

CITY OF GLOUCESTER
PLANNING COMMITTEE

Meeting: Tuesday, 4th December 2007 at 18:00
Committee Room 1

Membership: Cllrs. McLellan (Chair), Hilton, Smith, Durrant, Gillespie (Vice-Chair), Gardiner (Spokesperson), Ravenhill, Heath, Bhaimia, Suddards-Moss, Emerton, Llewellyn and Williams

1. APOLOGIES

2. DECLARATIONS OF INTEREST

Members and Officers are reminded that at the start of the meeting they should declare any known interest in any matter to be considered, and also during the meeting if it becomes apparent that they have an interest in the matters being discussed.

3. MINUTES (Pages 1 - 10)

The minutes of the meeting held on 6 November 2007 herewith

4. MINUTES OF THE PLANNING POLICY SUB-COMMITTEE (Pages 11 - 14)

The minutes of the meeting held on 15th November 2007 herewith for the information of members.

5. CONSULTATION ON APPLICATION AT LONGFORD (PT04127D) (Pages 15 - 36)

Purpose of report: To update Committee on the application to Tewkesbury Borough Council for 570 dwellings at Longford and seek approval to submit revised comments to Tewkesbury Borough Council and the forthcoming Planning Inquiry.

Person to contact: Mick Thorpe
Tel. 01452 396835

6. APPLICATIONS FOR DETERMINATION (PT04127A) (Pages 37 - 116)

1. App Nos. 07/000936/FUL & 07/00931/LBC –
Land at Christ Church
2. App No. 07/01081/REM – Framework Plan 4, Kingsway
Former RAF Quedgeley Site
3. App No. 07/00571/REM – Land at Bodiam Avenue, Tuffley
4. App No. 07/01153/FUL – Barclays, Barnett Way

Person to Contact: Development Control Manager
Tel. 01452 396783

7. MATTER FOR REPORTS (PT04127B) (Pages 117 - 118)

- Tree Preservation Orders

Person to Contact: Development Control Manager
Tel. 01452 396783

**8. DELEGATED DECISIONS (1ST SEPTEMBER 2007 - 31ST OCTOBER 2007)
(PT04127C) (Pages 119 - 138)**

Report herewith.

Person to Contact: Development Control Manager
Tel. 01452 396783

9. DATE OF NEXT MEETING

Tuesday 8th January 2008 at 6.00 p.m.

PLANNING COMMITTEE

MEETING : Tuesday, 6th November 2007

PRESENT : Cllrs. McLellan (Chair), Hilton, Durrant, Gillespie (Vice-Chair), Gardiner (Spokesperson), Ravenhill, Heath, Bhaimia, Emerton, Llewellyn and Williams

Officers in Attendance

Joann Meneaud, Principal Planning Officer
Caroline Townley, Principal Planning Officer
Adam Smith, Major Projects Officer
Steve Isaac, Solicitor

APOLOGIES : Cllrs. Smith and Suddards-Moss

43. DECLARATIONS OF INTEREST

Councillor Gardiner declared an interest in Application for Determination no. 07/00637/OUT – 71 Elmbridge Road, because he had once lived very close to this property.

Councillor Llewellyn declared a personal interest in Application for Determination no. 07/01214/REM – Land at Former RAF Quedgeley site, because of contacts she had had with objectors to the scheme.

Councillors McLellan, Hilton, Gillespie and Williams declared interest, as County Councillors, in any matter arising affecting the County Council.

44. MINUTES

Councillor Heath had returned to the meeting after the second Application for Determination and not after the third Application. With this correction the minutes of the meeting held on Tuesday 2 October 2007 were taken as read and signed by the Chair.

45. APPLICATIONS FOR DETERMINATION (PT0611A)

1. Application No. 07/00637/OUT – Extension and Conversion of Existing Dwelling at 71 Elmbridge Road

Having previously declared an interest in this application, Councillor Gardiner withdrew from the meeting.

The Principal Planning Officer presented his report on an application for Outline Planning Permission to amend a development previously granted full planning permission by the Committee in February 2007, by providing two additional flats to the previously agreed scheme.

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He circulated further letters of objection received from two Ward Councillors.

In reply to Members' questions, the Principal Planning Officer explained that the approval granted in February 2007 had followed the refusal of planning permission for a development including a three-storey extension in June 2006. That had been refused on a number of grounds including the relationship of the three-storey extension to the existing building and the potential overlooking and loss of privacy to neighbouring properties to the rear. The Principal Planning Officer noted the position of the rooflights and the separation distances between units. Members felt that the additional flats in the roof space, with roof lights, would overlook properties to the rear in the same way as the first, refused, application.

Members queried the internal height of the new flats and the Principal Planning Officer explained the dimensions indicated on the submitted plans and that a condition on any permission granted could request cross-sections of the loft-level flats to ensure an appropriate height of the rooflights, including the requirements of the Building Regulations. Members also considered that the two additional loft-level flats would be detrimental to the quality of the scheme already approved, representing in total an overdevelopment of the site and that the new flats would provide a poor standard of living for future occupants.

Members expressed concern on car parking, with no additional parking space provision for two additional flats. They stressed the problems of parking on Elmbridge Road, especially during the school runs. They were surprised that the Highways Authority had expressed satisfaction with the proposals. The Principal Planning Officer reminded Members that, without Highway Authority support, the parking issue would be difficult to defend at an Appeal.

Councillor Hilton proposed the rejection of the application and this was seconded by the Chair. The vote in favour of the proposal was unanimous.

RESOLVED

That the application be refused on the following grounds:

1. The proposal was an over-development of the site.
2. The proposal was detrimental to the quality of the scheme already approved and would provide a poor standard of amenity for future occupants of the two new flats (nos. 10 and 11).
3. Overlooking of the properties to the rear from the rear-facing rooflights of the two new loft-level flats.
4. Highway safety, including the safety of children going to and from school, because of increased parking and traffic congestion on Elmbridge Road.

Councillor Gardiner returned to the meeting.

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2. Application No. 07/00875/COU – Change of Use of Retail Unit to Restaurant and Hot Food Take Away at Unit B Greyhound Gardens

The Principal Planning Officer presented his report on an application for the change of use of a vacant unit (the former Co-op Store) to a Restaurant/Take-Away. The application was brought before the Committee in accordance with the adopted Scheme of Delegation as it related to a change of use to a hot food take-away.

He said that the agents had provided evidence of their efforts to market the unit for retail use without success over a period of ten months.

Mr Alan Wood, speaking on behalf of the applicant, said that the agents had had little response in their efforts to market the unit for retail use. Because the unit had been vacant so long there was already evidence of petty vandalism. He said the applicants intended to close at 11.00p.m. He gave details of the flue specification, plans for waste disposal and the type of ovens to be installed. The applicant already had three successful such enterprises in the County. One illuminated sign at the front of the property was proposed but no other additional lighting. He finished by saying that a supermarket was less than ten minutes walk and that therefore there was no loss of amenity to the public with this change of use.

Mr Stangoe, resident of Foxley Crescent, spoke against the application. He said he had moved there in 1992 when the application site was a Co-op for the local community; no smells in the garden, no late night traffic. He said that the dispersal order had removed the nuisance caused by gatherings of people. He said that the smell from the Chinese Take-Away on the site already made their garden unusable in the evening. The problem was not only the flue but also the kitchen door being opened for ventilation when it was too hot. He said the car parking for the site was already full from users of the public house. No additional parking was being proposed. The restaurant would attract additional revellers and noise from smokers standing outside. He also noted the disturbance caused by traffic noise. The noise would disturb children in his back bedrooms. He was also concerned by the prospect of vermin problems. He said it was not an appropriate building for a restaurant.

Members sympathised with the concerns raised by Mr Stangoe and said that existing problems relating to smell should be referred to Environmental Health.

Some Members expressed disappointment at the failure to attract a convenience store or similar retail unit. Other Members pointed out that there was a good local store close by and that its use as a restaurant was preferable to it being left empty.

Members agreed that closure at 11.00p.m. should mean closure to new customers in the restaurant to be added as a condition on the planning permission. They recognised that this was more a licensing condition and asked that their interest in this matter be passed to the Licensing and Enforcement section.

The Principal Planning Officer said that conditions could be imposed on delivery times and to require that no new openings be made in the side elevation, in the interests of protecting neighbouring amenity.

RESOLVED

That planning permission be granted subject to the conditions given by Officers in the report and the additional conditions stated above.

3. **Application No. 07/00894/OUT – Redevelopment of Golf Driving Range and Associated Car Park for Residential Development on Land Adjacent to the Ramada Hotel and Resort**

The Principal Planning Officer presented her report on an application for seeking outline planning permission to demolish the existing driving range facilities and buildings and the removal of the hardstanding car parking areas in order to construct 67 new dwellings on the site.

She said that another letter of objection had been received from neighbours to the development expressing concerns about security, lack of information on the replacement trees and the extra traffic that would be generated on Matson Lane. The Principal Planning Officer said that the dominant Leylandi trees would be removed and replaced in stages, not in one operation. She said there were issues to be resolved over a sliver of land along the boundary of 23 and 52 Larkham Close. She proposed an additional condition requiring resolution of this problem. In addition to conditions already listed in the report, she proposed those listed by the County Council as Highway Authority and that 10% of the energy use of the developed property should be from local renewable sources and further conditions regarding archaeology.

Mr Nathan Smith spoke on behalf of the applicants. He said that this was just part of Jarvis Hotels strategy for the development of the area and that a replacement of driving range was part of a separate application.

Mrs Angela Cassidy of 23 Larkham Close sought reassurance that the level of security she enjoyed at the moment would be maintained. She felt a slatted wood panelled fence would be insufficient. She did not object to the removal of the Leylandi trees but was concerned with the quality of their replacement. She also sought clarification on drainage issues.

The Principal Planning Officer said that boundary treatment and drainage would be matters scrutinised by Officers at the Reserved Matters Application stage.

The Chair and other Members expressed their concern on the replacement trees and shrubs. The Chair asked for a condition that the trees planted should be semi-mature specimens. In answer to questions the Principal Planning Officer said that maintenance of the boundary would most likely fall to the new homeowners or management company and that they would be protected for five years under the standard landscaping condition.

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Members were concerned that the Section 106 contribution to library services should be spent on Matson Library. The Principal Planning Officer said she would pass that request on to the County Council if there is a separate Section 106 Agreement with the County Council.

RESOLVED

That subject to the satisfactory completion of a Section 106 legal agreement to secure the items detailed in Section 1.7 of the report that Outline Planning Permission be granted subject to the conditions listed by Officers in their report and the additional conditions concerning resolution of the ownership of land adjacent to nos. 23 and 52 Larkham Close and that 10% of energy requirement should be from local renewable sources, archaeology and those recommended by the Highway Authority.

4. **Application No. 07/00896/FUL – Construction of a new Golf Driving Range and Associated Works on Land Within Gloucester Golf Course, Matson Lane**

The Principal Planning Officer presented her report on an application seeking full planning permission for the relocation of the existing Golf Driving Range located adjacent to the Ramada Jarvis Hotel, it was the subject of the previous application.

She explained that the Council's Environmental Health Officers had agreed that the lighting proposed by the applicants was the most effective lighting for this use. However, it may be appropriate to undertake further planting to reduce light spill and this could be dealt with under the proposed landscaping condition. As an addition to those listed in the report she proposed further conditions requiring full details of the proposed five floodlights on and adjacent to the driving range building, a green roof to the proposed covered driving bay, additional archaeology safeguards and that there should be no development at the site until Stroud District Council had approved plans for the land falling within their jurisdiction.

Speaking on behalf of the application, Mr Nathan Smith said that a site was proposed because it was close to the existing Club House and was within the Clubs ownership. In discussion Members expressed concern over the monitoring of the Environmental and Biodiversity matters.

RESOLVED

That planning permission be granted subject to the conditions.

5. **Application No. 07/001214/REM – Erection of 144 Dwellings and Associated Roads, Parking, Drainage and Landscaping on Land at Former RAF Quedgeley Site (Kingsway Area B3)**

Having previously declared an interest in this application, Councillor Llewellyn withdrew from the meeting.

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The Principal Planning Officer presented his report seeking reserved matters approval for the development of 144 dwellings and associated works following outline planning permission for redevelopment of the site granted by the Secretary of State in June 2003 following a Public Inquiry.

Mr Hollier of Bristol Road spoke against the application. He said that his and five other houses on Bristol Road were flooded in July saying that the whole of Kingsway development could have contributed to that occurrence. Run-off from storm drains, added to natural run-off, was too much for the water courses that flowed into Daniels Brook. He said that conditions imposed on the developers of the site nearest to his property (identified as area 4C) had not been followed or enforced and he feared the same would happen with this new development.

Members too expressed concern about drainage and flooding. They noted the Environment Agency's response indicating no objection subject to a condition, but asked if the criteria had been reviewed since the July floods. The Principal Planning Officer noted that the Environment Agency response had been received since the July floods. The Principal Planning Officer said that the matters associated with "area 4C" referred to by the objector were under current investigation. In answer to further questions he said that nothing could prevent future property owners replacing permeable paving with non-permeable tarmac or other materials.

A Member noted that the Environment Agency letter address was Shrewsbury. She asked if they were aware that the local Environment Agency staff were mapping the flood areas. The Principal Planning Officer explained that the Shrewsbury office was assisting the Tewkesbury office because of their current workload.

She explained that the Sustainable Urban Drainage Strategy had been prepared and developed across the whole Kingsway development area. With balancing ponds and other measures it was designed to hold the storm water within each area and release it slowly into Daniels Brook or other water courses at a controlled rate.

A Member proposed deferring approval until the issues with Area 4C were resolved. The Principal Planning Officer explained that this would take longer than the statutory approval time for the application. This could result in the developer appealing to the Planning Inspectorate against non-determination in which case the City Council would not determine the application.

Members expressed concern over the use of cedar cladding up to a third floor on one of the properties. At that height, maintenance would be expensive and possibly neglected leading to its deterioration in a short time. Officers explained the reasoning behind looking at alternative materials. Members voted on this matter and agreed to retain the timber cladding proposed.

In a vote, the Officer's recommendation was accepted with seven votes in favour and one against. One Member abstained.

RESOLVED

1. That subject to the satisfactory resolution of outstanding matters on highways, design, materials, housing and landscaping and no further material planning objections being raised, that delegated authority be given to Officers named in the Scheme of Delegation to grant Reserved Matters approval subject to the conditions listed in the report.
2. That if the applicants are unable to adequately address the outstanding matters referred to before 12 December 2007, delegated authority be given to Officers named in the Scheme of Delegation to refuse the application.

Councillor Llewellyn returned to the meeting.

6. Application No. 07/00998/REM – Erection of 141 Residential Dwellings with Associated Works on Land at Former RAF Quedgeley Site (Kingsway Area B4)

The Principal Planning Officer presented her report on a proposal for 141 residential units comprising a mix of one and two-bedroomed apartments and one, two and three-bedroomed houses including 42 affordable housing units.

Members continued to express concern on drainage and flooding issues but debate had largely been covered by the previous item.

Some Members expressed concern on the distribution of social housing which they felt was concentrated too much in only one half of the development. In a vote on the Officers recommendation, there were five in favour, two abstentions and one against.

RESOLVED

That subject to the satisfactory resolution of outstanding matters on highways, design and affordable housing and no further material planning objections being raised, that delegated authority be given to Officers named in the Scheme of Delegation to grant Reserved Matters approval subject to the conditions detailed in the report.

7. Application No. 07/00618/OUT – Site for Class B1 Development on Land East of Waterwells Business Park

The Principal Planning Officer presented her report on a proposal for 11,985 square metres of Class B1 (Office/Light Industrial) development in 15 plots. She said a particular importance had been the protection of the amenity of the units to the east of the site. She said that she had been notified today that the County Council as Highway Authority had agreed to a Section 106 offer of £150,000 for enhanced sustainable transport and £200,000 for highway mitigation measures. Officers were however still seeking a contribution to secure access to the wider site as allocated in the Local Plan and this issue had not yet been resolved.

In addition to those listed in the report, the Principal Planning Officer recommended additional conditions recommended by the Highways Authority, no development is to be started before planning permission has been granted by Stroud District Council. Having consulted further with the Environmental Health Officer, it was also recommended that the condition relating to hours of work be amended to extend the permitted hours to between 07.00 and 19.00 Monday to Saturday.

RESOLVED

That delegated powers be given to the Development Control Manager to secure an appropriate contribution towards the future access to secure the comprehensive development of the wider allocated site and the satisfactory completion of the Section 106 Agreement, outline planning permission be granted subject to the conditions detailed by officers.

8. Application No. 07/00971/FUL – Erection of Additional Storey to Existing Bungalow to create a two storey dwellinghouse at 1 Estcourt Close

The Principal Planning Officer presented his report on a proposal for the addition of a storey onto the existing bungalow to create a two-storey four bedroomed house.

Members were concerned about the impact of the development on neighbouring properties but accepted the officer's recommendation that permission be granted subject to conditions. On a vote on the officer's recommendation there was one vote against.

RESOLVED

That planning permission be granted subject to conditions detailed by Officers in their report.

9. Application No. 07/01093/FUL – Erection of Four-lane Cricket Nets Enclosed by a 2.75m high Lockable Security Fence on Gloucester City Winget Cricket Club, Spa Road

The Principal Planning Officer presented his report. It was noted that the application site was within the Spa conservation area, a landscaped conservation area and designated public open space. The application was brought before the Committee because of the Council's ownership of the land.

RESOLVED

That planning permission be granted subject to the conditions listed by Officers in their report.

10. Application No. 07/01291/LBC – Installation of Lighting Equipment to illuminate the Façade on the Guildhall Arts Centre, 23 Eastgate Street

The Principal Planning Officer presented a report on proposals to enhance the lighting on the façade of the Guildhall building under the Council's proposed lighting strategy.

Members expressed disappointment that there was no provision for any element of local renewable energy source. Members were also interested in the method of timing and switching on and off the lights.

RESOLVED

That Listed Building Consent be granted subject to the condition given by Officers in their report.

46. PLANNING ENFORCEMENT QUARTERLY REPORT (JULY - SEPTEMBER 2007) (PT01447D)

Members welcomed firm action being taken in the Courts on some matters.

RESOLVED

That the report be noted.

47. MATTERS FOR REPORT (PT0611B)

RESOLVED

That the report be noted.

48. DELEGATED DECISIONS (1ST - 30TH SEPTEMBER 2007) (PT06117C)

It was noticed that Delegated Decisions taken were all dated October and not September.

49. DATE OF NEXT MEETING

Tuesday 4 December 2007.

Time of commencement: 18:00 hours

Time of conclusion: 21:55 hours

Chair

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PLANNING POLICY SUB COMMITTEE

MEETING : Thursday, 15th November 2007

PRESENT : Cllrs. Gillespie (Chair), McLellan (Vice-Chair), Gardiner (Spokesperson) and Heath

Officers

Chris Hargraves, Principal Planning Officer (Local Plans)

Helen Woodward, Solicitor, Legal Services

Leonie Woodward, Legal Services

APOLOGIES : Cllr. Suddards-Moss

11. DECLARATIONS OF INTEREST

There were no declarations of interest.

12. MINUTES

The minutes of the meeting held on 5 September 2007 were taken as read and signed by the Chair.

13. LOCAL DEVELOPMENT FRAMEWORK (PT1511A)

The Principal Planning Officer (Local Plans) introduced his report updating Members on progress being made with the Gloucester Local Development Framework (the replacement to the Gloucester Local Plan).

He said it had been his intention to bring the Core Strategy forward by the date of this meeting but for a number of reasons, this had not been possible. The key reason was the concern that had been raised by the Government Office for the South West (GOSW) that the consultation versions of the Core Strategy published to date had not been sufficiently robust.

The Chair said that the delay in preparation of the Core Strategy was frustrating, but understandable. In view of the experience of other local authorities, it was important to put forward a policy that would pass scrutiny from the Planning Inspectorate.

The Vice Chair said it was sensible to hold back the Core Strategy, but it was going to make Planning Committee decisions more difficult because there was no current plan. The Principal Planning Officer (Local Plans) said that although the 1983 Local Plan was a little "long in the tooth", it had been a forward looking plan and much of it was still relevant and he explained to Members that all relevant policies had been saved for a period of three years from September 2007. He said that the Core Strategy could be used by the Council in planning decisions with some weight from the moment it was submitted to GOSW, although it would have most weight when formally adopted.

RESOLVED

That the report be noted.

14. TALL BUILDINGS (PT13115B)

The Principal Planning Officer (Local Plans) presented his report summarising for Members the content and objectives of an 'issue and options' consultation paper that had been prepared dealing with the issue of tall buildings in new development. This was a particularly topical issue in Gloucester with a number of major regeneration schemes coming forward and increasing pressure for high-density development. The resulting supplementary planning document would form part of the Local Development Framework. The Principal Planning Officer (Local Plans) briefly outlined five different options on which consultees will be asked for their views.

In reply to Members' comments, the Principal Planning Officer (Local Plans) agreed to include reference, within the issues and options paper, to the issue of the replacement of existing tall buildings which are considered unsuitably placed with smaller structures if they should come forward for demolition.

The Principal Planning Officer (Local Plans) agreed that, following the consultation, a combination of elements from the different five options could be possible and that the Council's preferred option or preferred combination of options would be set out in a more detailed draft document to be published at a later date under Regulation 17 of the Planning and Compulsory Purchase Act 2004. Members felt that options 3 and 4 meshed well together. The Principal Planning Officer (Local Plans) agreed to ensure that the consultation document makes it entirely clear that respondents are able to express support for a combination of options rather than just one option.

The Cabinet Member for Planning and Community expressed the reservation that 'view based' criteria could be subjective and gave the example of how much of the view of the Cathedral Tower could be protected - two thirds? three quarters?

Members raised some concern about the extent of the consultation. The Principal Planning Officer (Local Plans) said that a mailing list of over 1,000 contacts was in place and that it would be possible to notify all of these people with a letter or e-mail. Alternatively, the consultation could be limited to specific institutions with an interest in the topic of tall buildings and heritage such as the Civic Trust. Members said they would support as wide a range of consultation as possible. In addition to the planned press release and use of the mailing list, Members proposed placing information in sites such as the Tourist Information Centre and the Guildhall, Neighbourhood Partnerships and the involvement of the Council's Community Engagement Officer.

Members and the Principal Planning Officer (Local Plans) expressed doubt whether the report need be put before the Full Council meeting on 29 November 2007 before the consultation got underway. The Principal Planning Officer (Local Plans) was of the view that previous issues and options consultation papers had been agreed by Planning Policy Sub Committee only.

RESOLVED

That the tall buildings issues and options consultation document be approved for the purposes of a six-week period of public and stakeholder consultation in November 2007.

15. DATE OF NEXT MEETING

Tuesday 26 February 2008 at 18.30 hours.

Time of commencement: 18:30 hours

Time of conclusion: 18:55 hours

Chair

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Gloucester City Council

COMMITTEE	:	PLANNING
DATE	:	4TH DECEMBER 2007
SUBJECT	:	CONSULTATION ON APPLICATION AT LONGFORD
WARD	:	N/A
REPORT BY	:	DEVELOPMENT CONTROL MANAGER
AUTHOR OF REPORT	:	MICK THORPE
NO. OF APPENDICES	:	1 – REPORT TO PLANNING COMMITTEE - SEPTEMBER 2005 2 – CITY COUNCIL COMMENTS TO TEWKESBURY BOROUGH COUNCIL, 2005 3 – CURRENTLY PROPOSED MASTERPLAN
REFERENCE NO.	:	PT04127D

1.0 PURPOSE OF REPORT

- 1.1 To update Committee on the application to Tewkesbury Borough Council for 570 dwellings at Longford and seek approval to submit revised comments to Tewkesbury Borough Council and the forthcoming Planning Inquiry.

2.0 RECOMMENDATIONS

- 2.1 That the comments contained in Section 5 be submitted to Tewkesbury Borough Council and raised at the forthcoming Inquiry in February 2008.

3.0 BACKGROUND

- 3.1 Members may recall that this Committee made comments on a planning application for 570 dwellings at Longford in September 2005. The Committee report containing a summary of the background to the proposal to that date is attached for members information at Appendix 1, and the comments sent to Tewkesbury Borough Council (TBC) are attached at Appendix 2.

- 3.2 Since that date there have been a number of significant changes to circumstances:

- The applicants have lodged an appeal against the non-determination of the application by TBC.
- The Environment Agency has made it clear that they oppose the proposed access to Tewkesbury Road which crosses the floodplain.

- An additional application has been submitted to provide a second access from Longford Lane, by demolishing two properties, to replace the access from Tewkesbury Road and overcome the Environment Agency's objection. Although this has not been validated by TBC, this has also been appealed against and the Planning Inspector has ruled that it should be dealt with at the same Inquiry as the first application, following consultation. The Inquiry is due to take place in February 2008.
- TBC has adopted its Local Plan with the Longford site removed but has published the Plan without re-instating the green belt allocation on the site.
- The replacement allocation at Shurdington along with a further allocation at Brockworth has been challenged in the High Court on deliverability grounds and has been quashed leaving TBC without a five year supply of housing in its plan.
- Further housing capacity has been identified within the city on previously used land, not least through the completion of the GHURC Regeneration Framework and the release of the reserved rail freight site at Kingsway for a further 650 dwellings.
- The recommendations of the Joint Study Area Steering Group for the Gloucester Cheltenham area, which undertook a green belt review, to release land north of Gloucester and north-west of Cheltenham have been included within the draft Regional Spatial Strategy for the period up to 2026.
- A submission has been made jointly by the County Council, TBC, Cheltenham BC and the City Council for inclusion in the Government's growth point initiative which could provide additional resources to plan the two urban extensions properly and comprehensively over the next year.
- The County Council as highway authority has agreed that the development of 570 dwellings can be served by appropriate frequency bus services and the need for a larger release to ensure sustainable transport provision is no longer valid.
- The Hunt's Grove proposal at Hardwicke has been "called in" for determination by the Secretary of State with an appeal due to commence in January 2008.

