01 ref. 05-4-00-0B01 PL (Blocks A and C)
Apartment Type 0B02 ref. 05-4-00-0B02 PL (Block B)
Apartment Type 1B03 ref. 05-4-00-1B03 PL (Block B)
Apartment Type 1B04 ref. 05-4-00-1B04 PL (Block B)
Apartment Type 1B05 ref. 05-4-00-1B05 PL (Block B)
Apartment Type 1B06 ref. 05-4-00-1B06 PL (Blocks A, B and C)
Apartment Type 2B01 ref. 05-4-00-2B01 PL (Blocks A, B and C)
Apartment Type 2B05 ref. 05-4-00-2B05 PL (Block B)
Apartment Type 2B08 ref. 05-4-00-2B08 PL (Block B)
Apartment Type 2B09 ref. 05-4-00-2B09 PL (Block B)
Apartment Type 2B10 ref. 05-4-00-2B10 PL (Block B)
Apartment Type 2B11 ref. 05-4-00-2B11 PL (Block B)
Apartment Type 2B12 ref. 05-4-00-2B12 PL (Block B)

Apartment 2b 03 ref. 05-4-00-2B03 PL (Block B)
Apartment 2b 04 ref. 05-4-00-2B04 PL (Block B)
Apartment 2b Type 9 – WCAf ref. 05-4-00-2B09 W PL (Block B)
Apartment Type 3B01 ref. 05-4-00-3B01 PL (Blocks A and C)
Apartment Type 3B02 ref. 05-4-00-3B02 PL (Block B)
Apartment Type 3B03 ref. 05-4-00-3B03 PL (Block B)

Apartment type – 1b-01 ref. 05-4-00-1B01 PL1 (Block D)
Apartment type – 2B-02 ref. 05-4-00-2B02 PL1 (Block D)

Typical external wall detail ref. 21-5-01 PL

Houses

House elevations 3b 5p type 1 ref. 03-2-01-3b5p PL2
House sections 3b5p Type 1 ref. 03-3-01-3b5p PL1
House plans 3b5p Type 1 ref. 05-4-00-3b5p PL2
House plans 3b5p Type 2 (End of Terrace) ref. 05-4-01-3b5p PL2
House elevations 3b5p Type 2 End of Terrace ref. 03-2-00-3b5p PL2

House elevations 3b4p Type 1 ref. 03-2-03-3b4p PL2
House elevations 3b4p Type 2 ref. 03-2-02-3b4p PL2
House elevations 3b4p Type 3 ref. 03-2-07-3b4p PL2
House sections 3b4p Type 1 and Type 2 ref. 03-3-02-3b4p PL1
House plans 3b4p Type 1 ref. 05-4-00-3b4p PL2
House plans 3b4p Type 2 ref. 05-4-01-3b4p PL2
House plans 3b4p Type 3 (end of terrace) ref. 05-4-02-3B4P PL2

House elevations 2b3p Type 1 ref. 03-2-05-2b3p PL2
House elevations 2b3p Type 2 ref. 03-2-04-2b3p PL2
House elevations 2b3p Type 3 End of Terrace ref. 03-2-06-2b3p PL2
House sections 2b3p Type 1 and Type 2 ref. 03-3-03-2b3p PL1
House plans 2b3p Types 1 ref. 05-4-00-2b3p PL2
House plans 2b3p Type 2 ref. 05-4-00-2b3p PL2
House type 2b3p Type 3 (End of Terrace) ref. 05-4-02-2B3P PL2

Landscaping plan ref. 7594-PHL-SW-XX-DR-L-1000 Rev. 05

Proposed Street elevations sheet 1 of 2 ref. 03-2-00 PL2

Reason

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

Condition 3

The development shall be constructed in accordance with Proposed Phasing Plan **03-0-01 PL4** (or such other phasing plan as may be submitted to and approved in writing by the Local Planning Authority under this condition).

Reason

To ensure that all relevant planning considerations are addressed for each phase and provide the framework for subsequent conditions.

Condition 12

No development shall commence within the southern phase as defined on Proposed Phasing Plan ref. **03-0-01 PL4** (or such phases as may subsequently be approved on a revised phasing plan that relates to that same extent of the site) until a detailed method statement for the removal/eradication of invasive species on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive species during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. The approved method statement shall be carried out in full and adhered to throughout the course of the development.

Reason

To protect the amenity of the local area by dealing with Japanese Knotweed and any other invasive species.

Condition 18

Unit 2b3p Type 3 (shown on plan ref. **19050-03-2-06-2B3P PL2 (Type 3 end of terrace)**) shall be used at the northern end of the rows shown for this unit type as identified on the inset key plan on that plan.

Unit 3b4p Type 3 (shown on plan ref. **19050-03-2-07-3B4P PL2 (Type 3)**) shall be used at the northern end of the rows shown for this unit type as identified on the inset key plan on that plan.

Unit 3b5p Type 2 (shown on plan ref. **19050 03-2-00-3B5P PL2 (Type 2 end of terrace)**) shall be used at the northern end of the rows shown for this unit type as identified on the inset key plan on that plan.

Reason

In the interests of clarity to preserve the amenities of the occupants of neighbouring properties to north in terms of overlooking (no first floor side windows) and the impact of the flank wall (hipped roof).

Condition 23

Prior to the occupation of any unit hereby permitted within the southern phase (as defined on the Proposed Phasing Plan ref. **03-0-01 PL4**) an acoustic fence or fences (as may be required) shall be installed in full, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and shall be maintained as such thereafter. The scheme shall include but is not limited to; the proposed siting, extent and height of the fence/s (shown on scaled plans), construction and surface density of the fence/s.

Reason

To safeguard the amenities of future occupants by creating acceptable noise conditions.

Condition 48

Notwithstanding that shown on the submitted plans, no development of the southern phase (as defined on the Proposed Phasing Plan ref. **03-0-01 PL4** or such other phase as may subsequently be shown on a phasing plan approved under condition that includes the public open space/play area at the eastern corner of the site) shall commence other than archaeological works, remediation works and/or site securing until details of the access restrictions (bollards, gates, etc) to the paths and emergency access through this part of the site, and the dimensions and make up of the emergency access, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented concurrently with the implementation of the public open space/play area.

Reason

To deal with public safety and promoting sustainable modes of transport.