4.0 PROGRESS

- 4.1 The City Council has been consulted on the proposed changes to the Longford proposals and the masterplan showing the revised access arrangements and some minor changes to the layout of the development is attached at Appendix 3. Members will note that the built form of the development does not encroach onto the identified floodplain.
- 4.2 The supporting statement to the application now confirms that there will be informal recreation on a managed basis to all the farmland included in the site to the north of the housing area.
- 4.3 Members should note that the City Council's comments on the original application dating from October 2005 have already been submitted at the commencement of the appeal process for the Inspector's attention.
- 4.4 In respect of the current application the County Council as highway authority has yet to finalise its assessment of the proposed new access arrangements at the time of writing this report. An up-date of the situation will be provided verbally at the meeting.

5.0 PROPOSED RESPONSE

- 5.1 Although an urban extension to the north of Gloucester remains the City Council's preferred strategic option for future growth that cannot be accommodated on previously used land within the city, the identification of additional land supply for housing within the city means that, even if Hunts Grove is deleted following the call-in Inquiry, there is no need to commence the next urban extension until around 2015 to meet the growth rates currently included within the Draft RSS.
- 5.2 Whilst it is acknowledged that there may be a less than a 5 year supply in Tewkesbury Borough's area as a whole, calculations should be made separately for the Gloucester urban area (and Cheltenham) and the rest of Tewkesbury to reflect the approach towards Principal Urban Areas/Strategically Significant Cities and Towns in Regional Planning Guidance. The housing trajectory for the wider Gloucester urban area shows a more than adequate 5 year supply.
- 5.3 While it seems now that this first phase of development can reasonably be served by public transport, delaying the commencement of development in this area will allow the proper planning of the wider area to be developed through the growth point initiative funding and avoid the potential for this first phase of development to compromise transport solutions that may be needed for the later phases of development.
- 5.4 Subject to the comment above the City Council welcomes the amendment of the scheme to avoid encroachment of the development into the floodplain and emphasise the need for future development in this area to have effectively designed Sustainable Urban Drainage Systems to avoid any addition to current run-off that would add to nearby flooding issues.
- 5.5 The City Council also welcomes the proposal to allow managed public access to the whole of the open area included within the site boundary but would wish to see the detail of this set out and guaranteed through a planning agreement.

6.0 CONCLUSIONS

- 6.1 The revised proposals for this scheme removes the previous schemes impact on the floodplain and offers better prospects for informal recreation in the area for city residents. There remain concerns about the comprehensive planning of the wider area and these could be resolved through the expected funding through the growth point initiative. This should be allowed to progress as the north urban extension is not needed until about 2015.

7.0 FINANCIAL IMPLICATIONS

- 7.1 There are no costs to the Council from Recommendation 2.1 above other than officer time.
- 7.2 **Name of the Officer:** Steve Meers

8.0 LEGAL IMPLICATIONS

8.1 The City Council are merely a consultee on this application as the application site is outside the City area. Any comments that are made must be considered by Tewkesbury Planning Committee and taken into account, although the final decision is theirs, subject to 'call in' or judicial review.

8.2 **Name of the Officer:** Gary Spencer

9.0 HUMAN RESOURCES IMPLICATIONS

(a) Staffing Implications (Provided by P. Tsakpo)

Covered in the report.

(b) Trade Union Comments (Provided by I. Hughes)

No comment.

10.0 CORPORATE IMPLICATIONS

10.1 Community Safety – There are no direct community safety implications from this application subject to satisfactory highway and drainage details being implemented in due course.

10.2 Health and Environmental – The principle of a north urban extension to Gloucester has been accepted for many years by the Council as the most sustainable place for the city to expand given its proximity to the city centre and the potential for an integrated planning and transport solution with the expansion of Cheltenham.

Background Papers :

Published Papers :

Person to Contact : Mick Thorpe
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MVJ/PT04127D
22.11.2007

Agenda Item No.

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH SEPTEMBER 2005**

SUBJECT : **LONGFORD – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT. CONSULTATION BY TEWKESBURY BOROUGH COUNCIL.**

WARD : **N/A**

REPORT BY : **DEVELOPMENT CONTROL MANAGER**

AUTHOR OF REPORT : **CHRIS HARGRAVES**

NO. OF APPENDICES : **1 – SITE LOCATION PLAN
2 – INDICATIVE SITE LAYOUT PLAN**

REFERENCE NO : **PT06095D**

1. PURPOSE OF REPORT

- 1.1 To summarise for Members the main implications of a planning application for 570 new homes at Longford to enable Members to comment in response to Tewkesbury Borough Council.

2. RECOMMENDATIONS

- 2.1 That the Committee agree the comments set out at Section 5.0 of this report as the Council's formal response to Tewkesbury Borough Council.

3. BACKGROUND

- 3.1 Tewkesbury Borough Council published their draft Local Plan in 1998. Robert Hitchins duly lodged an objection on the basis that the site at Longford was not identified for housing within the draft plan. The objection site proposed at that time was some 70 hectares.
- 3.2 The objection was then pursued through to the Tewkesbury Local Plan Inquiry which took place between March 2002 and March 2003 although it should be noted that the proposals were scaled down to about 32 hectares with the remaining land promoted as a longer-term residential opportunity to come forward in the period after 2011.

- 3.3 Having reviewed the evidence of both Robert Hitchins and Tewkesbury Borough Council, the Planning Inspector in producing her report, recommended that Tewkesbury Borough Council should consider including the Longford site within their Local Plan. In particular, the Inspector concluded that development of the site would represent a sustainable urban extension to Gloucester that would not compromise the main objectives of the Gloucester/Cheltenham Greenbelt.
- 3.4 Tewkesbury Borough Council duly carried out an appraisal of potential housing sites and allocated the Longford site in their Local Plan Proposed Modifications published in July 2004.
- 3.5 The wording of the draft Policy was as follows:

Policy LO1

Land is allocated at Longford/Innsworth for approximately 570 dwellings (13ha net) as shown on the Proposals Map and phased 2007-2011. The Borough Council will support proposals for a comprehensive scheme which:

- **Safeguards the floodplain**
- **Makes provision for safe pedestrian and cycle access to local facilities and Gloucester City Centre**
- **Makes provision for off site highway improvements**
- **Makes a contribution towards local educational requirements including the provision of a Primary School**
- **Provides a new Local Centre on the site that meets the needs of both communities including local shops/post office**
- **Provides for enhanced recreational public open space in accordance with the Local Plan standard set out in RCN1**
- **Contributes to improved local public transport provision**
- **Provides for a Country Park within the Green Belt and outside the Floodplain to the north east of the site**
- **Provides for a minimum of two points of vehicular access**

To meet the local requirements of Policy HOU13 to provide affordable housing to enable those currently excluded from participating in the housing market to participate, the Council will seek to negotiate for the provision of about 171 dwellings on the site as affordable housing.

- 3.6 Members will note that the policy was phased to prevent development coming forward before 2007 in order to allow more sustainable, non-greenbelt sites to come forward in the short term.
- 3.7 Numerous objections to the allocation of the site were however received including an objection from Gloucester City Council which was approved under delegated powers in consultation with Cabinet Members and the

Chair and Vice Chair of Planning Committee. The City Council's objection was lodged on the basis that the allocation of the site represented 'piecemeal' release of greenbelt land which could prejudice a more comprehensive and strategic review of greenbelt boundaries, contrary to the proper planning of the area. Objections were not however raised to the principle of residential development in this location.

- 3.8 A significant number of objections were also received from other organisations and individuals.
- 3.9 In parallel to this process, the Government Office for the South West (GOSW) issued a formal direction on 1st April 2005, which prevented Gloucestershire County Council from adopting their Structure Plan Third Alteration unless certain changes were made including in particular, a shift in emphasis towards providing for additional growth at the Cheltenham Principal Urban Area (PUA).
- 3.10 In view of this direction and in light of the objections received to the allocation of the Longford site, Tewkesbury Borough Council in publishing their Second Proposed Modifications in June 2005 deleted the Longford housing site and replaced it with one at Shurdington, adjacent to Cheltenham.
- 3.11 At the present time therefore, the Longford site is not allocated in the Tewkesbury Borough Local Plan.
- 3.12 Notwithstanding this Robert Hitchens have decided to effectively 'side-step' the Local Plan process and have submitted this current application. Technically therefore the application is contrary to current Local Plan Policy. The application proposal is described in detail in Section 4.0 below and the main implications together with Officer comments are set out in Section 5.0.

4. THE APPLICATION PROPOSAL

- 4.1 The application site is located to the north east of Longford between the A38 Tewkesbury Road and the A40. A site location plan is attached to this report at Appendix 1.
- 4.2 The site is generally flat although it slopes gently down towards Horsbere Brook, which runs through the site. It currently comprises a mixture of pastoral and arable uses.
- 4.3 The total size of the application site is 53.9 hectares. This breaks down into the following components:
 - 17.2 hectares of residential development
 - 0.6 hectares for a new Local Centre
 - 2.1 hectares for a new Primary School

- 12.9 hectares for formal and informal public open space (plus associated car park of 0.2 hectares)
 - Infrastructure (noise buffering, landscaping, roads etc.) of 4 hectares; and
 - 16.9 hectares for agriculture.
- 4.4 The application has been submitted in outline only with all detailed matters (access, siting, design etc.) reserved. The figures set out above should therefore be taken as a guide only.
- 4.5 A schematic masterplan of the application proposal is attached at Appendix 2.
- 4.6 As can be seen, the proposed development would be accessed from two points, the principal means of access being off the A38 Tewkesbury Road with a secondary access to be created onto Longford Lane.
- 4.7 The development would be implemented on a phased basis. Phase 1 would involve the construction of new dwellings adjacent to the existing built up area of Longford to be accessed via Longford Lane.
- 4.8 Phase 2 would include additional dwellings, the provision of the second site access onto the A38 Tewkesbury Road, a new distributor road from the A38 as well as the proposed school site, Local Centre and areas of informal and formal public open space.
- 4.9 Phase 3 would complete the residential areas across the eastern part of the site and provide the remaining areas of informal public open space.
- 4.10 The developer has indicated a commitment to provide up to 30% affordable housing.
- 4.11 Significantly, in the longer term, the applicant has indicated that development of this site could lead to further residential development to the north of Gloucester between Longford and Innsworth as part of a much larger urban extension. The 'scale' of the proposed development is a key issue and is discussed in more detail in Section 5.0.
- 4.12 Due to the size and nature of the application proposal, an Environmental Impact Assessment (EIA) has been carried out and an Environmental Statement has been submitted in support of the application.
- 4.13 The Environmental Statement looks at a number of key issues including relevant planning policy, socio-economic issues, landscape, ecology and nature conservation, transport, flooding, noise, air quality and so on.
- 4.14 Your Officers have appraised the application submission including the Environmental Statement and responses are set out in Section 5.0 below. The Committee is asked to agree these comments as the City Council's formal response to Tewkesbury Borough Council.

5. KEY ISSUES

Scale and Timing of Development

- 5.1 The City Council's stance to date has been that if planned urban extensions are to take place (which inevitably they will in order to meet longer term housing requirements) then they should happen to the north of Gloucester rather than the south because land to the north is much closer geographically to the City Centre and therefore offers a more sustainable opportunity for development.
- 5.2 The application proposal is consistent with that view and therefore no objection is raised to the principle of development in this location.
- 5.3 Similarly, although the site falls within the Cheltenham/Gloucester Greenbelt, Officers accept that its development would not compromise any of the five key objectives of the Greenbelt designation. In particular, it would not contribute towards a 'merging' of the two settlements of Cheltenham and Gloucester. Its 'loss' from the Greenbelt is therefore considered to be acceptable.
- 5.4 Concerns are however raised about the scale of the proposed development. In particular, Officers are concerned that the release of this relatively small parcel of land in the short-term will generate insufficient enhancements and upgrades to local infrastructure in order to offset the impact of development.
- 5.5 Experience from Brockworth and RAF Quedgeley give an indication of the scale of development needed to release significant sums for investment in transport infrastructure. An urban extension of around 2000 homes is probably the minimum size of development needed to support its own bus service commercially and fund substantial highway infrastructure improvements (although the proportion of affordable housing may also be a significant factor in public transport use).
- 5.6 The proposed development is therefore too small to effectively mitigate its own impact by way of Section 106 contributions towards necessary highway improvements and public transport services.
- 5.7 The release of the application site at the present time may also prejudice the longer term planning of the area.
- 5.8 A detailed review of Greenbelt boundaries will take place in the near future as part of the longer term planning of urban extensions to both Gloucester and Cheltenham. This will look in detail at revisions to the existing Greenbelt boundary and will help to inform the proper 'masterplanning' of land to the north of Gloucester as well as land to the north west of Cheltenham.

- 5.9 The release of the application site at the present time would be premature to this process. It would also be contrary to policy, as the latest version of the emerging Local Plan for Tewkesbury does not identify this site for housing.
- 5.10 Objection is therefore raised as it is vital that short-term decisions for small urban extensions do not pre-empt and prejudice the most efficient long-term planning of the whole area.

Transport

- 5.11 The proposed development is likely to materially increase flows on Longford Lane by 2011. The modelling carried out as part of the supporting Transport Assessment (TA) shows that the Longford Lane/Innsworth Lane junction will be operating in excess of capacity by 2011 whether the proposed development takes place or not.
- 5.12 The TA concludes that the Longford Lane/Innsworth Lane junction would operate better:
- a). If the pedestrian phase was not demanded every cycle (outside our control);
 - b). When the improvements to the capacity of the A40 were implemented as part of the mitigation measures (not modelled); and
 - c). If rat-running was controlled.
- 5.13 However, whilst improvements to capacity are proposed at the Tewkesbury Road/Longford, Over and Elmbridge Court roundabouts, no improvements are proposed to the Longford Lane/Innsworth Lane junction. Your Officers consider this to be unacceptable.
- 5.14 The Longford Lane/Church Road/Oxstalls Lane/Innsworth Lane traffic signal controlled junction should be identified for capacity improvements as part of the mitigation measures put forward through the application since the TA indicates that there will be a significant impact on this junction as a result of the proposed development.
- 5.15 It would also be appropriate for measures to be proposed on Longford Lane between the proposed new junction and the existing crossroads to deter 'rat-running' as part of the mitigation package.

Landscape

- 5.16 The landscape of the site is typical of the River Severn floodplain being of open character with little topography. Whilst the landscape cannot be considered special there are some subtleties that the development should take into account.

- 5.17 The low lying Hams between Gloucester and Tewkesbury are typically wet grassland interrupted by boundary hedgerow, pollard willow, occasional standard trees interspersed with orchards on any free draining ground. Old OS maps indicate that orchards were present on the site adjacent to the A38, and it is likely that the line of the brooks across the site were picked out by pollard willow, as is the case with the fields to the west of the A38.
- 5.18 This type of landscape is not only pleasing to the eye it also has significant biodiversity benefits as well. Whilst the Environmental Statement submitted in support of the application picks up on some of these aspects, it does not follow them through into the master plan.

Biodiversity

- 5.19 The site (where building is actually proposed) is predominantly arable and it is accepted that there will be little negative impact resulting from the proposal. However it would be a relatively straightforward process to significantly improve the biodiversity value of the site, post development. This could be achieved in a number of ways.
- 5.20 It would for example be possible to re-create some of the traditional landscape for this part of Gloucestershire. Orchards are a Gloucestershire Biodiversity Action Plan (BAP) habitat, new planting of which is imperative if these are to survive. Pollard willows are excellent habitats in their own right and wet grassland is also a BAP priority.
- 5.21 The agricultural land that is part of the proposal should therefore be brought under management for nature conservation, landscape and amenity. The recreational and other pressures on urban fringe locations is significant and it is reasonable that developers should cater for its management given the problems that can arise as a result of development.
- 5.22 During the Public Inquiry into the Local Plan it was proposed that a new 'Country Park' would be provided. This is one option. Another would be to fund some form of countryside management project through a Section 106 legal agreement. This would involve the employment of a project officer which would assist in the management of this and other adjacent farmland for the benefit of farmers land managers and local people alike.
- 5.23 This is particularly pertinent given the location of the site within the Gloucester – Cheltenham Greenbelt and the provisions of PPG2: Green Belts which specifies that wherever large scale development occurs in the Greenbelt, it should, so far as possible, contribute towards Greenbelt objectives including the provision of access to the countryside and the protection of nature conservation interests.

- 5.24 Development should not therefore be contemplated until some or all of these objectives are fulfilled. The proposal if allowed would provide a one off opportunity to generate a funding stream that would allow what is a degraded landscape to be rehabilitated and allow it to be accessible to future residents of the development and to the wider Gloucester population. Countryside management projects have provided significant gains in urban fringe areas seeing real benefits with regard access, wildlife, landscape and farm profitability. If planning permission is to be forthcoming it should be on condition that such a project is funded for at least 10 years.

Hydrology

- 5.25 The commitment of the developer to pursue a Sustainable Urban Drainage System (SUDS) scheme is welcomed. However it is unclear what type of system will be implemented and furthermore how it will be maintained. Further clarification is therefore required.
- 5.26 The proposed 'preliminary drainage scheme' seemingly provides for a series of 'swales' through areas of open space, which then discharge into the Horsbere Brook. There appears to be no such provision through the built up area. SUDS systems seek to mimic Greenfield discharges. One of the best ways of doing this is to utilise existing drainage ditches. However, this has not been done.
- 5.27 Officers are also concerned that although a SUDS scheme is being promoted as part of the application, when it comes to implementation, a conventional drainage system will be installed. If consent is granted, it should therefore be subject to an unambiguous condition requiring a SUDS scheme to be implemented. Any drainage scheme submitted should follow the management train approach as detailed in the CIRIA publication C522. All sites can utilise the SUDS philosophy, the particular site constraints will only inform which components are utilised.

Sustainability

- 5.28 Whilst the applicant's commitment towards achieving the 'BREEAM' and 'EcoHomes' standards of sustainable construction is welcomed, such provision needs to be secured. The applicant refers to an, 'assessment' being carried out. However, this needs to be a firm target. Any modern building that is served by a bus route has some local services and fulfils building regulation requirements is likely to achieve an EcoHome 'pass' rating. If there is a genuine commitment on behalf of the applicant to sustainability, then a target of achieving the 'good' or 'very good' eco-home standard should be aimed for.
- 5.29 Whilst some reference is made in the application submission to renewable energy techniques being adopted, no detail is provided. The Gloucestershire Structure Plan Third Alternation requires large development to generate a percentage of its energy using renewable

sources. Similarly emerging Regional Spatial Strategy (RSS) policies state that 10% of the energy needs of a development should come from onsite renewable sources.

- 5.30 Solar thermal is probably the most mature and appropriate renewable energy for residential development. A commitment to install a percentage of houses with solar collectors would make a real contribution to fulfilling this target and would fulfill many other sustainability targets.

Recreation

- 5.31 As outlined earlier, the original Local Plan submission of Robert Hitchins included the provision of a substantial 'Country Park' to the north of the proposed housing development. This was put forward on the basis that it would not only provide recreational opportunities for local residents but would also enhance the local landscape.
- 5.32 The draft Local Plan allocation prepared by Tewkesbury Borough Council subsequently included within it as a requirement, the provision of a new Country Park to the north east of the site.
- 5.33 The application submission however fails to make any reference to the provision of such a facility, even as part of any potential longer-term proposals for adjoining land.
- 5.34 Indeed, a significant area of land previously identified as part of the proposed 'Country Park' is identified within the application submission as agricultural land, with no reference made to any form of management for public access/use.
- 5.35 Objection is therefore raised to the omission of this important facility.

6. CONCLUSION

- 6.1 The broad principle of residential development in this location is accepted. The City Council has previously maintained that if Greenfield urban extensions are to be released for housing then land to the north of Gloucester could be a relatively sustainable option given its proximity to the City Centre and surrounding infrastructure.
- 6.2 However concerns are raised that the scale of development is insufficient to generate the necessary infrastructure improvements required to offset its impact.
- 6.3 The piecemeal release of a relatively small parcel of the Cheltenham/Gloucester Greenbelt may also prejudice the proper long term planning of the area.

6.4 Concerns are also raised in relation to biodiversity, drainage, renewable energy and the lack of the previously proposed Country Park recreation facility.

7. COMMUNITY SAFETY IMPLICATIONS

7.1 There are no community safety implications arising directly from this report.

8. FINANCIAL IMPLICATIONS (Provided by S. Meers)

8.1 There are no financial implications other than officer time arising from Recommendation 2.0 above.

9. LEGAL IMPLICATIONS (Provided by K. Slipper)

9.1 Any objection or representation by the Council should set out the matters on which it is based and deal with any policy considerations.

9.2 The Council may need to produce evidence in support of any objection should an appeal be lodged.

10. HEALTH AND ENVIRONMENTAL IMPLICATIONS

10.1 The application proposal would result in the loss of an area of open countryside that currently forms part of the Gloucester – Cheltenham Greenbelt.

11. PERSONNEL IMPLICATIONS

a) Staffing Implications (Provided by P. Tsakpo)

None direct.

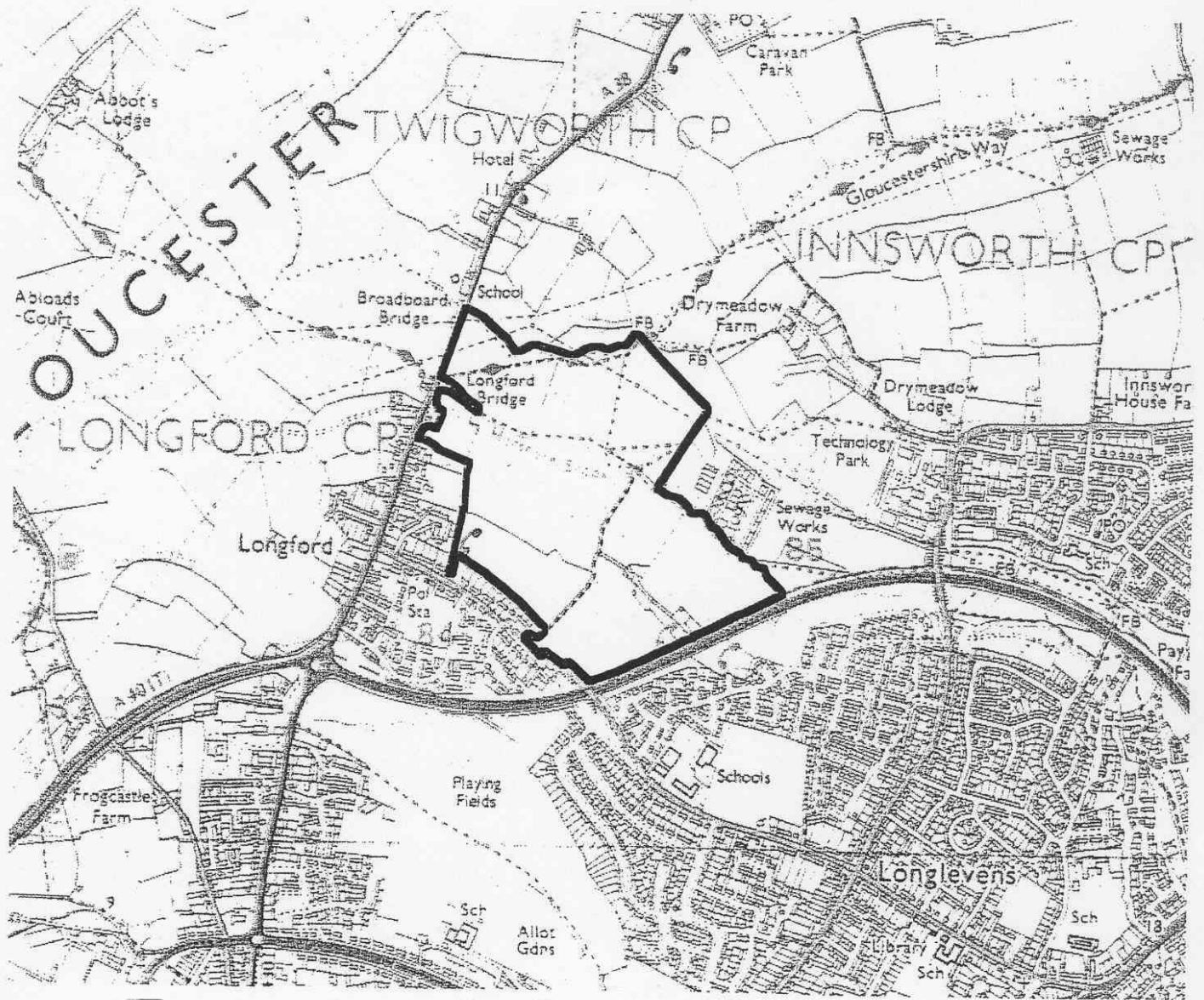
b) Trade Union Implications (Provided by P. Jones)

No comment.

Background papers : N/A
Published papers : N/A
Plans : N/A
Person to contact : Chris Hargraves, Tel. 01452 396854

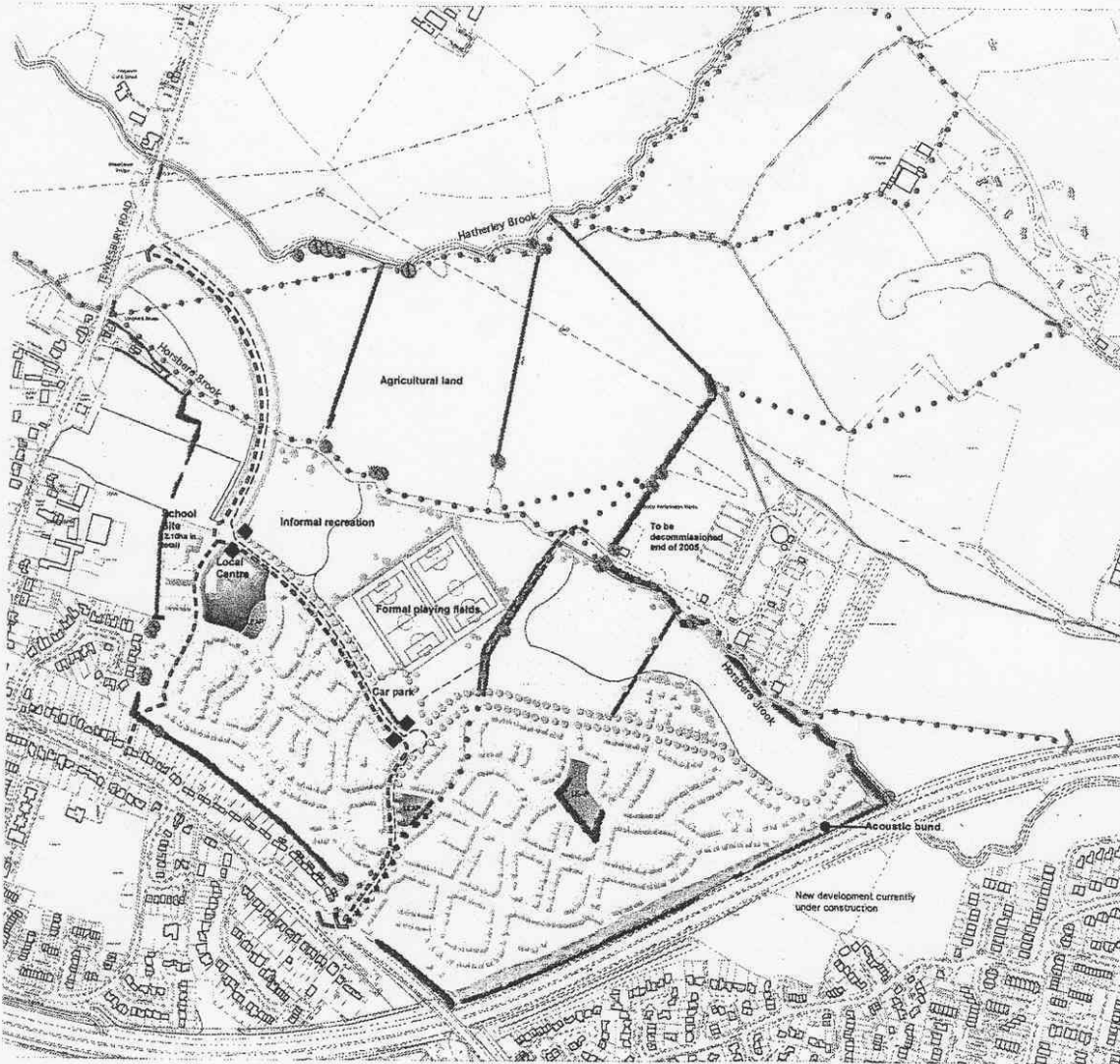
MVJ/PT06095D
26.8.2005

Site Location Plan



APPENDIX 2

17



- Existing vegetation
- Existing public footpath
- Existing buildings
- Residential
- School Site
- Extent of school grounds including playing fields
- Local Centre
- Agricultural land
- Roads
- Proposed landscaping
- Proposed tree planting
- Public Open Space - Informal recreation
- Public Open Space - Formal recreation
- Public Open Space - LEAPS
- Acoustic Bund
- Diverted public footpath
- New footpath / cycleway
- Proposed bus route
- Proposed bus stops - including 400m radii (5 minute walking distance)
- Built form
- Drainage swales

Your Ref: Local Plans

Our Ref: L102/10

Paul Skelton
Planning and Development Services
Gloucester Road
Tewkesbury
Gloucestershire
GL20 5TT

7th October 2005

Dear Paul

05/11485/0883/OUT - Outline Planning Application for Residential Development, Community Uses and Local Centre, Longford

I am writing to provide you with the formal response of Gloucester City Council in relation to the above application. The matter was reported to Planning Committee on 6th September 2005.

Scale and Timing of Development

Tewkesbury Borough Council will be well aware of the City Council's stance towards the Gloucestershire Structure Plan and the need for a properly integrated, comprehensive land use and transportation plan for the Gloucester/Cheltenham area to provide a sustainable pattern of development that reflects the requirements of Regional Planning Guidance.

To date there has not been published either a detailed review of the green belt or a comprehensive longer-term plan for the area. In addition, this site has currently been removed from the Tewkesbury Local Plan with the intention of providing a better split of development between the two urban centres.

The City Council are concerned that the proposal is, in effect, to develop an unallocated Greenfield site, particularly as it not set in the context of a strategic approach to development in the Gloucester/Cheltenham area.

Concerns are also specifically raised about the scale of the proposed development. The City Council is concerned that the release of this relatively small parcel of land in the short-term would generate insufficient enhancements and upgrades to local infrastructure in order to offset the impact of development. From the City Council's perspective it is vitally important that the infrastructure requirements for new development are properly funded from the outset to avoid unacceptable impacts on existing services and the environment of the city.

SUSTAINABLE DEVELOPMENT

Gloucester City Council Tel 01452 396854 Fax 01452 396668
Herbert Warehouse Email Chris.Hargraves@glos-city.gov.uk
The Docks Minicom 01452 396161
Gloucester GL1 2EQ www.gloucester.gov.uk

Experience from Brockworth and RAF Quedgeley give an indication of the scale of development needed to release significant sums for investment in transport infrastructure. An urban extension of around 2000 homes is probably the minimum size of development needed to support its own bus service commercially and fund substantial highway infrastructure improvements (although the proportion of affordable housing may also be a significant factor in public transport use).

The proposed development is therefore too small to effectively mitigate its own impact by way of Section 106 contributions towards necessary highway improvements and public transport services.

The City Council are also very concerned that the release of the application site at the present time may also prejudice the longer term planning of the area.

In accordance with Regional Planning Guidance a detailed review of Greenbelt boundaries should already have taken place, and will need to be completed and published soon to take forward the emerging Regional Spatial Strategy which is almost certain to promote new development north of Gloucester and north-west of Cheltenham.

The release of the application site at the present time would be premature to this process and could hinder a comprehensive approach. In the City Council's view it is vital that short-term decisions for small urban extensions do not pre-empt and prejudice the most efficient long-term planning of the whole area.

Transport

The proposed development is likely to materially increase flows on Longford Lane by 2011. The modelling carried out as part of the supporting Transport Assessment (TA) shows that the Longford Lane/Innsworth Lane junction will be operating in excess of capacity by 2011 whether the proposed development takes place or not.

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The low lying Hams between Gloucester and Tewkesbury are typically wet grassland interrupted by boundary hedgerow, pollard willow, occasional standard trees interspersed with orchards on any

free draining ground. Old OS maps indicate that orchards were present on the site adjacent to the A38, and it is likely that the line of the brooks across the site were picked out by pollard willow, as is the case with the fields to the west of the A38.

This type of landscape is not only pleasing to the eye it also has significant biodiversity benefits as well. Whilst the Environmental Statement submitted in support of the application picks up on some of these aspects, it does not follow them through into the master plan.

Biodiversity

The site (where building is actually proposed) is predominantly arable and it is accepted that there will be little negative impact resulting from the proposal. However it would be a relatively straightforward process to significantly improve the biodiversity value of the site, post development. This could be achieved in a number of ways.

It would for example be possible to re-create some of the traditional landscape for this part of Gloucestershire. Orchards are a Gloucestershire Biodiversity Action Plan (BAP) habitat, new planting of which is imperative if these are to survive. Pollard willows are excellent habitats in their own right and wet grassland is also a BAP priority.

The agricultural land that is part of the proposal should therefore be brought under management for nature conservation, landscape and amenity. The recreational and other pressures on urban fringe locations is significant and it is reasonable that developers should cater for its management given the problems that can arise as a result of development.

During the Public Inquiry into the Local Plan it was proposed that a new 'Country Park' would be provided. This is one option. Another would be to fund some form of countryside management project through a Section 106 legal agreement. This would involve the employment of a project officer which would assist in the management of this and other adjacent farmland for the benefit of farmers land managers and local people alike.

This is particularly pertinent given the location of the site within the Gloucester - Cheltenham Greenbelt and the provisions of PPG2: Green Belts which specifies that wherever large scale development occurs in the Greenbelt, it should, so far as possible, contribute towards Greenbelt objectives including the provision of access to the countryside and the protection of nature conservation interests.

Development should not therefore be contemplated until some or all of these objectives are fulfilled. The proposal if allowed would provide a one off opportunity to generate a funding stream that would allow what is a degraded landscape to be rehabilitated and allow it to be accessible to future residents of the development and to the wider Gloucester population. Countryside management projects have provided significant gains in urban fringe areas seeing real benefits with regard access, wildlife, landscape and farm profitability. If planning permission is to be forthcoming it should be on condition that such a project is funded for at least 10 years.

Hydrology

The commitment of the developer to pursue a Sustainable Urban Drainage System (SUDS) scheme is welcomed. However it is unclear what type of system will be implemented and furthermore how it will be maintained. Further clarification is therefore required.

The proposed 'preliminary drainage scheme' seemingly provides for a series of 'swales' through areas of open space, which then discharge into the Horsbere Brook. There appears to be no such provision through the built up area. SUDS systems seek to mimic Greenfield discharges. One of the best ways of doing this is to utilise existing drainage ditches. However, this has not been done.

Officers are also concerned that although a SUDS scheme is being promoted as part of the application, when it comes to implementation, a conventional drainage system will be installed. If consent is granted, it should therefore be subject to an unambiguous condition requiring a SUDS scheme to be implemented. Any drainage scheme submitted should follow the management train approach as detailed in the CIRIA publication C522. All sites can utilise the SUDS philosophy, the particular site constraints will only inform which components are utilised.

Sustainability

Whilst the applicant's commitment towards achieving the 'BREEAM' and 'EcoHomes' standards of sustainable construction is welcomed, such provision needs to be secured. The applicant refers to an, 'assessment' being carried out. However, this needs to be a firm target. Any modern building that is served by a bus route has some local services and fulfils building regulation requirements is likely to achieve an EcoHome 'pass' rating. If there is a genuine commitment on behalf of the applicant to sustainability, then a target of achieving the 'good' or 'very good' eco-home standard should be aimed for.

Whilst some reference is made in the application submission to renewable energy techniques being adopted, no detail is provided. The Gloucestershire Structure Plan Third Alternation requires large development to generate a percentage of its energy using renewable sources. Similarly emerging Regional Spatial Strategy (RSS) policies state that 10% of the energy needs of a development should come from onsite renewable sources.

Solar thermal is probably the most mature and appropriate renewable energy for residential development. A commitment to install a percentage of houses with solar collectors would make a real contribution to fulfilling this target and would fulfil many other sustainability targets.

Recreation

As outlined earlier, the original Local Plan submission of Robert Hitchins included the provision of a substantial 'Country Park' to the north of the proposed housing development. This was put forward on the basis that it would not only provide recreational opportunities for local residents but would also enhance the local landscape.

The draft Local Plan allocation prepared by Tewkesbury Borough Council subsequently included within it as a requirement, the provision of a new Country Park to the north east of the site.

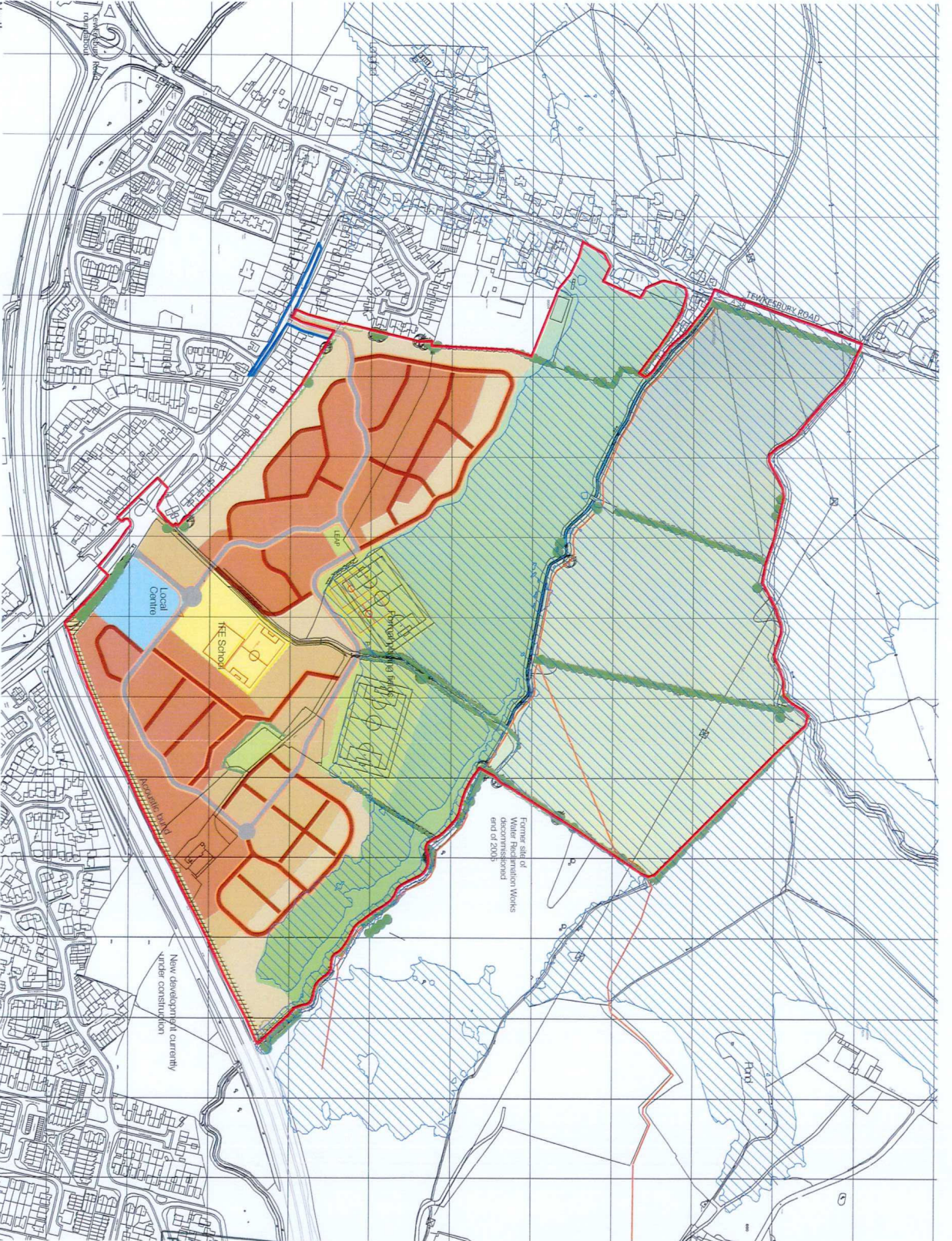
The application submission however fails to make any reference to the provision of such a facility, even as part of any potential longer-term proposals for adjoining land.

Indeed, a significant area of land previously identified as part of the proposed 'Country Park' is identified within the application submission as agricultural land, with no reference made to any form of management for public access/use.

Objection is therefore raised to the omission of this important facility.

Yours sincerely

Chris Hargraves
Principal Planning Officer (Local Plans)



Land at Longford - Masterplan

T 01285 641717 | F 01285 885115 | www.ppg-uk.co.uk | Team: OD/CN | October 2007 | 1:5000 @A3 | Pegagus Urban Design | dwg: H.0115.111-1 | Client: Robert Hitchens Ltd. |



- Key:
- Site boundary
 - Separate Planning Application for PPSD Ref: **05/000683**
 - Local centre - up to 3 storeys
 - School site - up to 1 storey
 - Public open space
 - Farmland meadows
 - Informal Recreation / Farmland meadows
 - Principal Roads
 - Existing Planning
 - Floodplain 1 in 100 year plus 20% allowing for climate change
 - Existing footpaths
 - Residential - Higher Density (up to 3 storeys)
 - Residential - Medium Density (up to 2.5 storeys)
 - Residential - Lower Density (up to 2 storeys)

PLANNING AND DEVELOPMENT SERVICES

Officer:

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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

4TH DECEMBER 2007

APPLICATIONS FOR DETERMINATION

**The Development Control Manager,
Herbert Warehouse, The Docks, Gloucester**

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **4TH DECEMBER 2007**

ADDRESS/LOCATION : **LAND AT CHRIST CHURCH**

APPLICATION NOS. & WARD : **07/000936/FUL & 07/00931/LBC
WESTGATE**

APPLICANT : **MARKEY BUILDERS LIMITED**

PROPOSAL : **DEMOLITION OF CHURCH HALL AND
ERECTION OF BUILDING COMPRISING OF
14 APARTMENTS WITH ASSOCIATED
REFUSE/ RECYCLING / CYCLE STORAGE
AND AMENITY SPACE.**

REPORT BY : **MIKE GETHIN**

**NO. OF APPENDICES/
OBJECTIONS** : **SITE LOCATION PLAN**
: **BLOCK PLAN**
: **26 LETTERS OF OBJECTION**
: **A PETITION CONTAINING 213 SIGNATURES**
: **10 LETTERS OF SUPPORT**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located to the rear of the Christ Church, between the T junction in Montpellier and the private drive serving Montpellier Mews and the rear of properties in Brunswick Road. The site is currently occupied by the church hall, built in 1949/50. The site of the church hall and the green space between it and the church was used formerly as a church yard which was closed in 1925.
- 1.2 The site lies within the Spa Conservation Area. The single storey hall is constructed with facing bricks with a copper roof covering. The proposal relates to the demolition of the church hall and the construction of new building comprising 4 no. one bedroom units and 10 no. 2 bedroom units.
- 1.3 The proposed building would be located virtually central to the development site. It would be composed of a main 4 storey block facing southwards, with its main entrance relating to the route from Brunswick Road through to the Park under a mono - pitched roof. The other components of the building are the other 4 storey element behind the main body under a separate, slightly lower, mono pitched roof; a 3 storey projection with a balcony to serve a 4th floor apartment on the south-east side fronting Montpellier (north-south) and a two

storey element to the north – east side facing the private road, “Montpellier Mews”, and the new development on the Former Saab Garage site.

- 1.4 It is intended that the building can be read as two blocks (see attached block plan). The narrow footprint to the main 4 storey body of the building would face south west with a less dominant massing facing the apartment blocks (nearing completion) to the north. The south facing public frontage would contain the main entrance to the apartments and is intended to be the most public frontage accessed off Montpellier (east-west), on its main desire line between Brunswick Road and The Park. The 4th floor of this rectangular main body of the building has been recessed on the south side to create a terrace for the 2 apartments within the roof space.
- 1.5 The development proposed would involve the felling of a yew that currently is the first tree to a row of trees (mainly yews) that are located behind a low brick wall and run parallel to Montpellier (east-west). The application also includes a proposal to widen the private drive to Montpellier Mews, by approximately one metre for the first 24 metres from its junction with Montpellier (north-south). This would increase the current width of this private drive from some 2.6 metres to 3.5 – 3.6 metres for this section and would provide a vision splay to the south side of the existing entrance to Montpellier (north -south).
- 1.6 It is proposed that the external facings to the building will comprise through colour (white) render above a brick base with cedar boarding to the 4th floor of the main rectangular body of the building. The two and three storey elements to the east and north would be faced with red brick. In addition, the exposed walls to the 4 storey element at the rear would be faced with through colour (white) render.
- 1.7 The building is proposed to be articulated through the provision of a recessed (one metre) main entrance and rectangular recessed (75 mm. from render face) features above brick plinth course extending over the first three floors clad with coloured panels and cedar boarding. Another feature of the design is the provision of 300 mm. projecting glazed panel balconettes to the kitchen/living room areas on the 1st and 2nd floors to the south-west and south-east elevations. Furthermore all windows and doors would be powder coated aluminium, coloured light grey, with one way tinted glazing. The projection of the balconettes, the tinted glazing and aluminium frames to the windows form part of an amendment to the originally submitted drawings.
- 1.8 The application is accompanied by a number of supporting documents:-
 - (i) the Design and Access Statement with recent addendums, including an arboriculturalist’s appraisal of the yew proposed to be felled;
 - (i) a desk based archaeological assessment;
 - (ii) an assessment for bats/breeding birds and bat emergence; and
 - (iv) a parking survey.

- 1.9 The development would include the provision of a cycle/ refuse bin storage area within a cedar timber clad outshot to the north - west elevation facing the green space. It is stated that the waste re-cycling receptacle would be housed within the kitchen areas of each apartment.
- 1.10 The development would not provide any off-street car parking provision and as such the applicant has confirmed that a financial contribution of £35,000 toward the establishment of a city centre 'car club' would be forthcoming if the application is approved by the Committee.
- 1.11 It has been confirmed that two new yew trees would be planted to replace the "odd" deciduous trees within the row, in compensation for the loss of the yew at the eastern end. In addition, it is suggested that an overall improvement of the appearance of the row of yews could be achieved by pruning, reshaping and balancing the canopies of each one, so that they are all of a generally similar form and size. Also the applicant has indicated that it is also willing to enter into a financial contribution in mitigation for the tree loss.

2.0 RELEVANT PLANNING HISTORY

21.9.1948 – Permission (P/108/48) – Church hall and dining centre.

18.11.1996 – Refusal of permission on Appeal (95/689/FUL) - Construction of new vehicular access and formation of car park.

31.10.2007 – Planning Permission (07/00930/FUL) granted, under officer delegated powers, for a single storey extension to the side of the church to accommodate the extended secular use of the building – new disabled and female toilets, a new vestry and foyer with coffee bar.

3.0 PLANNING POLICIES

- 3.1 The following national guidance applies:

PPS 1 – encourages sustainable development with preference given to the development of land within urban areas, particularly on previously developed sites, provided that this creates or maintains a good living environment, before considering the development of green field sites. It also places a strong emphasis on high quality design. Of particular relevance is Paragraph 38 which advises that:

'... Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.'

PPS 3 – Housing: encourages the provision of housing in areas that have good access to public transport, jobs, shops and other facilities and promotes housing in existing urban locations; promotes good design in new housing developments to create high quality living environments and increased densities.

PPS 9 - Biodiversity & Geological Conservation: Key principle - "Planning decisions should aim to maintain, and enhance, restore or add to biodiversity interests". Para. 13 – "The reuse of previously developed land for new development makes a major contribution to sustainable development by reducing the amount of countryside and undeveloped land that needs to be used. However, where such sites have significant biodiversity or geological interests of recognised importance, planning authorities together with developers, should aim to retain this interest or incorporate it into any development of the site."

PPG 13 – Transport: encourages residential developments principally within existing urban areas, in locations that are highly accessible by public transport, walking and cycling.

PPG 15 – Planning and the Historic Environment: advises at paragraph 4.17 that:

'Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context as part of a larger whole...'

PPG16 – Archaeology

PPG16 (1990) provides guidance on archaeological remains on land and how they should be preserved or recorded both in an urban setting and in the countryside. It gives advice on the handling of archaeological remains and discoveries under the development plan and control systems, including the weight to be given to them in planning decisions.

- 3.2 **Circular 5/94: Planning Out Crime and "Safer Places – The Planning System and Crime Prevention (2004)"** contain government advice on designing out crime which state that:

"Crime Prevention is capable of being a material consideration. Used sensitively the planning system can be instrumental in producing attractive and well managed environments that help to discourage anti social behaviour".

3.3 **Gloucestershire Structure Plan Second Alteration (1999)**

Policy NHE.6

a) "The distinctive historic environment of the County will be conserved and enhanced. Scheduled Ancient monuments, Listed buildings, Conservation Areas and their settings will be preserved ...".

3.4 **City of Gloucester Local Plan (1983)**

Core Policy A1

Special attention will be given to improving and enhancing the environment and attractiveness at the City Centre.

Core Policy A2

Particular regard will be given to the City's heritage in terms of archaeological remains, listed buildings and Conservation Areas.

3.5 **City of Gloucester Interim Adoption Local Plan (1996)**

Core Policy BE.1

Special attention will be given to enhancing, improving and maintaining the environment and attractiveness of the City Centre.

Policy BE.1 (f)

The development of Gloucester Docks should comprise of a range of uses such as shopping, leisure, housing and commerce and must respect the historic character and fabric of the area, complementing rather than competing with the scale and massing of the buildings to be retained.

Core Policy BE.2

The City Council will give high priority to protecting and enhancing its heritage in terms of listed buildings, conservation areas, and archaeological remains.

Policy BE.2 (c)

In recognition of the importance of maintaining and enhancing the character of the City's existing Conservation Areas the City's Council will, when considering planning applications require new development to show respect for its setting and follow fundamental principles of scale, height massing and alignment using appropriate materials ..."

3.6 **Gloucester Local Plan : Second Stage Deposit Local Plan (2002)**

Policy BE.22 Alterations to and Development within the Curtilage of Listed Buildings

The Council will ensure that any material alterations to a listed building or development within its curtilage:-

1. Preserves or enhances the quality and character of the building or its setting;

2. Respects the period, style, plan, detail and materials of the existing building or structure;
3. Retains internal and external original fabric and features;
4. Does not harm the structural stability or fabric of the building or any adjoining structure; ...

Policy ST7 - The City Council will expect high quality development that respects the rhythm, density, massing, height, layout and appearance of neighbouring buildings and the landscape of the neighbouring area.

Policy BE1 - Proposed development should be of materials, scale, massing and height which sits comfortably with the height of existing adjacent buildings.

Policy BE6 - Seek to ensure that the needs of people with disabilities are adequately catered for in new developments.

Policy BE7 - Need to look at local character.

Policy BE21 - states that planning permission will not be granted for any development that would unreasonably affect neighbouring properties.

Policy BE28 - Council will not permit development that affects the setting of listed buildings.

Policy BE29 - new development should preserve and enhance the appearance of the conservation area.

Policy TR31 - states that new developments must satisfactorily deal with road safety issues.

Policy H4 - states that the development of previously used sites and buildings for residential purposes will be permitted providing that it will not have an unacceptable impact on the amenities of adjoining dwellings or highway safety.

- 3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 ECONOMIC DEVELOPMENT

- 4.1 The development would generate local employment in the construction and related industries.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

5.1 Location and activities

The Spa Conservation Area lies south of Gloucester's town centre just beyond the extent of medieval walled city. The conservation area contains a high proportion of listed buildings. The area can be characterised as three distinct, but inter-related parts of:-

- (i) Spa Road, Brunswick Square and Montpellier;
- (ii) Park Road (north side), Brunswick Road (north) and Parliament Street;
and
- (iii) The Park and Weston Road.

The application site is located within the sub-area of Montpellier bounded by Spa Road, Brunswick Road, Park Road and the Park. There is a high concentration of late twentieth century buildings within this particular area. The latest addition is the apartment development to the former Saab Garage site immediately to the north of this site. Apart from these modern buildings, this area is characterised by early – mid 19th century buildings associated with the creation of Gloucester Spa from 1815 to 1860.

Activity within the conservation area falls into two distinct categories, the recreational area of The Park and the mixed residential/office uses of the streets between the city centre and The Park. The built-up part of this part of the conservation area was predominantly residential but during the 20th century many of the larger houses have been converted to office use. The modern purpose-built office buildings have been erected on former garden areas or as replacements for earlier development. A substantial number of the former dwellings have also been converted into residential apartments or houses in multiple - occupation.

5.2 Internal arrangement of the area: the pattern of streets

In 1815, after the opening of the spa and its subsequent purchase by a group of investors, a grid pattern of streets was laid out to provide access to the pump room and serve the substantial villas that were planned for such a prestigious location.

The streets are rectilinear - planned on this grid system with the corners virtually, but not accurately, at right angles. The result is that buildings gain direct pedestrian access from the street and there is a predominance of rear access to serve the buildings.

[The larger houses were serviced by back roads such as little Norfolk Street and Albion Street as the spa regulations stipulated that goods brought by wagons had to be delivered through the rear garden].

5.3 **Character of this area**

The identity and distinctiveness of an area are things that make places special - the street pattern, the individual buildings and the materials. The aim is to identify the local character that will influence the creation of new designs that will contribute to the unique character and qualities of the area. The analysis of the identity of the area should stimulate innovation in design.

The objective is, therefore, to make use of the connection between tradition and innovation and to get away from the polarisation between the two by innovation through re-interpretation – make it new and local.

5.4 **Identity and Distinctiveness**

The wider area of this part of the Spa Conservation area is on the whole defined by Regency style architecture. The built form consists of three storey buildings faced on their main frontage with stucco with exposed brickwork to sides and rear. The frontages of the Regency buildings are embellished with classical motifs, balconettes, parapet with low pitched roofs, sometimes containing dormer windows. There is a clear hierarchy of windows that reflects the order of the internal rooms i.e. the first floor front windows are generally taller to provide light and airiness into the room that was primarily used for entertaining guests.

There are, however, later Victorian infill developments of red brick with bay windows in Brunswick Road. There is also the pair of semi detached brick townhouses at the corner of Spa Road and Brunswick Road, with bay windows and black and white decoration, roof dormers, and timber porches. This building might be regarded as “out of keeping” with the surrounding Regency architecture, but it provides visual interest and adds to the character and historical layering of the area.

Although there are variations in the appearance of the terrace, semi – detached and detached houses there is a clear impression of symmetry to the main frontages of the 19th Century buildings. This is a common feature of the historic buildings in the area.

5.5 **Siting of buildings**

There is a predominant relationship of the siting of buildings within their plots and in relation to the streets. Buildings are set back some distance from the plot frontage with definition boundary treatments – commonly, railings on a plinth, brick and stone walls. The depth of the building setback does vary – on the whole the Regency buildings are set back at about 6 metres, but there is an example of a later infill plot (Victorian) with a frontage set back nearer to 3 metres.

An analysis of the distances between buildings either side of the streets indicates the range varies, quite considerably, between 14.5 metres and 24.5 metres.

The street scene of Montpellier when viewed from the junction with Brunswick Road and looking eastwards towards the Park is dominated by the church situated on slightly higher ground, the row of trees within its grounds and positioned parallel to the footway and thereafter the majestic trees in the grounds of Rikenel Health Centre.

This immediate area to the application site does not have a clear distinctive character unlike Spa Road or Brunswick Square. The row of trees to the church ground and those to the rear part of Rikenel are acknowledged as important features within the street scene.

It is also noteworthy that the buildings within the immediate environs of this site are relatively new. The twentieth century additions of office buildings to Beaufort House, Montpellier House and those to the Rikenel Centre and including the Church hall proposed to be demolished are all regarded as “negative “ buildings in the Townscape Appraisal of The Spa Conservation Area. They do however form part of the current streetscape within which this application has to be judged.

The listed 3 storey North Villas create an important end – stop to the vista looking southwards down Montpellier. The apartment blocks currently under construction on the former Saab Garage site are located close to the back edge of footway and assist in framing this vista.

5.6 **Building types**

Historically, the Spa area was a suburban residential area, initially developed to take advantage of Gloucester Spa. The most prevalent residential building type was the house, in the main semi-detached and terraced, with the occasional detached. The area also contains a church, a health centre and some modern office buildings.

Christ Church is the one landmark building within the area, located at the corner of Brunswick Road and Montpellier. Despite the generally historic character and appearance of Montpellier, the presence of the large office buildings opposite cannot be ignored.

Spa Road contains good examples of large prestigious early/mid 19th century houses. In relation to the Montpellier sub-area, from the early days of the Spa, Beaufort Buildings was built in 1818 for the Gloucester Spa Company and comprises a terrace of six three storey stuccoed brick houses with basements. No. 7 Beaufort Buildings is a later (c.1835) addition to the terrace. North Villas and Spa Villas in Montpellier have a similar symmetrically fronted semi-detached design from about 1825 - 1830. The terraces on the east side of Brunswick Road were built in the late 1840s. There are two late Victorian townhouses built on part of the former Christ Church school site in Brunswick Road. The terrace of four houses to the south side of Park Road were built in the early part of the nineteenth century.

Equally the row of three storey, former townhouses – “Montpellier Mews” – are located off the private service road serving the rear of properties in Brunswick Road. These non - listed buildings were built in the 1840s and have a southerly aspect facing the church ground.

5.7 **Building materials and local details**

The most notable buildings in the area were built c.1810-1840 and are in the ‘Regency’ style whose two principal characteristics are classical designs and motifs from the Greek Revival and the use of stucco and decorative ironwork.

Typically these buildings are three-storey stuccoed brick buildings with slate roofs behind a parapet. Most have basements and iron railings bounding a small front area and iron balconettes and balustrades at first floor. Many railings and balconettes are still in evidence, although quite a lot of railings are recent re-introductions. Windows are timber vertical sliding sashes.

Roofs are commonly concealed behind a parapet to the Regency buildings, although there are exceptions of a brick gable end to the Regency row in Brunswick Road and hipped slated roofs to the late Georgian and later Victorian buildings. As the 19th century progressed and the spa declined in popularity, residential developments became less grand and as stucco fell out of favour red brick frontages replaced the stucco facades.

5.8 **Trees**

The row of yew trees located on the north side of Montpellier (east – west) is an important townscape feature that has been un-managed for some considerable time. Elsewhere the avenue of trees to Brunswick Road and Spa Road are also important townscape features.

5.9 **Community Safety**

There is a government initiative which encourages local authorities and the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. Although this proposal is a small development the issues of key safety and security guidelines still apply:

- Natural surveillance and designing routes that are overlooked and busy
- Personal security through defensible spaces
- Good overall security through the building shell

One of the Government's key objectives for the planning of new housing is to secure quality, sustainable places where people choose to live. Designing for community safety is a central part to play in this process and there are no adverse community safety implications as a result of this proposal.

6.0 TRAFFIC AND TRANSPORT

- 6.1 The proposed development is located within a sustainable location with easy access to the city centre employment and shopping as well as public transport and cycle routes.
- 6.2 The application is accompanied by a Parking Survey that was undertaken between 23:00 and 1:00 on Monday 10th September 2007 and Wednesday 12th September 2007. It is noted that the parking bays in the Montpellier area – Park Road, Brunswick Road, Brunswick Square, Spa Road and Montpellier roads - are pay and display and resident parking during the day and are free for use at night.
- 6.3 It was established that out of a total of 159 spaces within the restricted area there were 51 cars parked and 108 free on the Monday and 57 cars parked and 102 free on the Wednesday. Further there was 1 car and 2 cars parked, consecutively, on the total of 123 spaces available on single yellow lines (out of hours of restriction).
- 6.4 The proposed development would provide a financial contribution towards the establishment and membership of a car club.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 The proposed development will have to comply with Part 'M' of the Building Regulations, as the threshold to the main entrance would include a flush or shallow ramp access into the building. The building would contain a lift for ease of access for people with mobility difficulties.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

- 8.1 **Archaeology and Burials** – documentary records indicate that Christ Church and the burial ground to the rear opened in 1823 with a burial register showing a total of 213 burials up to 1889 with a further single burial in 1924. It appears that gravestones within the burial ground were moved in 1950 to enable the ground to be levelled and to make way for the construction of the church hall. The submitted desk based assessment states that there is no confirmatory record of the completion of the clearance. It is possible that a number of residual burials remain within the area of the burial ground and that human remains exist within the proposed footprint of the building. In addition it is possible that the site contains archaeological evidence relating to the Civil War siege in 1643.
- 8.2 As such, any development of this site would require the developer to deal with the exhumation and reburial of all human remains required by the Burial Act 1857 and the Disused Burial Grounds (Amendment) Act 1981 and the Pastoral Measure 1983. It is recommended that any planning permission should include an archaeological condition to any planning permission and an informative note reminding the developer of the current burial legislation and procedures.

- 8.3 **Loss of a yew tree** – there are a row of seven trees located behind the low retaining wall on the north side and running parallel to Montpellier (east – west). The row is made up mostly of yew trees but also includes a self-sown sycamore and an ornamental crab near the church building. The farthest tree at the eastern end of the row lies within the application site and is proposed to be felled to make way for the development. The applicant’s arboriculturalist states that the tree is mature and wide spreading; although it is heavily infested with ivy, he acknowledges openly that the tree is essentially healthy with no obvious signs of significant disease or decay. However the ivy is becoming problematic and should be removed in any event. If the ivy is removed, he strongly suspects that it would leave the tree very sparse, unnaturally open, stark and rather ugly. Other minor issues are raised in defence of the case for its removal, but the main justification is that it is part of a formal planting scheme that, over the years, has had its integrity impaired due to a combination of tree losses and irregular growth of the remaining component trees. The tree proposed for removal is significantly larger than the other yews in the row.
- 8.4 The applicant’s arboriculturalist concludes that the loss of this end tree would not significantly affect the integrity of the formal planting and would improve the overall landscape / townscape impact of the row by re-establishing a more appropriate sense of proportion.
- 8.5 **Presence of breeding birds and bats** - the result of a preliminary survey was undertaken during September 2007. Although no nests were observed within the tree, a wren and a pair of blackbirds were recorded flying in and out of the canopy. It is acknowledged that, as the trunk of the tree is covered in dense ivy, it could be utilised for nesting purposes by a variety of smaller bird species. A bat emergence survey revealed the presence of Common Pipistrelles bat roosting within this tree and other foraging bat species were repeatedly detected within the area throughout the exercise. The applicant’s Environmental Consultant points out that additional bat surveys will be required in order to establish the nature of the bat roost present and to gather the necessary data needed to support a Bat Disturbance License application to Natural England. It is illegal to disturb or destroy a bat roost and no unauthorised felling of this tree may occur without such a license.
- 8.6 **Demolition Works** – if consent is granted for the demolition of the church hall and the works are intended to be undertaken, then the developer is obliged to submit a formal Notice of Demolition to the Council under the Building Act 1984. The Council would serve a counter notice stating the conditions under which the works may proceed. These will include criteria covering certain aspects of the work, especially with any asbestos. A copy of the counter notice would be sent to the owners/occupiers of all buildings in the vicinity of the hall.

8.7 **Noisy Neighbours**

Any persistent noise from activities within buildings can be controlled through the Environmental Protection Act 1990. Further it is appreciated that construction works do cause annoyance to local residents and the Council does endeavour to control the hours of working and deliveries to construction sites to limit the temporary disruption. The development of the Saab Garage site was subject to a condition restricting the commencement of work and deliveries to 7.30 am. The Committee has revised its requirement in this respect and now the standard commencement time is 8.00 am.

8.8 **Waste Minimisation**

The applicant states that a site waste management plan will be adopted to monitor waste generated during the construction phase and will set targets to promote resource efficiency. This aspect of the development can be controlled through the imposition of a condition.

8.9 **Energy Efficiency**

The applicant indicates that a sustainable approach will be taken to the design of the building to ensure that the heat loss from the building envelope will be limited. The incorporation of low energy fittings and renewable energy sources, such as heat recovery ventilation, low energy lighting and solar water heating will be considered by a specialist mechanical and electrical design consultant.

9.0 **CONSULTATIONS**

9.1 Gloucester Civic Trust Civic Design Committee likes the new building.

9.2 English Heritage makes no comment.

9.3 Gloucester Heritage Urban Regeneration Company: no comment received.

9.4 Conservation Officer considers that the principle of the development is acceptable and it will not detract from the settings of the surrounding listed buildings. The building provides an appropriate termination to this important corner and the contemporary approach to its design and appearance is appropriate rather than another pastiche design. The choice of materials and recessed panels adds articulation to the building reflective of the elevations to the church.

9.5 Urban Design Officer considers that this scheme will positively enhance the character and architectural quality of the area and that it is appropriate in mass and style.

9.6 City Centre Community Partnership make the following observations:-

- (i) Type of property: the development would have a negative impact within the context of the street; the claim that it would create a landmark building is greatly exaggerate and would not create a pleasant, attractive and sustainable living environment for prospective and existing local residents.
- (ii) Transport: there are no car parking spaces within the development. The private spaces already used by the residents of Montpellier Mews may be used by future residents of the new development. The provision of motor scooters/cycles should be considered.
- (iii) Design: does not respect the vernacular of the area, but is more reflective of the surrounding offices; the massing, scale and height are too great for the site and its place in the conservation area – greater height than adjacent recent developments; the roof is an overwhelming statement and presents an unattractive aspect of a large grey roofing membrane; no precedent for balconies; the window style and design is uncharacteristic to the area; the variety of facing materials does not reflect the consistency which characterises the area.
- (iv) Sustainability: the opportunity to bring families into the area has not been grasped to secure sustainability of the community.
- (v) Gulls: anti – gull features should be designed into the roof areas.
- (vi) Environmental matters: no indication that this development minimises its carbon footprint.
- (vii) Freehold/leasehold: an effective building management structure needs to be put in place to prevent e.g. balconies being used as drying clothes areas.
- (viii) Building timeframe/site controls: experience of the development of adjacent sites and their management has led to concerns about the building site control. It is hoped that a build time can be controlled by condition.
- (ix) Yew tree: this is considered to be a fine specimen, but the justification for its removal seems to be purely to make way for the building.
- (x) General observation: some residents feel that there is no objection to a development on this land, even one of contemporary design, however this design is not considered suitable for this particular site for the reasons stated above.

9.7 Gloucestershire Police Liaison Officer: no comment received.

9.8 Natural England: comments awaited.

9.9 Gloucestershire Wildlife Trust: comments awaited.

9.10 Gloucestershire Bat Group: comments awaited.

9.11 Landscape Officer comments that the proposal to remove the yew tree is not acceptable and disagrees with many of the points raised in the arboricultural report submitted with the proposal. He considers that the tree forms part of and unusual arboricultural feature in Gloucester City Centre - a row of formally

planted, sizable yew trees in a churchyard. Also by virtue their location adjacent to Montpellier they are a "tree avenue" feature. He adds that remedial works, such as pruning, would enhance this feature and there would be no objection to such an exercise.

The tree is not disproportionately large for its current location (a spacious churchyard) and pruning works would anyway resolve this issue along with concerns about overhanging branches. If overhanging branches were a significant concern the Highway Authority would have already requested action. Debris on the footpath is minimal and seasonal and the amenity benefits of the tree outweigh this issue.

He considers that the yew will swiftly respond from the removal of ivy by putting on new growth in places where ivy is removed. Yew trees have this rejuvenating ability thus the contention that any removal of ivy will leave the tree as "ugly" is overstated. In his opinion the removal of this tree will not improve the overall landscape / townscape as its loss will significantly diminish this arboricultural feature not enhance it.

9.12 County Highways Traffic and Transportation - raises no objections subject to securing a contribution towards the implementation of a car club and conditions.

9.13 Severn Trent Water raise no objection subject to a drainage condition.

10.0 PUBLICITY AND REPRESENTATIONS

10.1 The applications were publicised in the local press and through the posting of a site notice. In addition the occupiers of fifty-six neighbouring properties were notified of the application by letter, as well as site notice. The planning application was also advertised in the press.

10.2 In response, 18 letters of objection have been received. The letters are attached in full and the comments raised can be summarised as follows:-

Height, design and materials

The main body of the building would be a storey higher on the south side than the 3 storey residential buildings in close proximity. It has various stepped heights going off indifferent directions and is quite at odds with the vernacular architecture. The building materials are also atypical of the long established streetscape - the mixture of pale render, brick walls, cedar boarding and added panelling are unacceptable.

- the design is inconsistent with neighbouring listed buildings and with recent decisions for neighbouring new build;
- quality of appearance of the building - poor quality of materials and architectural merit ; the use of rubberised membrane as a roof covering is inappropriate which is generally used on industrial buildings; the colour

and design of the casement windows are uncharacteristic and inappropriate in this conservation area and are without precedent; balconies are not a characteristic feature within the area. The design fails to take the opportunity available for improving the character and quality of the area and should not be accepted;

- the development of this site will set a precedent for the redevelopment of the Rikenel site;
- the building will have a negative impact on the settings of the surrounding listed buildings and Montpellier Mews;
- the high, flat and low pitched roofs will attract gulls with their resultant mess;
- the building is too large for this site; the palette of materials – render, brick, timber boarding have no relevance to the vernacular and cedar wood is an inappropriate material in this area;
- the roof is an overwhelming statement presenting an unattractive aspect of a large covered area. There is no precedent for such a roof design;
- the window layout is uncharacteristic because the regency buildings have larger, taller windows on the ground floor moving to shorter ones on the upper storeys.
- symmetry of the building: the site has two street frontages as well as side and rear elevations facing the public realm. The design is not symmetrical in elevation to reflect the vernacular - the south (west) elevation is unbalanced by the brick extension to the south east side and particularly the balconies; the south east elevation is asymmetrical and the hotch - potch of materials unbalances this façade and the roof has a broken line.
- scale, height and massing: the building will be taller than Montpellier Mews and the adjacent new building which is 3 storeys with basement and probably taller than North Villas – the building will take over as the more dominant feature in the locality.
- Frontages: the existing buildings in this part of Montpellier are all set back approximately the same distance of 6 metres. The proposed building is only 3 metres back from the footway and is closer and would be out of alignment with the other buildings.

Overlooking and impact on existing residential properties

- the side hung casement windows will funnel noise towards North Villas, the design of protruding balconies and the inset balconies on the 4th floor will enable occupants to stand and linger and overlook the two properties.

- the development would be located due south of Montpellier Mews. The result is that the flats in Montpellier Mews will receive a significantly reduced amount of sunlight during the winter solstice and thereby the development will create an unacceptable loss of amenity to these flats.

Parking

It is inevitable that additional on-street parking permits will be taken out by all of the vehicle owning people, thus putting more pressure on current permit holders for parking spaces in the zone. It is understood that Ecclesiastical Insurance has more than 50 parking spaces for its employees, it would be appropriate that this organisation is granted parking permits for operational vehicles only in future, with the remainder of its employees who drive to work using the park and ride facility.

Disturbing to learn that the parking survey did not collect data during business hours, and was only limited to evenings and weekends. It is contended that this falls short of what is required to fully assess the parking situation. Although it cannot yet be known who the occupants of the proposed flats might be, I contend that the parking survey should properly have taken into consideration the following:-

- those who now work from home (an increasing number of the population)
- those who choose to live in the city centre so they can easily walk to work
- those who have retired from the work force

People in these categories may very well still own cars for social/recreational use and require vehicle parking nearby during hours that include the 9 to 5 work day period when there is the highest take-up of parking spaces by parking permit holders, principally business parking permit holders.

It is contended that the survey design has failed to capture all the data relevant to the purpose for which it was commissioned.

Increase in width of private drive “ Montpellier Mews”

The drive is narrow which has the effect of slowing down the cars. The entrances to Montpellier Mews flats are directly onto the drive. The widening of the drive could cause cars to drive faster and would greatly increase the risk of a serious accident. If widening the drive means that a pavement area could be created in front of the Mews it would be to favoured.

Waste arrangements

The submitted design statement states that dedicated space will be provided within the kitchen to each flat- the plans fail to show this dedicated space. It is considered that these boxes will be relegated to the hallways.

Yew tree

This tree should not be regarded as unduly large. It is the largest specimen in the row of trees and is clearly overdue for pruning as well as for removal of the substantial amount of ivy. Such work is achievable and desirable. However yew trees are an ancient native species and therefore should be afforded special protection. This yew supports a wealth of insect life which provides sustenance for the birds and bats regularly using the tree and its immediate environment as a food source. Its removal would constitute a loss of wildlife, as well as a valuable amenity in the neighbourhood. A petition containing 213 signatures has been submitted objecting to the removal of the tree on this basis.

Other matters:-

- demolition work and dealing with materials containing asbestos;
- dealing with the likely human remains within the site;
- it is contended that the green area associated with the church could be public open space and could constitute a village green.

10.3 The 10 letters of support for the application. It is stated that the church hall is 56 years old. It is greatly in need of work to renew the electrical system and to bring the kitchen and toilets up to an acceptable standard. The site is owned by the Parochial Parish Council (PCC) and the proceeds from the sale of the land for redevelopment will fund an extension to the north side of the church to provide a new meeting place and toilets. The interior of the church would be redecorated and the floor space would be transformed into a multi purpose space. Essential external defects to the building would also be undertaken. The intention is to provide a replacement facility for local people to meet and to provide performances. The existing hall is already used by several groups and should the application be refused then the hall will close and the church will continue to slowly deteriorate due to the lack of any sizeable finance.

10.4 The full content of all correspondence on this application can be inspected at the 4th floor reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

11.0 OFFICER OPINION

11.1 The proposal involves the removal of the church hall that is regarded as having a negative impact on the character and appearance of this part of the conservation area. The principle of some form of development on this corner site that is considered to preserve or enhance the appearance of the conservation area would be welcomed. I will address the planning issues relating to the proposal under the following headings:-

Siting of the proposed building

- 11.2 The footprint of the proposed building has been specifically designed to respond to the street scenes along Montpellier (north–south) and Montpellier (east – west). The main frontage of the building (south west facing) to Montpellier (east-west) would set back from back edge of footway as a response to the strong presence of the row of trees that bound the southern boundary to the green. This assists in maintaining the views along Montpellier (east-west) in both directions.
- 11.3 The main body of the building would be set back some 4.6 metres from the eastern boundary to Montpellier (north-south) and thereafter reduces to 2 metres to the north to act as a step in the building line established by the new apartments blocks to the north. The two storey element on the north side would enclose the entrance to the private drive “Montpellier Mews” at a distance of 6.2 metres from the flank wall of the new apartment block.
- 11.4 In my opinion the stagger to the south-east elevation of the building addresses the desire to frame the view of North Villas as a visual end – stop to the vista down Montpellier (north-south). In this respect the building would make a positive contribution to the appearance of the street and the setting of North Villas.
- 11.5 The set back of 3 metres to the building frontage to Montpellier (east – west) can be justified by the presence of the row of trees, even though the proposal involves the loss of the end tree, the remaining row of trees would still form a strong visual feature within this street scene.

Scale of the proposed building

- 11.6 Although the main part of the building is 4 storeys high – one storey higher than the surrounding residential properties in the immediate vicinity – the overall height of the proposed building equates, favourably, to the parapet height of North Villas due to the modern internal floor to floor dimensions. The intention is to create a building that provides a visual statement to this corner plot that would complete the urban street scenes and would complement the setting of North Villas.

Design and Appearance of the Building

- 11.7 The aim of the proposal is to create an attractive and appropriate design that reflects the predominant appearance of the older buildings in the area in a contemporary manner. The building is designed as a reflection of the traditional pitched roofs found on some of the older buildings (i.e. Brunswick Road) with two mono-pitched roofs. There are flat / shallow pitched roofs to lower parts hidden behind parapets that also respond to the appearance of the low pitched and hipped roof coverings of the Regency houses. The appearance of the main frontage to Montpellier (east – west) is symmetrical and, notwithstanding the projection to the south-east façade, in my opinion it

would read as a contemporary interpretation of a predominant feature and character of the older properties in the area.

- 11.8 The proposal is clearly not intended to replicate the appearance of a past style of architecture, but to use and interpret design cues from older buildings in order to create a modern building that is respectful of its context.

Quality of materials

- 11.9 The quality of the architectural detailing is of paramount importance. In my opinion appropriate fine grained render work should provide a crisp, sharp edged, appearance to the openings and there will be no difficulty in achieving a complimentary brick match with the period buildings nearby. The cedar boarding is intended as a response to the landscape setting of the Rikenel site and Christ Church. The introduction of laminated panels is intended to add highlights of colour and interest to the architectural feature of the rectangular recesses. I am however, concerned over the need to add a further material in the form of the coloured laminated "Rock" panels. Equally, I remain to be convinced that the introduction of the single ply roofing membrane is appropriate in this location.

- 11.10 The installation of light grey aluminium frames and tinted glass with a reveal depth of 130 millimetres, particularly in contrast to the white render, would provide a strong visual appearance to the openings. I consider that this would be a refined approach to dealing with the fenestration. Additionally the glazed panel balconettes, with their reduced projection, would add visual interest to the building. Overall, I consider that the quality of appearance desired in this location is achievable and that the balance of textures of the facing materials can respond well to its context in a clearly modern way. A sample of materials panel will be available and presented in the Committee meeting for Members' consideration.

Setting of the surrounding listed buildings

- 11.11 In my opinion the proposed development would enclose the green space to the rear of Christ Church in a positive manner, would enhance the street scenes manner and would not have an adverse impact upon the settings of the listed Christ Church, Nos. 1 and 2 North Villas or Spa Villas. The listed building of North Villas, in particular, is a bold statement with an obvious period style that would not be degraded by the introduction of this contemporary building. Consequently, I consider that the proposal will enhance the setting of North Villas and the appearance of the Conservation Area.

Overshadowing effect

- 11.12 I consider that, as this building would be located to the south of the apartments fronting "Montpellier Mews", it would not cause any major overshadowing effect during the summer time. However, the building would cast shadows over these existing buildings during the wintertime mornings.

The amount of daylight received by the apartments in “Montpellier Mews” would not be reduced to any noticeable degree. Indeed, I consider that there would be a net gain of light from the reflection of sunlight off the north - west face of the proposed building. Overall, it is acknowledged that there would be some overshadowing effect on “Montpellier Mews”, but this would be limited to winter mornings.

- 11.13 It is acknowledged that the two storey part of the proposed building is likely to have more of an effect the amount of daylight received in the kitchen / living rooms and bedrooms in the reconstructed “cottage” and the two bedrooms on the lower floors of the adjacent, nearly completed, apartment block to the north.

Outlook from properties in Montpellier

- 11.14 The building will undoubtedly change the outlook from some of the apartments of “Montpellier Mews”, in particular flats 1A, 1B and 1C, the occupiers of which, would have a direct view of the cycle / refuse bin store and the corner to the 4 storey main body of the building. This element of the building would be some 11 metres from the windows to these flats which might be regarded as imposing. The future occupiers of the “cottage” and new apartment block would have much more direct outlook to the rear of the proposed building from their windows. This matter is a material consideration that Members will have to judge as part of the overall consideration and determination of the application.

Overlooking of neighbouring residential properties

- 11.15 I am satisfied that the direct window to window contact between the bedroom windows on the north-east elevation of the proposed building and those to the nearly completed apartment block across the private drive is acceptable on the ground that any future occupiers would be well aware of the circumstance and can make a decision to occupy or not accordingly. Additionally the installation of window coverings can ensure privacy is maintained.
- 11.16 The windows to habitable rooms within the development would not overlook the windows to the apartments in “Montpellier Mews”. The closest windows within the proposed building would serve the landings to the internal staircase, the closest one being some 11 metres distant, that are not likely to lead to lingering and prolonged viewing into private rooms.
- 11.17 There is also a concern that the provision of outdoor space through the introduction of terraces and balconettes will lead to overlooking of the front rooms of the two properties in North Villas. The balconettes have been reduced in depth in order to address, primarily, their visual impact on the overall appearance of the building. However this would mean that these balconettes would not provide a “sitting out” area. The one metre deep terrace on the 4th floor of the main frontage to the building would enable the occupants to peruse the activity within the street and to seat out and take advantage of the sunlight. This front terrace would be 19 metres from the

main windows serving No.1 North Villas and 21 metres to those of No. 2 North Villas. Also, there is a larger 4th floor terrace proposed on the south east side of the building, some 2.3 metres deep that would have a direct outlook over the Rikenel site and southwards to North Villas, over a distance of 27.5 metres.

- 11.18 The front terrace is an integral part of the overall design of this building and I consider that its likely limited use would not cause undue loss of privacy to the occupiers of Nos. 1 and 2 North Villas. Living within an urban environment does involve the use of protective screening to windows in the form of blinds and curtains is a common occurrence. In this circumstance, I consider that it is not unreasonable for this terrace feature to be retained. The other terrace, on the south east side, is a much larger and more usable out door space. Although it is located a considerable distance from North Villas, I do consider that it presents an opportunity for more intensive and regular use that might not be in the interests of the general amenities and the residential amenities of the people living within the surrounding area. I would therefore recommend that any planning permission should include a condition to address the construction of this flat roof and so that it cannot be used for any ancillary activity associated with the 3rd and 4th floor apartments (flats 11&14).

Sustainability

- 11.19 In my opinion the development of this site does not lend itself to typical suburban family housing complete with private rear garden areas. The government advice contained in PPS3 "Housing" states that there is an aim to create a variety of housing, in terms of tenure and price, and a mix of different households whether families with children, single person households and older people. Given the close proximity of The Park, this development could provide accommodation for young families, single parent families and single persons of any age. The building has the benefit of a lift and a condition can be attached to any planning permission to require at least 15% of the apartments are designed internally to allow easy adaptation to meet the needs of people with disabilities, in accordance with the Council's Supplementary Planning Guidance.
- 11.20 The building would be constructed using a timber frame system that is manufactured off site. All the timber would be sourced from suppliers registered with the Forest Stewardship Council. The cedar boarding would be provided from a renewable resource. In addition the site waste management plan and the methods of providing energy efficiency can be conditioned.
- 11.21 The development would involve the reuse of previously developed land in a sustainable location close to city centre facilities and The Park.

Designing out potential for crime

- 11.22 There are no details of the means of securing the entrances / exits to the development building however this can be addressed through a condition to any permission. I understand that there have been recent incidents of theft in

this area. The living room and bedroom windows on the north - east side of the building facing the private drive would provide additional surveillance to the entrance of "Montpellier Mews" and should act as a deterrent to any unwanted visitors.

Parking

- 11.23 It is maintained that the peak residential demand for car parking does not correspond with peak demand relating to commercial or retail uses so surveying car parking during the daytime on any weekday would not necessarily provide any useful data. The Development Co-ordination Manager at County Transportation is confident that in this particular wider area there is sufficient spare capacity even during the day to accommodate some additional demand. It should also be noted that, due to the recent lack of adequate parking enforcement, there has been a significant amount of abuse relating to the on - street parking within the Controlled Parking Zone (CPZ). This situation should improve now that the City Council has control over parking enforcement that came into effect on the 5th November.
- 11.24 In reality, as residents will tend to park over-night, it would be the commuters who would be disadvantaged by any increased demand, because there would be less space available in the morning when they wish to park.
- 11.25 It should also be noted that a Residents Only Parking Scheme (which would allocate spaces to permit holders only) is not currently operated. It is a Residents Permit Scheme which exempts permit holders from the restriction that applies to Pay & Display areas (i.e. permit holders do not have to pay and can park longer than 2 hours). At present, the Resident and Employer Permit holders are restricted to the Pay & Display bays and the share space with the people who have paid and displayed.
- 11.26 Whilst the proposed development does not provide any off-road car parking for future residents, empirical evidence has been submitted which indicates that the surrounding public highway does have sufficient spare capacity during the late evening (i.e. after 10:00pm) to accommodate likely demand. The 2001 census indicates that 14 residential units would be likely to generate car parking demand for just over 7 cars/vans under current conditions. The introduction of a car club (towards which a contribution is being sought) will also influence car ownership levels, in some cases car ownership can fall to around 0.1 cars per dwelling unit. Consequently the Development Co-ordination Manager at the County Traffic and Transportation Unit is satisfied that there are no highway or transportation reasons why this proposed development should be refused.

Loss of yew tree

- 11.27 It is accepted that this row of trees is of particular merit within this city centre area. The intention is to remove one tree from the eastern end of this row. The streetscape feature of this row, as an entity, would be retained and could be enhanced through the implementation of this development through the

introduction of 2 new trees to replace the deciduous ones. Historically these trees have not been managed effectively and they do appear overgrown and have irregular in shape. In an addendum to the Arboriculturalist's and Design and Access Statement reports, the applicant has indicated that the pruning and reshaping of the canopies to the existing yews, the provision of two new yews within the row and a contribution towards the provision of more tree planting within the area (sum to be agreed) is offered in compensation for the loss of the one yew tree.

Bat Roosting and foraging

- 11.28 I am obliged to wait for the opinion of Natural England and the local naturalist societies before making further comment.

Road widening

- 11.29 The private drive of "Montpellier Mews" is narrow and serves the local residents and the offices in Brunswick Road. The traffic generation does not appear excessive. I consider that the proposed widening of this private drive is unlikely to lead to drivers, familiar with the environs, increasing their speed and thereby causing a danger to those pedestrians who might happen to be using it at the same time as cars.

Conclusion

- 11.30 As members are well aware the Government desires to see the best use of brownfield land and development at higher densities that do not cause demonstrable harm to the interest of acknowledged importance. The emphasis is also placed on high quality design and a more flexible approach in dealing with the requirement for parking for developments within close proximity to public transport routes and town/city centres, to discourage car ownership and promote the use of sustainable transport.
- 11.31 The purpose of conservation is to manage change within areas of special architectural or historic interest. It is to achieve new development that enhances the quality and character of the area that includes the accessibility and quality of the public realm – the streets, the lanes, the squares and the greens – that make up the character of the area.
- 11.32 The character and appearance of an area does relate to the buildings and the spaces around them. In this respect I consider that the proposed building would sit comfortably within this site and the immediate environ of the green space to Christ Church. I also consider that the scale and massing of this building is appropriate and that significant urban design benefits would accrue from the scheme. There are however the negative impacts of the development for Members to consider, namely the loss of the yew tree, the overshadowing effect of the proposed building on "Montpellier Mews" and the new apartments during the wintertime mornings, and the likelihood that the taller rear part of the building would be too imposing for the occupiers of these dwellings.

11.33 It is a matter of judgement whether the overall positive benefits of the building would outweigh these negative impacts. In my opinion, although there are matters of detail to resolve – in particular quality materials to the building, the building is well designed, would enhance the setting of the listed building, would enclose the green space and in general would enhance the appearance of the conservation area. On balance, therefore, I recommend that, subject to the completion of a legal agreement, listed building consent is granted for the demolition of the church hall and planning permission is granted for the development.

12.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

12.1 That, subject to the views of the statutory consultee, Natural England; my officer recommendation to the Committee is:-

Subject to the satisfactory completion to a legal agreement to secure:-

- a financial contribution of £35,000 towards the implementation of the city centre car club;
- a financial contribution (to be agreed) to mitigate for the loss of tree; and
- the planting of two new yew trees and the pruning, re-shaping of the canopies to the existing yews within an agreed programme of works.

the Committee resolves to grant:-

A. LISTED BUILDING CONSENT subject to the following standard condition:-

PC01 (time limit for commencement)

B. PLANNING PERMISSION subject to the following conditions and reasons:-

Condition 1: PA01 – (standard 3 year time limit

Condition 2

Before the commencement of development a sample panel of render of a minimum of one square metre in area and a panel of brickwork shall be set out on site for the prior approval in writing of the Local Planning Authority. The approved panel shall be retained on site for use as a reference point until the development is first occupied.

Reason:

The appearance of the render will significantly affect the architectural character of the building and in the interest of safeguarding the character and appearance of the conservation area and the settings of the neighbouring listed buildings.

Condition 3

Notwithstanding the submitted details before the commencement of the development, details and samples of the following matters shall be submitted to and approved in writing by the Local Planning Authority:-

- (i) the boundary walling and railings;
- (ii) the finer details of the design and appearance of the balconettes;
- (iii) the roofing material; and
- (iv) the surfacing material to the widened private drive.
- (v) the door canopy
- (vi) all external flues and vents, soil pipes and all external rainwater goods;
- (vii) the location and appearance of any external utility meters and alarm boxes;
- (viii) the means of securing the entrances and exits to the building.

All such works shall be undertaken in accordance with the details and before the occupation of the first dwelling within the development.

Reason

In the interest of safeguarding the character and appearance of the conservation area and in the interests of community safety.

Condition 4

The proposed render shall be finished flush with the head of all openings and not belled out to form a drip.

Reason:

This is an important detail which will significantly affect the architectural appearance of the building in the interest of appearance of the building in this sensitive location.

Condition 5

Before the commencement of any building works detailed plans and cross – sections of the flat/shallow roof forms behind the parapets to the 2 and 3 storey elements of the building shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented strictly in accordance with the approved details.

Reason

To ensure that these roofs cannot function as external ancillary areas to the apartments, in the interest of protecting the residential amenities of the occupiers of nearby properties and the general amenity of the area.

Condition 6

Before the commencement of any building works detailed plans and cross - sections confirming the existing ground levels, the new ground levels and the finished floor level of the building in relation to the adjacent highway and private drive shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented strictly in accordance with the approved details.

Reason:

In the interest of safeguarding the character and appearance of the conservation area.

Condition 7

No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide:-

- (i) a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits and features encountered; and
- (ii) a controlled excavation of any burials which are disturbed by the development.

Reason

The site is within an area of archaeological interest and includes part of a former burial ground and the Council will wish to ensure the proper recording, exhumation and reburial of any human remains from the site and to examine and record any other archaeological items of interest discovered (see note 2).

Condition 8

Prior to the commencement of development, detailed hard surfacing and soft landscaping proposals for the site shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented strictly in accordance with the approved details before the occupation of the first dwelling within the building. Any tree or shrub which dies within five years of planting shall be replaced in the next planting season by a new specimen of a comparable size and the same species. Any variation is subject to the prior written agreement of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the conservation area.

Condition 9

Before the commencement of demolition of the existing building details of the treatment, recycling and reuse of demolition arisings shall be submitted to and approved by the Local Planning Authority and the scheme shall be implemented subsequently in accordance with the approved details.

Reason

In the interests of sustainable development.

Condition 10

Before the commencement of building works details of the method and operation of the segregation and recycling of construction waste shall be submitted in the form of a Waste Management Plan for the development and

the measures approved by the Local Planning Authority shall be implemented subsequently in accordance with the approved details.

Reason

In the interests of sustainable development.

Condition 11

Before the commencement of building works details of the means of ensuring that the envelope of the building meets the government's target for a reduction in carbon emissions and the mechanical and electrical design of the facilities within the building addresses the guidance contained in " Low or Zero Carbon Energy Sources : Strategic Guide " produced by the ODPM in May 2006.

Reason

In the interests of sustainable development.

Condition 12

Development shall not begin until details of the means of foul and surface water disposal, incorporating an assessment of the hydrological and hydrogeological context of the development and if possible sustainable drainage, have been submitted to and approved by the Local Planning Authority and the scheme shall be implemented subsequently in accordance with the approved details before the development is completed or first occupied.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Condition 13

The development shall not begin until details of the designation of apartments to serve as Lifetime Homes and incorporating the facilities indicated in criteria (1) – (12) set out in the Council's Supplementary Planning Guidance shall be submitted to and approved by the Local Planning Authority and the scheme shall be implemented subsequently in accordance with the approved details before the particular apartments are completed or first occupied.

Reason

To ensure that the designated apartments can be easily adapted for people with special needs.

Condition 14

The hours during which construction work may take place shall be restricted to 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays. There shall be no such working on Sundays, Bank or Public Holidays unless such work is necessary in relation to the provision and repair of public utilities.

Reason

To safeguard the residential amenities of the occupiers of nearby properties.

Condition 15

The loading and unloading of service and delivery vehicles during the demolition and construction phases, together with their arrival and departure from the site, shall not take place outside the hours of 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason

To safeguard the residential amenities of the occupiers of nearby properties.

Condition 16

No part of the development shall be brought into use until space has been laid out within the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority for a minimum of 14 bicycles to be parked.

Reason

In the interests of sustainability and promoting an alternative mode of transport to the car.

Condition 17

Before the occupation of the first dwelling within the development, details of the location of one communal satellite dish or television aerial or the provision of a cable network to be installed to serve each apartment block, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority and such works shall be installed in accordance with the approved plans (see Note 3).

Reason

In the interests of the visual amenity of the conservation area.

Condition 18

No siteworks shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within or adjacent to the site in accordance with details to be submitted to and agreed in writing with the Local Planning Authority and that area shall be retained available for that purpose for the duration of building operations.

Reason

To ensure that the access roads in the vicinity of the site are kept free from construction traffic in the interests of highway safety.

Note 1: This permission relates to the submitted application forms and plans as amended by the agent's letters dated 12th and 21st November 2007, addendums to the submitted reports and drawing nos. 1855/P20 rev.C; P/21 rev.C; P/22 rev.C; P/23 rev. C; P/60; P/61; P/62; P/70 rev.C; P/71 rev.D; P/72 rev.D; P/73 rev.C; P/74 rev.C; P/75 rev.C; P/76; P/81 rev.C and P/82 received on 13.11.2007 and 21.11.2007.

Note 2: Any works relating to the exhumation of human remains should be carried out in accordance with current burial legislation (Burial Act 1857 and the Disused Burial Grounds Act 1981) and provision should be made for the appropriate reburial of all human remains.

Note 3: It is known that bats use the site for roosting and foraging - all bats are protected by the 1981 Wildlife and Countryside Act (as amended) and it is illegal for anyone without a license to intentionally kill or injure a bat or to disturb a bat when roosting. It is suggested therefore to comply with legislation if a roost is identified then the relevant license will need to be obtained from DEFRA prior to work being undertaken.

Reason for Approval

The proposal has been carefully considered and it is concluded that the redevelopment of the site would enhance the character and appearance of the Conservation Area, would have no adverse effect upon the setting of adjacent listed buildings, provide the best use of this brownfield site and would have no adverse impact upon highway safety. The assessment of the development did raise issues about the degree of the overshadowing and the degree of dominance of the building on adjacent existing properties, however the positive benefits of the development have outweighed these concerns. The application proposal is therefore in accordance with Policy NHE.6 of the Structure Plan and Policies BE.7; BE.21; BE.22; BE.23; BE.29; H.4; and TR.31 of the Second Deposit Copy Gloucester Local Plan (2002).

Decision:

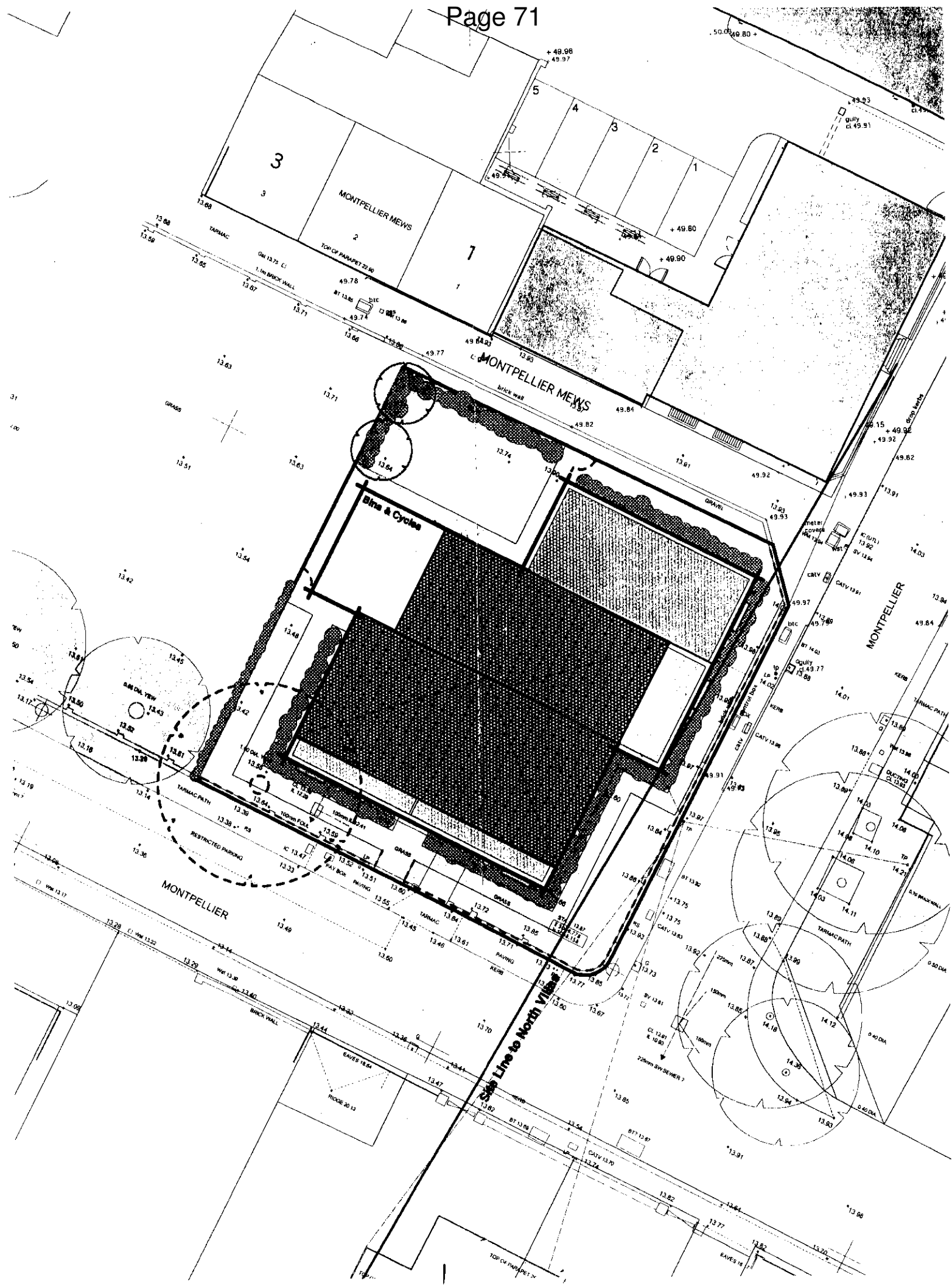
Notes:

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Person to contact : Mike Gethin
(Tel: 396781)

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North Villas

BLOCK PLAN

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **4TH DECEMBER 2007**

ADDRESS/LOCATION : **FRAMEWORK PLAN 4, KINGSWAY,
FORMER RAF QUEDGELEY SITE.**

APPLICATION NO. & WARD : **07/01081/REM
QUEDGELEY FIELD COURT**

APPLICANT : **QUEDGELEY URBAN VILLAGE LTD**

PROPOSAL : **PROVISION OF THE LINK ROAD BETWEEN
NAAS LANE ROUNDABOUT TO THE LOCAL
CENTRE, LANDSCAPE BUFFER AND
DRAINAGE.**

REPORT BY : **JOANN MENEAUD**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The former RAF Quedgeley site comprises two areas of land located on the west and east side of the A38 to the south of the main urban centre of Gloucester. The larger part of the site on the east side of the A38 comprises approximately 133.5 hectares of land with a much smaller area of 3.25 hectares of land set between the A38 and the B4008. The larger part of the site is bounded by the railway line and Daniel's Brook to the east, the A38 to the west, Naas Lane to the south and the development known as Copeland Park to the north.
- 1.2 Outline planning permission for the redevelopment of the site was granted by the Secretary of State on the 26th June 2003 following a public inquiry in September and October 2001. The permission was for a mixed use development including residential (2650 dwellings), employment uses (B1 and B8) on 20 hectares of land, two primary schools, a local centre, roads, footpaths, cycleways and public open space. A further public inquiry in 2007 relating to Framework Plan 4 of the site has recently resulted in outline planning permission being granted by the Secretary of State for additional residential development including a primary school, roads, footpaths and cycleways, and public open space (providing an additional 650 dwellings to the total approved under the earlier outline planning permission to make an overall total of 3,300 dwellings).

- 1.3 This application proposes the main access road into the site from Naas Lane linking through to the area proposed for the Local Centre. The road runs from Naas Lane through Framework Plan 5 (the area allocated for business and employment uses) through Framework Plan 4 (which is the last remaining parcel for residential land) and ultimately linking into the Local Centre.
- 1.4 Also included are the drainage proposals for the link road, the majority of Framework Plan 4 and part of Framework Plan 5. These include the provision of features within a Sustainable Urban Drainage (SUD) system, which are discussed in more detail in section 8.2 of the report.

2.0 RELEVANT PLANNING HISTORY

- 2.1 00/00749/OUT
Outline permission for the redevelopment of the site was granted by the Secretary of State on 26th June 2003 following a public inquiry in September and October 2001. The permission was subject to 63 conditions.
- 2.2 04/00437/REM
Under this approved scheme the new access road into the RAF Quedgeley site from the A38 comprised two lanes to the new link roundabout, a junction with the A38 was proposed to be traffic signal controlled with pedestrian crossing facilities.
- 2.3 04/01152/FUL
Construction of principal access roads to Framework Plan 1 including access to Bristol Road (B4008), drainage and balancing pond. This application was considered by the Planning Committee on the 2nd November 2004 and was granted full planning permission subject to the completion of an Unilateral Undertaking.
- 2.4 04/01257/REM
Area 4b - Reserved matters approval for the erection of 123 dwellings. Approved April 2005.
- 2.5 04/01393/REM
Area 3b - Reserved matters approval for the erection of 101 new dwellings. Approved April 2005.
- 2.6 04/01602/REM
Area 1a - Reserved matters approval for the erection of 120 dwellings. Approved August 2005.
- 2.7 05/00531/FUL
Provision of noise fence in association with development on the former RAF Quedgeley site. Approved June 2005.
- 2.8 05/00246/REM
Area 4c - Reserved matters approval for the erection of 99 dwellings. Approved August 2005.

- 2.9 05/00582/REM
Area 2bii - Reserved matters approval for the erection of 77 dwellings.
Approved August 2005.
- 2.10 05/00643/REM
Area 3a - Reserved matters approval for the erection of 106 dwellings.
Approved September 2005.
- 2.11 05/00690/FUL
Area 2bi - The erection of 70 dwellings. Approved 6th September 2005.
- 2.12 05/00909/REM
Area 4a - Reserved matters approval for the erection of 81 dwellings.
Approved November 2005.
- 2.13 05/00921/REM
Area 1b - Reserved matters approval for the erection of 136 dwellings.
Approved November 2005.
- 2.14 05/00969/REM
Area 2a - Reserved matters approval for the erection of 86 dwellings.
Approved November 2005.
- 2.15 06/00147/REM
Area 3a - Revised design and layout to previously approved scheme ref.
05/00643/REM - Erection of 79 dwellings. Approved May 2006.
- 2.16 06/00384/REM
Application for Reserved Matters pursuant to Outline Planning Permission
00/00749/OUT in respect of Naas Lane Link Road and Associated
Landscaping. Approved 12th July 2006.
- 2.17 06/00450/REM
Access Roads and drainage for framework plan area 2/3. Refused 11th July
2006.
- 2.18 06/00716/FUL
Removal of condition 37 of application 00/00749/OUT (restricting that only
2200 of the 2650 total shall be completed by 2011). Approved 5th September
2006.
- 2.19 06/00873/REM
Access Roads and drainage for framework plan area 2/3. (Revised
Application). Approved 5th September 2006.
- 2.20 06/01154/REM
Area B1 - Proposed erection of 144 dwellings and associated parking, roads
and sewers. Approved 5th December 2006.

- 2.21 06/01209/REM
Area A1 - Proposed erection of 107 dwellings and associated parking, roads and sewers. Approved 11th January 2007.
- 2.22 06/01242/OUT
Proposed Residential development including a Primary School, roads, footpaths and cycleways, public open space (Framework Plan 4 Kingsway). To provide an additional 650 dwellings to the total approved under outline planning permission 00/00749/OUT (Overall Total 3,300 dwellings). (Outline Application - All matters reserved). Granted outline planning permission following a public inquiry.
- 2.23 06/01304/REM
Area A2 - Proposed erection of 119 dwellings and associated parking, roads and sewers. Approved 28th February 2007.
- 2.24 07/00505/OUT
Proposed Residential development including a Primary School. roads, footpaths and cycleways, public open space, (Frame work Plan 4 Kingsway) To provide an additional 650 dwellings to the total approved under outline planning permission 00/00749/OUT (Overall Total 3,300 dwellings). (Outline Application - All matters reserved) (Amended Scheme). Pending consideration. Withdrawn
- 2.25 07/00634/FUL
Variation of condition 1 of planning application 00/00749/OUT to amend master plan. Application withdrawn.
- 2.26 07/00749/REM
Construction of site access road in Area B4 and area for contractors compound. Approved reserved matters 7th August 2007.
- 2.27 07/00856/REM
Erection of 131 dwellings and associated roads, parking and drainages in Area A3. Pending decision

3.0 PLANNING POLICIES

3.1 Central Government guidance and legislation

PPS1 – Delivering Sustainable Development (2005)
PPS3 – Housing (November 2006)
PPS9 – Biodiversity and Geological Conservation (2005)
PPS11 – Regional Spatial Strategy (2004)
PPG13 – Transport (March 2001)
PPG16 – Archaeology (1990)
PPG17 – Planning for Public Open Space, Sport and Recreation (2002)
PPS22 – Renewable Energy (2004)
PPS23 – Planning and Pollution Control (2004)
PPG24 – Planning and Noise (1994)

PPS25 – Development and Flood Risk (2007)

Government Circulars

Circular 11/95 – The use of planning conditions in planning permissions and Circular 5/2005 – Planning Obligations.

3.2 The Development Plan

The Development Plan policy framework comprises of the following documents:-

- Regional Planning Guidance 10 – the South West (September 2001).
- Gloucestershire Structure Plan 2nd Review, adopted November 1999.
- City of Gloucester Local Plan adopted 1983.
- City of Gloucester (pre 1991 Boundary Extension) Interim Adoption Copy October 1996.
- City of Gloucester First Stage Deposit Local Plan June 2001 and
- City of Gloucester Second Stage Deposit Local Plan August 2002.

3.3 Policies within the City of Gloucester Second Deposit Local Plan

Policy BE4 – Criteria for the layout, circulation and landscape of new development

Policy BE5 – Community safety

Policy BE6 – Access for all

Policy BE15 – Provision of open space and major development

Policy BE18 – Vehicular circulation and parking in new residential development

Policy BE21 – Safeguarding of amenity

Policy B10 – Trees and Hedgerows on development sites

Policy B11 – Tree Preservation Orders

Policy FRP6 – Surface water run-off

Policy FRP15 – Contaminated land

Policy TR31 – Road safety

Policy TR32 – Protection of cycle/pedestrian routes

Policy TR33 – Provision for cyclists/pedestrians

- 3.4 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 ECONOMIC DEVELOPMENT

- 4.1 The continuing development of the Kingsway site provides a major employment location for the construction and related industries.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

5.1 No implications.

6.0 TRAFFIC AND TRANSPORT

6.1 Some concerns have been raised regarding the detail of the highway layout and in particular the target traffic speed of the link road, the width of the secondary access road, planters and the provision and width of grass verges. However discussions have taken place and amended plans are expected to address these issues. Members will be updated at Committee.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

7.1 No implications.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

Contamination

8.1 The issue of land contamination has been previously conditioned on the outline planning permission and an agreed strategy is in place for the entire site. The standard condition is again proposed.

Drainage

8.2 The surface water drainage system is designed for the 1 in 100 year event with a 20% allowance for climate change as stipulated within the overall drainage strategy for the site.

8.3 Various SUD's features will be provided within the housing areas of Framework Plan 4 including water butts, permeable paving, infiltration trenches, crate storage and swales.

8.4 The application proposes the creation of a linear drainage feature that runs across the site from the rear of the properties in Naas Lane to the South, along the boundary of the proposed residential and employment areas and to the South of the open space. It is designed to deal with water in a similar way to a balancing pond but will have the appearance of a brook. The plans show it as a gently winding feature approximately 570 metres long incorporating a varying width channel with shallow pools and landscaping. It will then run through a new culvert where it travels under the new link road. It will then discharge to the RAF Tributary which in turn connects to the balancing pond within Framework Plan 5 (the employment area) which then outfalls to an existing culvert under the A38.

- 8.5 The balancing feature also includes an informal gravel path along the bank with links across, allowing pedestrian access across between the employment area and the area of open space. It will also be an important buffer between the future residential and employment areas, an informal amenity area and a wildlife corridor.

Trees

- 8.6 A number of trees will need to be removed to facilitate the proposed works and this is generally considered acceptable. However concern is raised in particular with a group of trees (TG19) which comprise hawthorn, elm and elder, located to the to the Southern end of the buffer which are proposed to be felled, to allow for the connection to the existing surface water drain. It is considered that these trees provide an important screen from the properties in Naas Lane and should be retained. The applicant has stated that the amount of trees to be felled in this group, could be reduced and further information is expected. Three other trees T60, T21 and T22, located towards the northern end of the buffer are also required to be retained and amended plans showing their retention are expected.

9.0 CONSULTATIONS

- 9.1 Environment Agency – We have no objections. “The proposed SUD’s scheme fully embraces the concept of sustainable drainage and the many environmental benefits it can provide. The proposal complies fully with the latest guidance.”

The rate of surface water discharge of the site will be reduced from its current level. This is due to the attenuation features to be incorporated, thus reducing the rate and volume of water that flows into the RAF Tributary at any one time, which will result in a reduction in potential flood risk to third parties downstream.

The latest submitted information has addressed our previous concerns and uncertainties regarding the culverts and we can confirm the suitability of the culvert proposals for this development.

- 9.2 Quedgeley Parish Council – No objection.

- 9.3 .County Highways Development Co-ordination Manager – Requires amendments to the plans

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 This application has been advertised with the display of two site notices and 35 properties along Naas Lane have received individual letters.

- 10.2 No letters of representation have been received.

- 10.3 The full content of all correspondence on this application can be inspected at the 4th floor reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

11.0 OFFICER OPINION

- 11.1 The principle of development of this site was established by the two outline planning permissions (ref. 00/00749/OUT and 06/1242/OUT). The key issues in determining this reserved matters application are the appropriate road alignments, the form and location of appropriate drainage works and the impact upon established trees on the site.

Road Layout

- 11.2 The original submissions have been assessed by the County Highways Development Co-Ordination Manager who requires a number of amendments that have been discussed with the applicants. Subject to the receipt of appropriately amended plans, Highways Officers have indicated they are generally happy with the layout, subject to conditions.

Drainage

- 11.3 Drainage proposals for the site are required by Condition 55 of outline planning permission 00/00749/OUT and condition 29 of planning permission 06/01242/OUT. Both conditions require the implementation of a sustainable urban drainage system across the site. The general principles have already been agreed and this application includes the drainage proposals for the link road, the majority of Framework Plan 4 and part of Framework Plan 5.
- 11.4 The scheme fully complies with the SUD's requirements, has been designed to deal with a 1% probability storm plus 20% and will reduce the current level of surface water discharge from the site. It has the full support of the Environment Agency. Additionally the new balancing "brook" will be an important landscape and amenity feature and provide a buffer between the employment area and the adjacent open space and residential areas.

Trees

- 11.5 Some concerns have been raised regarding the removal of particular trees however this has been discussed with the applicant and it is expected that amended plans will be submitted to address these issues.

Conclusions

- 11.6 Subject to the satisfactory resolution of the outstanding issues and the receipt of amended plans I recommend that approval of reserved matters is granted.

12.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That subject to the satisfactory resolution of the outstanding matters relating to the road layout and to the removal of trees and no further material planning objections being raised, that delegated authority be given to Officers named in the scheme of delegation to grant reserved matters approval, subject to appropriate conditions.

Reason for Approval

This reserved matters application has demonstrated its acceptability in terms of highway layout and strategic drainage arrangements and accords with the principles agreed under the Sustainable Urban Drainage Strategy agreed under Condition 555 of Outline Planning Permission ref 00/00749/OUT.

Decision:

Notes:

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Person to contact : Joann Meneaud
(Tel: 396787)

Publication of the map for this application on these web pages would be a breach of the Ordnance Survey's copyright

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **4TH DECEMBER 2007**

ADDRESS/LOCATION : **LAND AT BODIAM AVENUE, TUFFLEY**

APPLICATION NO. & WARD : **07/00571/REM
SEVERN VALE**

APPLICANT : **BOVIS HOMES**

PROPOSAL : **RESERVED MATTERS APPLICATION FOR
THE ERECTION OF 171 DWELLINGS,
COMPRISING BUNGALOWS, APARTMENTS
AND HOUSES AND ASSOCIATED
GARAGES, BIN STORES, ROADS AND
LANDSCAPING.**

REPORT BY : **JOANN MENEAUD**

**NO. OF APPENDICES/
OBJECTIONS** : **1. LOCATION PLAN
2. LETTERS OF OBJECTION
3. REPORT TO PLANNING COMMITTEE ON
2ND OCTOBER 2007**

UPDATE REPORT

This application was originally on the agenda for Planning Committee on 2nd October 2007 but was subsequently taken off the agenda to allow for further discussion between ourselves, the applicant and the Environment Agency.

1.0 CONSULTATIONS

- 1.1 County Highway Development Co-ordination Manager – Raises no objections to the amended plan and recommends conditions.
- 1.2 Environment Agency – Response dated 8th November 2007 – In light of recent floods it was agreed by all parties that it would be sensible to review the extent of the recent floods and to consider the impacts of a 1 in 1000 year extreme flood event on the development... The flood extent for the recent floods show that this development would have been safe during this event...The proposed finished floor levels are acceptable to the Agency and they provide a 600 mm of freeboard above the 1 in 100 year flood level plus allowances for climate change. We would however strongly recommend and additional 200-300mm of freeboard on top of the proposed finished floor levels which would ensure that there is approximately 600mm of freeboard above the recent historic flood event.

In order to reduce the amount of water that would be discharged into the existing balancing pond some impermeable paving areas are proposed within this development. We welcome these additional sustainable drainage features that will reduce the amount of run-off from the site when compared to the original design.

The topography of ground levels upon the site provided by the developer show that safe access from the development site can be achieved during times of flooding when the main estate access road is flooded. The Developer should look to formalise this alternative access route.

2.0 PUBLICITY AND REPRESENTATIONS

- 2.1 2 further letters have been received.
- 2.2 Councillor Stephen Morgan and Councillor Jacquie Hall – Both request that the application is not determined until the current inquiries (both local and national) have been undertaken and their findings published.

3.0 OFFICERS OPINION

- 3.1 Since October a number of meetings have been held with ourselves, the Environment Agency and Bovis Homes to discuss the development of the site and particularly the issues relating to flooding and drainage.
- 3.2 Bovis Homes are now proposing a number of measures to reduce the rate of surface water run off from the development including the use of porous paving in parking areas and driveways, infiltration carrier drains and underground crates beneath parking courts with discharge control.
The Environment Agency have stated that these are welcome additional measures to the originally designed system.
- 3.3 The deferral of the application has also allowed for consideration to be given to the information that the Environment Agency now have on actual flood levels following 20th July. This information shows that the water level adjacent to the balancing pond on the site was 14.40 metres AOD and that at 125 Bodiam Avenue (approximately 230 metres away upstream) the level was at 16.85 AOD. These levels have been used and accord with the flood modelling for a 1 in 1000 year extreme flood. Such an event results in a level of 16.90 AOD at 125 Bodiam Avenue. The Environment Agency is therefore satisfied that at the proposed floor levels (between 15 and 16 metres) the development would have been safe during the recent flood event. However they recommend a further increase of 20 – 30 cm to achieve 60cm of free board above the July levels. I have asked Bovis Homes to confirm that this is acceptable to them and to provide a plan that details the finished floor levels across the site and a cross section at the boundary with the Kingsway development to demonstrate the relationship of the levels between the two sites. Members will be updated at Committee.

3.4 The Environment Agency also make reference to a safe access out of the development when the estate road is flooded and again I have requested further details from the developer. Members will be updated accordingly.

3.5 In summary, subject to the finished floor levels giving 60cm of free board above the July levels and the provision of a safe access, the Environment Agency are satisfied with the proposed development and welcome the additional measures to be undertaken to reduce the rate of surface water run off from the site.

4.0 RECOMMENDATION OF THE DEVELOPMENT CONTROL MANAGER

4.1 That subject to the receipt of plans detailing finished floor levels in accordance with the Environment Agency's recommendations and clarification regarding a safe access out of the development that approval of reserved matters be granted subject to the necessary conditions.

Decision:

Notes:

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Person to contact : Joann Meneaud
(Tel: 396787)

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **2ND OCTOBER 2007**

ADDRESS/LOCATION : **LAND AT BODIAM AVENUE, TUFFLEY**

APPLICATION NO. & WARD : **07/00571/REM
ABBEY**

APPLICANT : **BOVIS HOMES**

PROPOSAL : **RESERVED MATTERS APPLICATION FOR
THE ERECTION OF 171 DWELLINGS,
COMPRISING BUNGALOWS, APARTMENTS
AND HOUSES AND ASSOCIATED
GARAGES, BIN STORES, ROADS AND
LANDSCAPING.**

REPORT BY : **JOANN MENEAUD**

**NO. OF APPENDICES/
OBJECTIONS** : **1. LOCATION PLAN
2. LETTER OF OBJECTION FROM
QUEDGELEY PARISH COUNCIL
3. 17 LETTERS OF OBJECTION**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is located to the southern end of the Bodiam Avenue housing site adjacent to the former RAF Quedgeley site and adjacent to Daniels Brook. Access to the site is from the roundabout at the junction of Bodiam Avenue, Greenhill Drive and Tuffley Lane. This is the last proposed phase of development on this housing site.
- 1.2 The proposal is submitted as a reserved matters application and proposes 171 dwellings comprising two bedroom bungalows, 2 bed apartments and coach houses and two, three, four, five and six bedroom houses. The mix is 133 private dwellings and 38 social housing units.
- 1.3 There is a public footpath that crosses the site and links up with the footbridge across Daniels Brook to gain access to Bodiam Avenue.

2.0 RELEVANT PLANNING HISTORY

2.1 91/01160/OUT, 91/01161/OUT & 98/00212/OUT – Outline application for residential development. Permission granted March 2001.

01/00554/FUL – Construction of principal estate road and associated works to serve residential development. Permitted 5th April 2002.

02/00187/REM – Erection of 88 dwellings. Approved 5th December 2002.

03/00411/REM – Erection of 17 dwellings (social housing). Approved 30th June 2003.

03/01286/REM – Erection of 237 dwellings, garages, parking areas and associated roads. Granted 8th June 2004.

05/00046/REM – Substitution of building type on Plots 57-62 to erect a building comprising nine, 2 bedroom flats with associated landscaping works. Granted 14th March 2005.

05/00357/FUL – Variation of Condition 1 of the Outline Planning Permission ref 91/1160/OUT to allow an extension of time for the submission of reserved matters. Granted 6th July 2005.

06/01423/REM – Construction of 192 units, comprising houses and apartments and associated parking. Withdrawn March 2007.

3.0 PLANNING POLICIES

3.1 The following policies within the Second Deposit City of Gloucester Local Plan 2002 are relevant.

Policy BE4 – Criteria for the layout, circulation and landscape of new development

Policy BE5 – Community safety

Policy BE6 – Access for all

Policy BE7 – Architectural design

Policy BE12 – Landscape schemes

Policy BE15 – Provision of open space and major development

Policy BE17 – Design criteria for large scale residential development

Policy BE18 – Vehicular circulation and parking in new residential development

Policy BE21 – Safeguarding of amenity

Policy B10 – Trees and Hedgerows on development sites

Policy B11 – Tree Preservation Orders

Policy FRP1a – Development and Flood Risk

Policy FRP6 – Surface water run

Policy TR31 – Road safety

Policy TR32 – Protection of cycle/pedestrian routes

Policy TR33 – Provision for cyclists/pedestrians

- Policy H7 – Housing density and layout
- Policy H15 – Provision of affordable housing
- Policy H16 – Affordable housing mix, design and layout
- Policy H18 – Lifetime Homes
- Policy OS2 – Public open space standards for new residential development
- Policy OS3 – New housing and public open space

4.0 ECONOMIC DEVELOPMENT

- 4.1 This housing development will generate local employment in the construction and related industries.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 There are wide mix of house types proposed including bungalows, coach house style apartments, blocks of flats and houses ranging from two to six bedrooms. Building heights vary from single storey to three storeys.
- 5.2 The layout has been subject to considerable discussion and amendment to achieve a high quality layout that will provide a future quality living environment. In particular the amended layout now achieves a satisfactory relationship with the new dwellings across the boundary in the Kingsway development, provides good levels of overlooking to the cycle way and open space to the eastern boundary and also to the open space within the development that also contains the balancing pond.

6.0 TRAFFIC AND TRANSPORT

- 6.1 Vehicular access to the site is from the roundabout off Bodiam Avenue. Pedestrian links are also available from Bodiam Avenue and a public footpath crosses the site and will be subject to a separate diversion order.
- 6.2 The layout proposes a mixture of adoptable standard highway roads and private drives together with the use of a variety of surface material including tarmac and block paving. Some concerns have been raised by the Highways Manager regarding the layout and revised plans have been submitted to address these and members will be fully updated at the meeting.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 The dwellings will need to comply with the Building Regulations to ensure relevant accessibility features.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

- 8.1 Given the closeness of the site to Daniels Brook, Bovis were required to carry out a flood risk assessment, which has now been fully considered by the Environment Agency. The report states that the site is not at risk from 1% annual probability flood event and that flood flows generated during such an event would be contained within the banks of Daniels Brook. Therefore the

site lies outside the high risk floodplain of Daniels Brook and will be safe for residents and would not increase flooding or flood risk elsewhere. Additionally the report discusses the effect of a blockage of the culvert downstream of the site and concludes that that this would not cause the site to be flooded. It recommends that finished floor levels of the dwellings are set 600mm above the 1% annual probability flood level (including an allowance for climate change) and the Environment Agency recommend that such levels are subject to a planning condition.

- 8.2 This consultation response was provided by the Environment Agency on 16th July and therefore before the floods of the 20th July. I have asked the applicant to provide me with details of the extent to which the site was flooded and this will be reported to members at the Committee. In addition the applicant has re-contacted the Environment Agency for their advice in light of the floods. The response from the Environment Agency dated 17th August 2207 states “with regards to the recent floods, I can confirm that this does not change our position in relation to the development. This is because PPS25 requires developers and decision makers to consider the 1 in 100 year flood event. Although not yet confirmed we suspect the floods in Gloucester at the end of July were greater than a 1 in 100 year event.”

9.0 **CONSULTATIONS**

- 9.1 Police Architectural Liaison Officer – Raised concerns at the original layout but have not commented on the amended scheme at the time of writing the report.
- 9.2 County Highway Authority – Raise concerns regarding the detail of the layout and have requested amendments.
- 9.3 Quedgeley Parish Council – raised no objection to the original layout Object. However have objected to a subsequent revised layout on the following grounds:
- Over development of the site and would result in the loss of amenities currently enjoyed by existing residents.
 - Insufficient open space provided for a development of this size and density.
 - The only dwellings of adequate density for the site are properties L, G and J.

Their comments on the most recent revised layout have not been received.

- 9.4 Environment Agency – Has no objections to the development in principle subject to the imposition of conditions these relate to:
- Floor levels of the new dwellings
 - No development within 8 metres of the watercourse
 - The approval and implementation of a scheme for surface water run off.

- No discharge of contaminated drainage into the groundwater or surface water.

10.0 PUBLICITY AND REPRESENTATIONS

10.1 121 local residents have been individually notified of the application by letter, a public notice has been printed in the Citizen and three site notices have been displayed. At the time of writing the report 17 letters of representation had been received which can be summarised as follows:-

- Development will result in the loss of an important open space that is important to local residents. Where will people walk their dogs and local children play?
- Site should not be built upon as it is prone to flooding and flooded in both the end of June and July. Properties in Streamside were flooded one with two feet of water.
- I have lived at my house in Bodiam Avenue for 30 years and have never known the brook flood as much of my garden as it did in July.
- The balancing pond could not cope with the amount of water on 20th July
- I would question how often Daniels Brook has been cleared of debris.
- There is a need to increase the capacity of both Daniels Brook and the culvert to deal with the water.
- The main road through the estate is already busy and subject to lots of parked cars which affects access for all vehicles.
- Trees on the site should be retained and interested to know what new tree planting is proposed.
- The developer keeps submitting new applications on the same piece of land.
- Need details of construction hours and method of monitoring.
- When we bought our house we were told that the balancing pond and surrounding area was to remain.

10.2 The full content of all correspondence on this application can be inspected at the 4th floor reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

11.0 OFFICER OPINION

11.1 The principle of residential development on this site has been established by the outline planning permission granted in May 2001. The site forms part of larger area of land that is allocated as a Housing Commitment in the Revised Local Plan. A Master Plan, required at the outline stage, details the development of this part of the site for 145 private units and 30 affordable units. With this proposal the overall number of private housing has decreased to 133 and the social housing has increased to 38.

11.2 The key issues to consider with this application are the siting, design and layout of the dwellings as proposed, the affordable housing and the flooding issues.

- 11.3 The layout follows the broad principles undertaken on the previous phases on this site. The detail of the layout has been subject to much discussion with Bovis and amended plans have been received. Amendments have secured a layout that follows the principles of the Master Plan with a mixture of high and lower density development on the site.
- 11.4 Development adjacent to the boundary with the Kingsway site comprises bungalows and two storey dwellings, which will provide a satisfactory relationship between the two. Three storey development is principally along the central access road with some 3 storey buildings at key points. A mixture of materials are proposed to provide variety and interest within the development.
- 11.5 The social housing is provided in two separate groups providing a total of 38 dwellings comprising two bedroom bungalows, two bedroom apartments and two, three, four and five bedroom houses. The housing will be provided in two separate groups one of 18 and one of 20. The Section 106 agreement states that the affordable housing should be in groups of no more than 15 (unless otherwise agreed). However this application proposes two separate groups one of 18 and one of 20 and despite the clause within the Section 106 Agreement I consider that this is acceptable.
- 11.6 With regard to the flooding, the Environment Agency raise no objection to the application subject to the imposition of conditions as detailed above at Section 9 Consultations. Additionally they are satisfied that the Flood Risk Assessment accords with the Government Guidance set down in PPS25: Development and Flood Risk. Letters from local residents state that the site was recently flooded and therefore no further development should be allowed. As stated above at Section 8, Bovis have contacted the Environment Agency for their comments following the recent floods and they have stated ““with regards to the recent floods, I can confirm that this does not change our position in relation to the development.” I have asked the applicant to provide me with an amended plan that details the floor levels of the houses in accordance with the recommendations of the Environment Agency.
- 11.7 In this respect, whilst it is accepted that the land was partially flooded following the events of the 20th July, it is important to remember that the site does have the benefit of outline planning permission and the development of the site complies with PPS25, which is the most recent and up to date legislation regarding flooding issues. Therefore there would be no technical evidence or support from the Environment Agency that would justify the refusal of permission on these grounds.
- 11.8 In conclusion I recommend subject to no adverse comments being raised during the consultation process on the amended plans and the receipt of a plan that details the floor levels of the proposed dwellings in accordance with the Environment Agency’s recommendations that approval of reserved matters is granted subject to the necessary conditions.

12.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

12.1 That subject to no material planning consideration being raised during the consultation period on the amended plans that approval of reserved matters be granted subject to the necessary conditions.

Reason for Approval

The proposal to redevelop the site for residential purposes accords, in principle, with the objectives of PPG3 Housing and the policies contained within the Second Deposit City of Gloucester Local Plan (2002) which seek to encourage new housing in sustainable urban locations. The details of the scheme, as amended through negotiation, are considered to provide a well mannered and sympathetic design and layout which will relate well to the character of the area. The proposed layout and unit design avoids any undue detrimental amenity effects to existing nearby residential properties. The scheme makes satisfactory provision for access and parking and will result in a good quality residential environment for the occupants of the properties. For these reasons the proposal is considered to accord with PPG3 – Housing, PPG13 – Transport and Policies ST2, ST7, BE1, BE5, BE7, BE21, TR9, H7, H11, H13 and other relevant policies contained in the Second Deposit City of Gloucester Local Plan (2002).

Decision:

Notes:

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Person to contact : Joann Meneaud
(Tel: 396787)

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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	4TH DECEMBER 2007
ADDRESS/LOCATION	:	BARCLAYS, BARNETT WAY
APPLICATION NO. & WARD	:	07/01153/FUL BARNWOOD
APPLICANT	:	BARCLAYS PLC
PROPOSAL	:	ERECTION OF A DATA CENTRE BUILDING WITH ASSOCIATED PLANT, ENGINEERING WORKS, INTERNAL ACCESS ARRANGEMENTS AND LANDSCAPING
REPORT BY	:	ADAM SMITH
NO. OF APPENDICES/ OBJECTIONS	:	SITE LOCATION PLAN

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is part of the existing Barclays complex on the Barnett Way industrial/business estate. The Barclays site is situated in the middle of the estate, with Barnett Way bounding the site to the north, south and east. Sainsbury's and the Capita building are across Barnett Way to the north, with the British Energy complex to the south. To the west is a public footpath, and then another commercial business premises (understood to be a printers). Across Barnett Way to the east is a range of smaller commercial buildings. The existing Barclays complex comprises a number of large buildings used as a data centre associated with the processing of banking transactions, and a variety of outbuildings to support power generation and distribution and fuel storage. There are two main car parks to the west and south parts of the site. There is also a large open grassed area to the south between the two car parks, which itself used to be a car park before being grassed over.
- 1.2 The proposal under consideration seeks to provide an extension to the data centre (required to meet an increasing number of financial transactions) and various other structures associated with this. The different elements are as follows:
- a) A new 'Block C' building, located on the grassed (former car park) area to the south of the site. This is a rectangular building with a footprint of 3480m². It would be sited so as to align generally with the southern elevation of the existing Block A to the south west of the site, set back

approximately 20 metres from the footpath edge to the south. The building would be just over 15 metres high to the top of the curved roof, approximately 32 metres deep (with an additional link section to the existing buildings) and 115 metres wide. The main section of the building (up to 11 metres high) would have a generally flat appearance with a panelled finish, the south facing elevation broken up by two projecting stairwells. Above the main body of the building would be a 2.5 metre high louvred section, with the curved roof above. Internally the building would comprise 2 data halls each on ground and first floor level. A second floor level is also included. The eastern third of the upper level is not covered but is surrounded by an acoustic screen to mitigate the impacts of the roof top condensers.

- b) A generator compound to the north of Block C. This would measure approximately 17.5 by 40 metres in footprint, with an acoustic screen surrounding, up to 5 metres in height.
 - c) A diesel storage facility, to be sited towards the north-west of the site. This would be 23 metres long, 8 metres wide and 5 metres high. This would have a capacity of 200,000 litres (4 x 50,000 litre tanks). These facilities are necessary to provide for the possibility of the power supply being lost (there are 10 tanks currently serving the site comprising 380,000 litres in total).
 - d) Sub stations situated to the south west of the site between the main vehicular access and the edge of the site. These would be housed within one structure, 15.5 metres long, 6 metres wide and 5 metres high.
 - e) A surcharge tank sited below ground level to the north west of the site. This is to attenuate surface water run-off from the site in accordance with Environment Agency requirements.
 - f) The partial removal of the landscaping bund to the southern part of the site with a retaining wall inserted. Various plant will be erected between block C and the retaining wall. A landscaping scheme for additional planting across the site is also proposed including the improved planting of the remaining bund.
 - g) 6 CCTV poles, adjacent to Block C and the generator compound. Two are up to 5m in height, the rest to match those existing on site.
- 1.3 On-site employees comprise 38 Barclays employees, of which 15 are present during the day. A separate facility management company employs 28 people on-site (some part-time). External specialist and maintenance contractors are also on-site at various times, averaging 15 in any one 24-hour period. Due to the nature of the proposed development, additional employees and vehicles movements to the site will be negligible.
- 1.4 As can be seen from the planning history of the site, this application has been preceded by two 'enabling works' applications, both granted planning permission, which re-arrange the site accesses, car parks and maintain the necessary level of security to continue operations at the site. Once completed,

access to the site will continue to be from two points off Barnett Way to the south of the site. Employee car parking will continue to be accessed from the existing junction, the east one of the two. In terms of parking provision, the result of the re-arrangements will be a total of 89 spaces, including 5 disabled, comprising an overall reduction of 78 spaces from the 167 space capacity at present. Originally there was an even higher level of parking provision (on the area now grassed over), which became surplus to requirements when part of the facility was relocated along with a number of employees. Historically the site has included parking provision for around 300 personnel. Given the staff numbers outlined above, the existing (i.e. prior to this application and the two “enabling works” applications) arrangements represent a significant overprovision of parking space on site.

- 1.5 This application is brought before the Committee in accordance with the adopted Scheme of Delegation as it entails more than 1000m² of floorspace and is over 15 metres in height.

2.0 RELEVANT PLANNING HISTORY

13169 (11081/02)

- 2.1 This application was for the construction of an industrial estate road and sewers and improvements to the existing highway. It was granted planning permission on the 17th August 1983.

13169 (11081/01/a/OUT)

- 2.2 This was an application for the erection of buildings for offices, light and general industrial use. Planning permission was granted on 2nd November 1983.

13169/01/OUT

- 2.3 This was an application for the construction of 2 computer buildings, link block from car park and servicing area. Planning permission was granted on 11th December 1985.

13169/02/APP

- 2.4 This was an application for reserved matters approval for the formation of a car park, link road and temporary access, which was granted planning permission on the 9th December 1986.

13169/01/APP

- 2.5 This was an application for the erection of a two-storey extension to the computer centre, which was granted planning permission on the 24th February 1987.

94/03358/FUL / 1316802/CJR

- 2.6 This was an application for structural covering and bunding to existing oil tanks, and was granted planning permission on 20th September 1994.

04/00573/FUL

- 2.7 This application was for the erection of a 1.8m fence. It was granted planning permission on 16th August 2004.

07/00434/FUL

- 2.8 This application was for the upgrade of external CCTV and lighting system. Planning permission was granted on 13th June 2007.

07/00509/OUT

- 2.9 This was an outline planning application for an extension to the existing buildings to provide a data processing and storage facility, plus external plant compound. The application was not valid and was withdrawn without a determination being made.

07/00991/FUL

- 2.10 This was an application for alterations and works to the existing site, incorporating the relocation of an access to the south of the site and provision of 3 access/egress points to the north of the site, the erection of fencing, hoardings and security cameras, the laying out of a contractors compound and car park, and visitor car park, and associated surfacing works. Planning permission was granted on the 24th October 2007.

07/01152/FUL

- 2.11 This was an application for the extension of an existing car park and associated landscaping works (amendment to site arrangements submitted in application ref: 07/00991/FUL). Planning permission was granted on the 25th October 2007.

3.0 PLANNING POLICIES

- 3.1 Relevant policies from the City of Gloucester Second Deposit Local Plan (2002) are:

BE.1 – Scale, Massing and Height

Requires development to be of materials, scale, massing and height that sit comfortably in its context.

BE.7 – Architectural Design

Sets out a number of basic criteria with which to assess proposals, in the interests of reflecting local character.

BE.12 – Landscape Schemes

Requires applications to be accompanied by a landscape scheme, exhibiting general principles of appropriateness to the area, retention of features, ensuring adequate space is provided and showing areas proposed for adoption by the City Council.

BE.21 – Safeguarding of Amenity

Restricts the approval of any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers.

BE.32 – Archaeological Assessment

In the areas of principle archaeological interest, the policy requires developers to undertake an initial assessment of the site.

TR.31 – Road Safety

Requires development to deal satisfactorily with road safety issues.

FRP.6 – Surface Water Run Off

Requires developers to demonstrate that the proposal will not lead to an unacceptable increase in surface water run off, deplete or pollute ground water flows or result in discharges of pollutants into water courses.

FRP.10 – Noise

Development likely to generate levels of noise, which, in its location, is unacceptable either in volume or duration, will not be permitted.

FRP.11 - Pollution

Establishes that development liable to cause pollution will only be permitted if the quality and enjoyment of the environment would not be unduly damaged or put at risk.

FRP.15 – Contaminated Land

Where land is contaminated, or suspected to be, requires a thorough survey to accompany any application.

- 3.2 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 ECONOMIC DEVELOPMENT

- 4.1 There will be short-term benefits to the construction industry. The proposal would have limited implications for employment opportunities. However, given its nature in terms of processing banking transactions it is clearly important in a wider economic sense.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 The character of the surrounding area is a mix of commercial, industrial and warehousing-type facilities, with the built form being a variety of sizes and design styles. The existing buildings are not of particularly high architectural merit, and the application site is not prominent from the main highway network. However, although this is not a particularly sensitive site from a

design point of view, it is still important to achieve a reasonable standard of design that respects its context.

- 5.2 The scale and design of the building are, by necessity, a result of its function. The height and siting of the Block C extension generally respects that of the adjacent and surrounding buildings. In terms of the building's appearance the applicants have made some revisions to the building since its inception to introduce the two coloured stairwell sections, projecting out 3 metres from the main south-facing elevation.
- 5.3 In terms of community safety through design there are no major implications given the established extent and use of the site. The site itself is, by necessity, very secure and will continue to be so. Health and Safety aspects of the development would be covered by one of the Council's Environmental Health Officers, as and when the facility is constructed.

6.0 TRAFFIC AND TRANSPORT

- 6.1 The major physical alterations (temporary and permanent) to access points, etc have already been dealt with under the previous two 'enabling works' applications. The proposal will not generate a significant additional number of employees or vehicles to the site. The County Council's Development Co-ordination Manager has not objected to the application, subject to conditions.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 The Building Regulations will address such access requirements within the building. Disabled parking provision is made within the parking re-arrangements already approved by a separate application.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

Environmental Impact Assessment

- 8.1 A Screening Opinion was submitted by the applicants under the Environmental Impact Assessment (EIA) procedures prior to submitting the application. The Local Planning Authority assessed the proposal against the EIA Regulations and the likely impacts of the proposal and judged that the application did not require a formal Environmental Impact Assessment. However it was requested that the application be supported by reports into a number of environmental issues.

Archaeology

- 8.2 The site sits within the area of principle archaeological interest. A report has been submitted on this matter, noting that both on-site and nearby watching briefs have not revealed any evidence for archaeological activity.

Flood risk/drainage

- 8.3 The Horsebere tributary is approximately 460 metres to the north east of the site, and the Wotton Brook tributary is approximately 500 metres to the south. Technically, although the site is not within the Environment Agency's identified Floodzones 2 or 3, as it is a site of over 1ha, a Flood Risk Assessment (FRA) is required. The FRA now provided notes that there is no recorded history of flooding in the vicinity of the site. The FRA also concludes that there is low risk of flooding from the Horsebere or Wotton Brooks, nor from other sources such as groundwater, infrastructure failure, blockages, etc. Provided recommendations in the FRA are followed (relating to restriction of surface water discharges, water control and quality systems, site levels and the threshold of the building), it concludes that the development has an acceptable risk of flooding, and acceptable impact. The applicants have revised the scheme in consultation with the Environment Agency to incorporate a surcharge tank to attenuate surface water runoff, and permeable paving to reduce surface water entering the surcharge tank and main drainage. These techniques seek to mitigate the potential that the small increase in impermeable areas of the site (as a result of the development) may increase discharges to the existing public sewers. The aim is that the pre-development run-off rate is not exceeded.

Pollution/groundwater

- 8.4 A pollution and ground water risk assessment has been provided. The main issue here is the diesel storage tanks. The report concludes that if it is constructed and maintained to current guidelines and best practice it should not represent a significant risk to groundwater.

Contaminated Land

- 8.5 A ground investigation has been undertaken, which effectively indicates that the site is clean.

Noise

- 8.6 A noise survey has also been prepared to ascertain any likely impact on the surroundings as a result of new plant, etc. A number of mitigation measures are proposed. The survey concludes that it is unlikely that the proposals will cause noise disturbance. The nearest residential properties are in the region of 150 metres from the proposed development.

Energy Efficiency

- 8.7 The proposal also seeks to implement a number of energy-efficiency measures, on-site sustainability and the adoption of an approach that will target an 'excellent' rating under the Building Research Establishment Environmental Assessment Method (BREEAM).

Landscaping

- 8.8 A landscaping scheme has been submitted for additional planting on site, which would go some way towards softening the impact of the new structures and hardstanding. There are 13 protected trees on the site. It was agreed that four of these would be removed, with compensatory planting, in a previous application. The footprint of the new structures entailed in this application

does entail the loss of some trees but none are protected and replacement planting is proposed.

9.0 CONSULTATIONS

External Consultees

Highways

- 9.1 The County Council's Development Co-ordination Manager makes no objection subject to conditions.

Environment Agency

- 9.2 The Environment Agency's response deals with two aspects. The first relates to flood risk assessment. The second relates to groundwater quality.
- 9.3 The Environment Agency originally objected to the application as no Flood Risk Assessment was provided. The applicants have subsequently provided additional information and amended their proposals. The Environment Agency has not yet responded formally to this additional information, but has indicated that its response is likely to confirm no objections in principle, subject to conditions.
- 9.4 On groundwater issues the Environment Agency has requested conditions be attached to any permission. Again additional information has been provided to the Environment Agency that may address these conditions, but at the time of writing no clarification has been received.

Health and Safety Executive

- 9.5 The Health and Safety Executive was notified of the application but no longer provides land use planning advice other than through an online advice system for Planning Advice for Development near Hazardous Installations (PADHI+). This is not relevant with this application. In terms of health and safety enforcement, the City Council's Environmental Health Officers are responsible for this site.
- 9.6 The Health Protection Agency has also been contacted but they have not responded.

Local Fire Safety Officer

- 9.7 The Local Fire Safety Officer has not commented.

Police Liaison Officer

- 9.8 The Police Liaison Officer has not commented.

Internal Consultees

Environmental Health

- 9.9 The Environmental Health Manager has made no objection subject to conditions and an informative to be added to a decision notice (if granted) regarding contamination.

Urban Design

- 9.10 The Urban Design Officer has not objected to the revised design of the building. However, due to the scale of the building and nature of the site the Officer has noted the importance of landscaping and requested that a condition be added to ensure the landscaping scheme is implemented in full.

Historic Environment

- 9.11 The Historic Environment Manager makes no objections.

Landscaping

- 9.12 Landscape Officers have confirmed the latest revised landscape scheme is acceptable.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 16 neighbouring premises were notified directly and two site notices were posted. Re-notifications of the revised plans have also been sent to these premises. No objections have been received.
- 10.2 The full content of all correspondence on this application can be inspected at the 4th floor reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

11.0 OFFICER OPINION

- 11.1 The main planning issues are considered to be the scale and design of the "Block C" building, highways implications, and environmental issues associated with noise, contamination, drainage, archaeology and landscaping.

Scale and Design

- 11.2 Given the operational requirements of this facility, the 'Block C' extension is inevitably going to be a very large, functional building. However, in urban design terms, it is considered that this is an appropriate location for these types of facilities, Barnett Way being of an industrial/commercial character, populated by large, bulky buildings and the application site being of relatively low prominence from the main road network. The applicants have also altered the external appearance of the building to add a degree more interest. It is considered that the scale will sit fairly comfortably within the context of similarly sized buildings. The other more modestly sized buildings, plant and structures comprising this application are also considered of an acceptable scale. There are no residential properties in close proximity and it is not considered that the scale of development would have a significant adverse effect on the amenity of adjoining occupiers. The Urban Design Officer makes no objection to the revised proposal and it is concluded to be acceptable in terms of its scale and design.

Highways

- 11.3 With the major access and parking arrangements already permitted under other applications, these particular aspects are not part of the consideration. As a data centre, the facility will not generate a significant number of

additional employees or vehicle movements. Considering these specifics, a condition is proposed to restrict the use to which the extension could be put. This reflects a similar approach taken with this complex in previous applications. Further conditions are proposed to ensure that suitable access, parking and manoeuvring facilities are in place at appropriate points in the development process. Subject to the proposed conditions, there is no highway objection to the proposal.

Noise

- 11.4 Subject to the conditions suggested by the Environmental Health Manager, which would control the times for testing the generators, and ensure accordance with the mitigation measures and specifications in the supporting documentation, it is not considered that the proposal would have significant adverse effects in terms of noise. No objection is raised in these terms.

Contamination

- 11.5 Both the Environment Agency and the Council's Contaminated Land Officer have commented on this issue. Neither have indicated in-principle objections to the proposal. The Council's Officer is content that no further investigation is required, having reviewed a further site investigation report provided by the applicants. The Environment Agency's interim response reflects not having reviewed this further site investigation report, and they recommend some fairly in-depth conditions. The requirements of these conditions may very well be reduced once the Environment Agency Officers have reviewed the additional information and responded to Officers.
- 11.6 In conclusion, the application is considered acceptable in principle as regards contamination. The Environment Agency's requested conditions have been included in the recommendation below, but as noted, their inclusion or extent may be altered in due course. A note is also proposed, in the event of granting planning permission, to request that the applicants ensure all relevant standards are met, given the nature of the facilities and substances used. The applicants have indicated that there are no concerns about meeting such standards imposed under other legislation.

Drainage

- 11.7 The additional elements of the proposal now incorporated (so the pre-development run-off rate is not exceeded) have sought to deal with the Environment Agency's initial concerns. While the Environment Agency has not responded formally on this additional information, the indication is that they are unlikely to object in principle, proposing conditions if anything. It is considered appropriate to take the application forward on this basis and the recommendation reflects this.

Archaeology

- 11.8 The Historic Environment Manager has no concerns regarding the proposal, and it is recommended that the application is acceptable in archaeological terms.

Landscaping

- 11.9 The landscaping scheme, which retains a number of existing trees and proposes compensatory/additional planting, should assist in improving the general environment and enhance the appearance of the development. A scheme has now been agreed and its implementation would be required by condition.

Conclusion

- 11.10 While the final formal comments of the Environment Agency are awaited, it is considered that the fundamentals of this application are acceptable. Therefore, subject to the confirmation that the Environment Agency does not object to the application, it is recommended that authority be delegated to Officers to approve the application subject to conditions, or refuse if such an objection is received and cannot be dealt with.

12.0 RECOMMENDATION OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That authority be delegated to Officers named in the scheme of delegation to determine the application as follows: (a) subject to the confirmation that the Environment Agency does not object to the application, authority be delegated to Officers to grant planning permission subject to conditions. Alternatively, (b) if the applicants are unable to resolve the outstanding matters by the 12th December 2007, that authority be delegated to Officers to refuse planning permission.

Condition:

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

Reason:

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

Condition:

The development hereby approved shall be carried out strictly in accordance with the amended plans specified in the schedule attached, except where otherwise required by conditions attached to this permission.

Reason:

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

Condition:

No development shall take place until samples or details of all the external facing wall and roofing materials to be used in the construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

Reason:

In the interests of ensuring a satisfactory appearance to the development.

Condition:

All planting, seeding or turfing (and including the protective measures for existing trees) comprised in the approved details of landscaping (plan ref. 14716_L02 Rev. A, received by the Local Planning Authority on the 20th November 2007) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason:

In order to protect the visual amenities of the area.

Condition:

The proposed building referred to as Block C on the approved plans shall be used as a (*data centre for the processing of banking transactions – to be clarified*) and for no other purpose (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason:

The creation of a separate or alternative use at this location would require further consideration.

Condition:

Unless otherwise agreed in writing, no development hereby permitted shall be commenced until replacement accessing facilities (that have been approved by the Local Planning Authority) off Barnett Way have been provided on site.

Reason:

To ensure that a satisfactory replacement access is provided in the interests of highway safety.

Condition:

The proposed data centre building hereby approved shall not be brought into use until the parking and turning facilities have been provided on site in accordance with the submitted details, and those facilities shall be retained and maintained as such thereafter.

Reason:

To ensure that adequate parking and turning facilities are provided on site, in the interests of highway safety.

Condition:

No works shall commence on site until adequate secure covered cycle parking has been provided on site, in accordance with details to be submitted to and agreed in writing by the LPA, such facilities shall be retained and made available for use at all times thereafter.

Reason:

To ensure that adequate on site cycle facilities are provided, in line with the Government's declared aims at reducing the reliance on the private motor vehicle.

Condition:

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

Reason:

To protect the amenity of the locality.

Condition:

The development shall accord with the specifications detailed in the Environmental Noise Survey Report and Planning Statement of Support (received by the Local Planning Authority on the 12th September 2007) as regards noise mitigation, and shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard local amenities.

Condition:

The generators proposed as part of this application shall only be tested on Monday to Friday between 10:30am and 12:30pm. No testing shall take place on Saturdays, Sundays or Bank Holidays.

Reason:

To safeguard the general amenities of the area and the residential amenities of the occupiers of nearby properties in Welveland Lane.

Condition:

No materials or substances shall be burnt within the application site during the construction phase.

Reason:

To safeguard residential amenity and prevent pollution.

Condition:

Development shall be undertaken in accordance with the details set out in the Waste Minimisation Statement (received by the Local Planning Authority on the 12th September 2007) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure compliance with the agreed details, and to satisfy Policy 36 of the Gloucestershire Waste Local Plan (Adopted October 2004).

Condition:

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A desk study identifying:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason:

To protect the groundwater quality in the area

Condition:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason:

To protect the groundwater quality in the area

Note:

Development requiring the provision of a vehicular crossing from the carriageway requires the applicant to obtain the permission of Gloucestershire Highways on 08000 514514 before commencing works on the highway.

Note:

The applicant is advised to ensure, as applies to the proposed scheme, that all necessary standards are met and consents are in place at the relevant times, including those under the Building Regulations, Planning (Hazardous Substances) Act 1990, the Control of Major Accident Hazards Regulations 1999, The Control of Substances Hazardous to Health Regulations 1994, Dangerous Substances and Explosive Atmosphere Regulations 2002, and other Health and Safety requirements.

Note:

The applicant is advised to be watchful during construction for possible previously unidentified contamination. The applicant is requested to notify the Local Authority if they encounter any.

Reason for Approval

The application has been carefully assessed in terms of the scale, mass, design and siting of the buildings and structures, any likely impacts on the local environment and highways implications. Subject to the attached conditions, the proposal is considered to be acceptable within this locality and would not have an undue adverse effect on the highway. The proposal is considered to be compliant with Policies BE.1, BE.7, BE.12, BE.21, BE.32, TR.31, FRP.6, FRP.10, FRP.11 and FRP.15 of the Gloucester City Local Plan, Second Deposit (2002).

Decision:

Notes:

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Person to contact : Adam Smith
(Tel: 396702)

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **4TH DECEMBER 2007**

SUBJECT : **MATTERS FOR REPORT**

WARD : **ALL IN GLOUCESTER**

REPORT BY : **DEVELOPMENT CONTROL MANAGER**

NO. OF APPENDICES : **NONE**

REFERENCE NO : **PT04127B**

1. TREE PRESERVATION ORDERS

<u>Application No.</u>	<u>Location</u>	<u>Development</u>	<u>Decision/Report Information</u>
TPO 258	Land to front of 1 India Road	TPO	Confirmed without modification 1.11.2007
TPO 259	Land adjacent Units 2 & 3 Olympus Park, Quedgeley	TPO	Confirmed without modification 29.10.2007
TPO 260	Land opposite 4 & 4a Orchard Close	New TPO	Made 11.10.2007
TPO 261	Land opposite 5 & 5a Orchard Close	New TPO	Made 11.10.2007
TPO 262	Land adjacent 5 Woods Orchard, Tuffley	New TPO	Made 19.10.2007
TPO 263	40 Furlong Road	New TPO	Made 1.11.2007

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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

4TH DECEMBER 2007

**DELEGATED DECISIONS
1ST SEPTEMBER – 31ST OCTOBER 2007**

**The Development Control Manager,
Herbert Warehouse, The Docks, Gloucester**

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Abbey

07/00893/FUL G3Y Single storey extension to the rear to provide enlarged kitchen. 19 Tansy Close Gloucester GL4 5WL	JOLM	01/10/2007
07/00750/FUL G3Y Erection of single storey extension to rear. 8 Camomile Close Gloucester GL4 5WF	ADAMS	14/09/2007
07/00783/FUL G3Y Single storey extension to front and loft conversion including the creation of 2 dormer windows (front and rear) 26 The Wheatridge Gloucester GL4 4DH	SARAHB	07/09/2007
07/01023/LAW GSC Conservatory at rear 30 Woodcock Close Gloucester GL4 4WT	ML	12/09/2007
07/01042/FUL G3Y Erection of first floor level dormer window to front. 31 Hawk Close Gloucester GL4 4WE	ADAMS	01/10/2007
07/01199/LAW GSC Conversion of garage into extension of existing kitchen and external alterations. 2 Blackberry Close Gloucester GL4 5BS	ML	03/10/2007
07/01022/FUL G3Y Two storey side extension and single storey rear extension and demolition of front part of existing garage. 17 Jaythorpe Gloucester GL4 5ES	FEH	05/10/2007
07/01025/LAW REF Conversion of attached garage into living accommodation and extension of conservatory at rear to form covered way. 14 Camomile Close Gloucester GL4 5WF	ML	07/09/2007
07/00977/FUL REFREA Replacement of existing bungalow with two 2 storey dwellings 18 The Wheatridge Gloucester GL4 4DH	FEH	09/10/2007
07/01206/FUL G3Y First floor extension above garage to provide bedroom and bathroom. 29 The Lawns Gloucester GL4 5YZ	MEYB	22/10/2007

07/01169/FUL G3Y Single storey extension to front 83 Swift Road Gloucester GL4 4XJ	MEYB	16/10/2007
07/00877/FUL G3Y Erection of first floor extension above existing garage. 17 Damson Close Gloucester GL4 5BW	BOBR	07/09/2007
07/01100/FUL G3Y Demolition of existing conservatory, replaced by a single storey sun lounge extension 3 Rumsey Close Gloucester GL4 5JY	MEYB	22/10/2007
07/00944/FUL G3Y Erection of new 1.8m tall boundary wall at front and side of property. 8 Grayling Close Gloucester GL4 5ED	BOBR	07/09/2007

Barnwood

07/00991/FUL G3Y Alterations and works to existing site, incorporating relocation of access to South of site and provision of 3 access/egress points to North of site, erection of fencing, hoardings and security cameras, laying out of Contractor compound and car park, and visitor car park, and associated surfacing works. Barclays Data Centre Barnett Way Gloucester GL4 3RT	ADAMS	24/10/2007
07/01102/FUL G3Y Erection of external plant and enclosure to rear of building (Amended Scheme) Barnwood 100 Barnett Way Gloucester GL4 3RS	ADAMS	05/10/2007
07/01044/FUL G3Y Widen existing driveway in tarmacadam 17 Hartley Gardens Gloucester GL4 4PJ	SARAHB	19/10/2007
07/01155/ADV GFY Erection of 3 No. freestanding sponsors/directional boards. Coney Hill Rugby Club Metz Way Gloucester GL4 4RT	SARAHB	31/10/2007
07/01152/FUL G3Y Extension of existing car park and associated landscaping works (amendment to site arrangements submitted in application ref: 07/00991/FUL. Barclays Bank Computer Centre Barnett Way Gloucester GL4 3RT	ADAMS	25/10/2007
07/01014/FUL G3Y Erection of two storey extension at front. 8 Snowshills Close Gloucester GL4 3GE	CJR	05/10/2007

07/01116/FUL
 G3Y FEH 05/10/2007
 Single storey extension (revised proposal - previously granted under planning permission ref: 07/00413/FUL)
 52 Naunton Road Gloucester GL4 4RD

07/00979/OUT
 REF ADAMS 19/10/2007
 Subdivision of existing plot and erection of single dwellinghouse (outline application - layout, scale, appearance and landscaping reserved for future consideration).
 83 Coney Hill Road Gloucester GL4 4QN

07/01137/FUL
 REF SARAHB 15/10/2007
 Erection of first floor side extension.
 7 Snowshills Close Gloucester GL4 3GE

07/01130/FUL
 G3Y MEYB 02/10/2007
 Erection of replacement double garage (conversion of existing garage into habitable room)
 39 Church Lane Gloucester GL4 3EJ

07/01087/LAW
 GSC ML 08/10/2007
 Proposed single storey extension at rear incorporating pitched roof over existing lounge extension.
 57 Brookfield Road Gloucester GL3 3HF

Barton & Tredworth

07/01181/DCC
 NOB CJR 17/10/2007
 Replacement windows (County Council Ref: 07/0062/GLREG3/CAPS)
 Tredworth Junior School Tredworth Road Gloucester GL1 4QG

07/01127/FUL
 REFREA MG 18/10/2007
 Erection of a building comprising 4 self-contained flats with associated parking facilities.
 Land Adjacent 8 Howard Street Gloucester GL1 4UR

07/01074/FUL
 G3Y ADAMS 10/10/2007
 Reconfiguration of existing flats and 1 ½ storey side and front extensions to provide a total of four flats (Amended Proposal)
 36 Falkner Street Gloucester GL1 4SJ

07/01147/FUL
 G3Y ADAMS 16/10/2007
 Two storey extension to side (covered parking with bedroom above) first floor extension to rear, single storey extension to side of existing rear wing and addition of pitched roof and insertion of dormer windows to front and rear.
 67 Falkner Street Gloucester GL1 4SQ

07/01037/FUL
REF SARAHB 28/09/2007
Proposed two storey extension at side and rear and erection of detached garage
at rear.
19 Adelaide Street Gloucester GL1 4NL

07/01126/FUL
G3Y SARAHB 10/10/2007
Single storey rear extension and conversion of dwelling house into 2
self-contained flats
36 High Street Gloucester GL1 4SW

07/00967/COU
G3Y ADAMS 29/10/2007
Change of use of shop to residential, with retention of shopfront area for
commercial display purposes.
226 Barton Street Gloucester GL1 4HH

07/00962/FUL
REFREA FEH 09/10/2007
Conversion of existing offices to two bedroom house and erection of new two
bedroom house
Land Between 31 Leonard Road And 49 Tarrington Road On Sybil Road
Gloucester

Elmbridge

07/00861/FUL
G3Y MG 18/10/2007
Erection of a pair of semi-detached houses, formation of new vehicular access
and associated parking facilities.
Croft Villa Blinkhorns Bridge Lane Gloucester GL2 0SL

07/00845/FUL
G3Y JOLM 11/09/2007
First Floor extension above garage and conversion of garage to living
accommodation.
3 Colebridge Avenue Gloucester GL2 0RG

07/01004/LAW
GSC ML 08/10/2007
Erection of a log cabin at rear, to be used as a home office and family room for
purposes incidental to the enjoyment of the existing dwellinghouse.
27 Sandyleaze Gloucester GL2 0PX

07/00983/FUL
G3Y CJR 20/09/2007
First floor extension at side.
31 Lavington Drive Gloucester GL2 0HP

07/01027/FUL
G3Y BOBR 10/10/2007
Erection of conservatory to rear.
104 Cheltenham Road Gloucester GL2 0LX

07/00978/FUL
 G3Y ADAMS 22/10/2007
 Single storey extension to south side of dwelling (w.c/shower facility and lockable storage)
 45 Elmbridge Road Gloucester GL2 0NX

07/00950/FUL
 REFREA SARAHB 02/10/2007
 Erection of attached one bed dwelling.
 14 Armscroft Court Gloucester GL2 0TE

07/01001/FUL
 G3Y FEH 24/09/2007
 Two storey side and rear extension and single storey front extension.
 2 Elmleaze Gloucester GL2 0JT

Grange

07/01021/FUL
 G3Y FEH 28/09/2007
 Demolition of existing garage/utility room and erection of new garage and utility room.
 7 Arundel Close Gloucester GL4 0TW

07/01113/LAW
 GSC ML 26/10/2007
 Proposed conservatory at rear (Amended drawings received 24.10.2007)
 32 Longleat Avenue Gloucester GL4 0SG

07/00990/FUL
 G3Y BOBR 03/10/2007
 Erection of a two storey side extension and a single storey extension and conservatory to rear.
 35 Nympsfield Road Gloucester GL4 0NG

07/01017/FUL
 G3Y BOBR 05/10/2007
 Erection of timber smoking shelter to north eastern elevation
 Pike & Musket 39 Windsor Drive Gloucester GL4 0QH

07/01172/FUL
 G3Y SARAHB 23/10/2007
 Single storey extension to rear.
 187 Bodiam Avenue Gloucester GL4 0XL

Hucclecote

07/00776/REM
 AR JOLM 29/10/2007
 Erection of a detached house with vehicular access and parking.
 Land Adjacent To 1 Deer Park Road Gloucester GL3 3NA

07/00675/FUL
 G3Y SARAHB 16/10/2007
 Two storey extension to side and loft conversion including dormer window to rear.
 50 Dinglewell Gloucester GL3 3HU

07/00782/FUL REFREA	JOLM	20/09/2007
Alterations and extension to the roof to facilitate loft conversion. Installation of new window and 3 rooflights. 4 Zoons Road Gloucester GL3 3NZ		
07/01129/FUL G3Y	MEYB	23/10/2007
Single storey extension and porch. 7 Trajan Close Gloucester GL4 5EZ		
07/01016/FUL G3Y	FEH	25/09/2007
Demolition of existing conservatory and the erection conservatory to rear. 63A Chosen Way Gloucester GL3 3BU		
07/00965/FUL REFREA	BOBR	11/10/2007
Construction of drop kerb & vehicular access to property. 71 Hucclecote Road Gloucester GL3 3TW		
07/01029/FUL REF	SARAHB	18/10/2007
Erection of 3 bed detached dwelling and formation of vehicular access and associated parking. 20 Millfields Gloucester GL3 3NH		
07/00952/FUL G3Y	ADAMS	11/10/2007
Single storey extension at side and rear (demolition of bathroom) 35 Larkhay Road Gloucester GL3 3NR		
07/01128/FUL G3Y	MEYB	31/10/2007
Single storey extension at rear. 42 Abbots Road Gloucester GL4 5GF		
07/01075/FUL G3Y	MG	03/10/2007
Erection of conservatory at rear. 10 Pitt Mill Gardens Gloucester GL3 3ND		
07/01035/FUL G3Y	FEH	28/09/2007
Conversion of garage to utility/study room together with front extension to existing garage and creation of pitched roof over garage. 38 Oakwood Drive Gloucester GL3 3JF		
07/00881/FUL G3Y	FEH	28/09/2007
Proposed free standing timber shelter at the rear of the property Royal Oak 59 Hucclecote Road Gloucester GL3 3TW		
07/01146/FUL G3Y	ADAMS	16/10/2007
Erection of two-storey extension to side (garage with bedroom over) and single storey extension to rear and side (kitchen/utility) 4 Trevor Road Gloucester GL3 3JJ		

Kingsholm & Wotton

07/00257/COU G3Y	JOLM	11/10/2007
Conversion of basement storage room into a self contained residential unit. Flat 2 4 Wellington Parade Gloucester GL1 3NP		
07/00781/REM AR	BOBR	28/09/2007
Erection of terrace of 4 dwellings fronting Alexandra Road and terrace of 4 dwellings accessed off Hillfield Court Road with revised parking provision (Reserved Matters - Landscaping only for consideration) 33A Alexandra Road Gloucester GL1 3DR		
07/01039/ADV GFY	MG	10/09/2007
Installation of non-illuminated wall mounted sign. Twyver House Bruton Way Gloucester GL1 1DQ		
07/01103/FUL G3Y	SARAHB	08/10/2007
Single storey extension at rear. 113 Denmark Road Gloucester GL1 3JW		
07/01196/LAW GSC	ML	19/10/2007
Demolition of existing dilapidated toilet at rear to be replaced with single storey extension. 3 Guinea Street Gloucester GL1 3BL		
07/01109/FUL G3Y	BOBR	11/10/2007
Retention of the temporary bank for an additional 12 months Agricultural House Greville Close Gloucester GL2 9RG		
07/01138/DCC OBS	ADAMS	09/10/2007
Erection of childrens centre and associated works. County Council reference 07/0054/GLREG3/CAPS Kingsholm C Of E Primary School Guinea Street Gloucester GL1 3BN		
07/01062/FUL G3Y	BOBR	01/10/2007
Installation of additional roof mounted telecommunications equipment, comprising 2 Equipment Cabinets and 1 antenna. (Ancillary to development approved under permission 07/00141/TCM) Gloucester Royal Hospital Great Western Road Gloucester GL1 3NL		
07/00963/FUL G3Y	SARAHB	12/09/2007
Construction of dormer window to front and rear. 2 Wotton Lodge Villas Hyde Lane Gloucester GL1 3PD		

07/01083/FUL
 G3Y BOBR 23/10/2007
 Erection of additional telecommunications equipment comprising 6 antennae and a 600 mm dish with associated equipment. O2(UK) Ltd
 Gloucester Royal Hospital Great Western Road Gloucester GL1 3NL

Longlevens

07/01140/FUL
 G3Y ADAMS 24/10/2007
 Erection of dormer window to front wing of property, conversion of garage, and insertion of new windows (amended application)
 56 Innsworth Lane Gloucester GL2 0DE

07/01201/LAW
 GSC ML 16/10/2007
 Demolition of existing single storey kitchen at rear, to be replaced by single storey rear and side extension.
 30 Wellsprings Road Gloucester GL2 0NL

07/01136/FUL
 G3Y MEYB 31/10/2007
 Single storey extension at rear of property
 42 Beechcroft Road Gloucester GL2 9HF

07/01003/FUL
 G3Y ADAMS 04/10/2007
 Single storey extension to rear.
 17 Greyhound Gardens Gloucester GL2 0XP

07/00968/FUL
 G3Y BOBR 11/10/2007
 Erection of a single storey extension to rear & replacement garage to side.
 83 Oxstalls Drive Gloucester GL2 9DD

07/01105/FUL
 G3Y CJR 08/10/2007
 Conservatory to rear. (amended description)
 4 Langdale Gardens Gloucester GL2 0EB

07/01133/LAW
 REF ML 09/10/2007
 Conversion of garage into study/utility room and external alterations.
 9 Cypress Gardens Gloucester GL2 0RB

07/01157/FUL
 G3Y BOBR 11/10/2007
 Single storey extension to rear.
 4 The Hedgerow Gloucester GL2 9JE

07/01171/FUL
 G3Y CJR 21/10/2007
 Single storey side and rear extension.
 8 Wellsprings Road Gloucester GL2 0NL

07/01032/FUL G3Y Proposed conservatory at rear. 10 Gifford Close Gloucester GL2 0EL	SARAHB	09/10/2007
07/01163/FUL G3Y Single storey extension to the rear. 40 Tewkesbury Road Gloucester GL2 9EE	JOLM	16/10/2007
07/01077/FUL G3Y White PVCu conservatory to the rear of the property 8 Lacy Close Gloucester GL2 0TX	MEYB	22/10/2007
07/01085/LAW GSC Conversion of integral garage into living accommodation and external alterations. 3 Alders Green Gloucester GL2 9HJ	ML	08/10/2007

Matson & Robinswood

07/00838/FUL G3Y Erection of 10 dwellings with associated parking and vehicular access (Amendments to the units and parking arrangement Approved under Ref: 06/01010/FUL) Site Of 34 And Land To Rear Of 24 To 38 Cotteswold Road Gloucester	ADAMS	19/10/2007
07/01073/LAW GSC Conservatory at rear. 53 Matson Avenue Gloucester GL4 6LG	ML	09/10/2007
07/01028/FUL G3Y Erection of conservatory at rear. 17 Norbury Avenue Gloucester GL4 6AF	MG	08/10/2007
07/01168/FUL G3Y Demolition of existing garage and erection of replacement garage and single storey extension to side and rear. 9 Cranwell Close Gloucester GL4 6JR	MEYB	19/10/2007
07/00992/LAW REF Conservatory at rear. 49 Matson Avenue Gloucester GL4 6LG	ML	12/09/2007
07/01190/FUL G3Y Erection of an attached building comprising 2 No. 1 bed flats and associated forecourt parking - resubmission of 07/00465/FUL 12 Sneedhams Road Gloucester GL4 6HZ	BOBR	23/10/2007

07/01115/COU G3Y	BOBR	09/10/2007
Change of use of part of existing driveway to allow for the storage and operation of a private car hire business (Renewal of Permission) 6 Winnycroft Cottages Painswick Road Gloucester GL4 6EZ		
07/01135/FUL G3Y	SARAHB	09/10/2007
Erection of first floor side extension. 31 Pine Way Gloucester GL4 4AE		
07/01046/FUL G3Y	CJR	02/10/2007
External alterations to building involving new brick facings to walls. 22 Badminton Road Gloucester GL4 6AY		
07/01082/FUL G3Y	CJR	03/10/2007
Single storey extension to rear. 14 Ashcroft Close Gloucester GL4 6JX		

Moreland

07/00754/FUL G3Y	BOBR	09/10/2007
Demolition of 210A Stroud road and erection of an 8 No. bedroom care home for disabled persons. 210A Stroud Road Gloucester GL1 5LA		
07/01043/TCM GATCMZ	BOBR	28/09/2007
Erection of 13.5 metre high (timber telegraph pole design), telecommunications mast and ancillary equipment. Land Opposite 161 Stroud Road Gloucester GL1 5JT		
07/01015/FUL G3Y	ADAMS	24/09/2007
Erection of single storey extension to side. 25 Tuffley Avenue Gloucester GL1 5LS		
07/00886/COU REFUSE	MG	11/09/2007
Conversion of day nursery to 7 residential units. 45 Tuffley Avenue Gloucester GL1 5LU		
07/00915/FUL G3Y	BOBR	11/10/2007
Construction of 14 no. 2 bed apartments and ancillary parking provision. 68 Weston Road Gloucester GL1 5AX		
07/01005/FUL G3Y	BOBR	25/09/2007
Installation of new windows to front elevation and creation of access ramp. 155 Bristol Road Gloucester GL1 5SY		

07/01160/REM AR Reserved Matter - Landscaping Scheme pursuant to Planning Permission Ref: 07/00057/OUT (two storey side extension and conversion of existing dwelling to provide 4 flats). 76 Stanley Road Gloucester GL1 5DH	MEYB	31/10/2007
07/01108/FUL G3Y Single storey extension at rear. 13 Hartland Road Gloucester GL1 4RU	CJR	18/10/2007
07/01065/LAW GSC Proposed conservatory at rear. 29 Balfour Road Gloucester GL1 5QH	ML	05/09/2007
07/00940/FUL G3Y Construction of access ramp. 48 Stroud Road Gloucester GL1 5AJ	SARAHB	13/09/2007
07/01173/FUL G3Y Conservatory to rear. 197 Bristol Road Gloucester GL1 5TQ	SARAHB	22/10/2007
07/00819/FUL REFREA Two storey and single storey extension to the rear of both dwellings. (Revised scheme) 142 And 144 Seymour Road Gloucester GL1 5HR	JOLM	15/10/2007
07/00999/DEM PER Demolition of 3 and 4 Milo Place. 3 & 4 Milo Place Gloucester GL1 5EG	JOLM	18/09/2007
07/01097/FUL G3Y Alterations to the appearance of the approved dwellings under planning permission 06/01281/FUL. 283 - 289 Stroud Road Gloucester GL1 5LB	BOBR	29/10/2007

Podsmead

07/00572/ADV REFREA Display of four 6 metre high banner post signs and four freestanding non illuminated board signs. 258 Bristol Road Gloucester GL1 5TE	JOLM	07/09/2007
07/00973/FUL G3Y Two storey side extension including front and rear dormer roof extensions. 27 Redwood Close Gloucester GL1 5TZ	FEH	08/10/2007

07/01019/FUL G3Y Single storey extension to rear 16 Tuffley Avenue Gloucester GL1 5LT	SARAHB	24/09/2007
07/01031/FUL G3Y Workshop extension to rear of factory. Intoco Ltd Lower Tuffley Lane Gloucester GL2 5DT	BOBR	28/09/2007
07/01154/FUL G3Y Two storey and single storey extensions to rear (revised application). 28 Milton Avenue Gloucester GL2 5AR	BOBR	18/10/2007
07/01040/FUL G3Y Erection of two storey extension to office. Joseph Griggs 276 Bristol Road Gloucester GL1 5TD	BOBR	01/10/2007
07/01084/ADV GFY Installation of various Toyota signage. 3 Ramsdale Road Gloucester GL2 5FE	BOBR	09/10/2007

Quedgeley Fieldcourt

07/00799/FUL G3Y Erection of dormer windows within rear roof slope of building. 48 Squirrel Close Quedgeley Gloucester GL2 4XT	ADAMS	24/09/2007
07/01013/FUL G3Y Erection of two dwellings at rear with associated access road and parking. Stoke Leigh And Stanley Dene Naas Lane Quedgeley Gloucester GL2 2SA	SARAHB	19/10/2007
07/01121/FUL G3Y Extension to existing car park to rear and new vehicular access to existing service yard. Quedgeley District Centre Olympus Park Quedgeley Gloucester GL2 4NF	SARAHB	11/10/2007
07/00953/FUL G3Y Erection of conservatory at rear. 5 Hunts Grove View Naas Lane Quedgeley Gloucester GL2 2GP	CJR	19/09/2007
07/01066/LAW GSC Conversion of integral garage into living accommodation (part of garage conversion already undertaken) and external alterations. 6 Quantock Road Quedgeley Gloucester GL2 4TT	ML	07/09/2007

07/00939/FUL		
G3Y	BOBR	07/09/2007
Conversion of garage to study, provision of replacement bay window to sitting room and new detached single garage.		
10 Chapel Gardens Quedgeley Gloucester GL2 4XJ		
07/01132/FUL		
G3Y	SARAHB	11/10/2007
External alterations to building including modifications to shopfront, re-positioning of fire exit canopy over delivery entrance and provision of condensing unit compound.		
Unit 1a Quedgeley District Centre Olympus Park Quedgeley Gloucester GL2 4NF		
07/01176/FUL		
G3Y	SARAHB	22/10/2007
Conservatory to rear.		
48 Farriers End Quedgeley Gloucester GL2 4WA		
07/01094/FUL		
REF	MEYB	29/10/2007
Proposed 2 bedroom coach house apartment with 3 car parking spaces below.		
396 Bristol Road Quedgeley Gloucester GL2 4QX		
07/01259/LAW		
GSC	ML	24/10/2007
Conversion of integral garage into family/dining room and external alterations.		
4 Knollys End Quedgeley Gloucester GL2 4YN		
07/01209/FUL		
G3Y	SARAHB	29/10/2007
Erection of replacement porch to front elevation together with single door at rear.		
Harvester Bristol Road Quedgeley Gloucester GL2 4NF		
07/00932/FUL		
REF	CJR	07/09/2007
Erection of detached hobby workshop at rear.		
195 Field Court Gardens Quedgeley Gloucester GL2 4UE		
07/01143/ADV		
GFY	SARAHB	11/10/2007
Installation of 3 no. internally illuminated fascia signs.		
Unit 1A Quedgeley District Centre Olympus Park Quedgeley Gloucester GL2 4NF		
07/00942/FUL		
G3Y	CJR	11/09/2007
Erection of conservatory at rear.		
11 Lyneham Drive Kingsway Quedgeley Gloucester GL2 2AW		

Quedgeley Severn Vale

07/01158/LAW		
GSC	ML	16/10/2007
Proposed conservatory at rear.		
43 Deerhurst Place Quedgeley Gloucester GL2 4WN		

07/01011/LAW
 GSC ML 21/09/2007
 Proposed conservatory at rear.
 10 Highclere Road Quedgeley Gloucester GL2 4HD

07/01104/FUL
 G3Y SARAHB 08/10/2007
 Single storey extension at side of industrial unit.
 34 Sabre Close Quedgeley Gloucester GL2 4NZ

07/00933/FUL
 G3Y CJR 11/09/2007
 First floor side extension (over existing garage and breakfast room)
 43 Highclere Road Quedgeley Gloucester GL2 4HD

07/01057/FUL
 G3Y MEYB 16/10/2007
 Erection of conservatory at rear.
 57 The Willows Quedgeley Gloucester GL2 4XG

Tuffley

07/01070/FUL
 G3Y SARAHB 29/10/2007
 Formation of vehicular turning and parking area on front garden.
 1 Bude Cottages Stroud Road Gloucester GL4 0BA

07/01024/FUL
 G3Y ADAMS 11/10/2007
 Dormer extension to south side of property (enlarged bathroom and storage space) (Revised Application)
 9 St Barnabas Close Gloucester GL1 5LH

07/01047/FUL
 G3Y SARAHB 09/10/2007
 Single storey extension at rear.
 37 Forest View Road Gloucester GL4 0BX

07/01118/FUL
 G3Y SARAHB 09/10/2007
 Single storey extension at rear.
 40 Falfield Road Gloucester GL4 0NE

07/01145/FUL
 GSC ADAMS 18/10/2007
 Subdivision of existing plot and erection of detached two-bedroom dwellinghouse, provision of access, parking and amenity space.
 Land Adj 7 Westbury Road Gloucester GL4 0LZ

07/01076/LAW
 GSC ML 18/10/2007
 Removal of existing porch at front, to be replaced by new porch and roof light in roof at rear.
 1 Bude Cottages Stroud Road Gloucester GL4 0BA

Westgate

07/00216/LBC
 G3L ADAMS 09/10/2007
 Internal and external works to Grade 2 listed building including new shopfront, single storey extension to rear, replacement of windows to front and formation of opening between units.
 3 & 5 Worcester Street Gloucester Gloucestershire GL1 3AJ

07/00810/ADV
 GFY ADAMS 14/09/2007
 Erection of 2 (no.) externally illuminated fascia signs and 1 (No.) non-illuminated projecting sign
 3 And 5 Worcester Street Gloucester GL1 3AJ

07/00688/COU
 G3Y MG 30/10/2007
 Change of use of office/clinic to A.2 or B.1 offices and construction of replacement conservatory to eastern elevation.
 Docks Office Commercial Road Gloucester GL1 2EB

07/00874/COU
 REFREA FEH 24/09/2007
 Change of use from shop (A1) to taxi office.
 134 Eastgate Street Gloucester GL1 1QT

07/00930/FUL
 G3Y MG 31/10/2007
 Erection of a single storey extension to side of church with ramped access and freestanding wall .
 Christ Church Brunswick Road Gloucester GL1 1JS

07/00225/FUL
 G3Y ADAMS 09/10/2007
 Internal and external works to buildings including new shopfront, single storey extension to rear, replacement of windows to front, formation of opening between units and insertion of lantern roof light.
 3 & 5 Worcester Street Gloucester Gloucestershire GL1 3AJ

07/00711/CON
 C3C STEVEM 07/09/2007
 Demolition of existing structures and buildings with phase D area of Bakers Quay to facilitate redevelopment. Buildings to be demolished include single storey building at the front of former Matthews furniture store and the utility building between Sudbrooke House and The Goat Inn.
 Land At Bakers Quay Bounded By Southgate Street And Llanthony Road

07/00812/LBC
 G3L MG 04/09/2007
 Internal and external repairs to and redecoration of Grade 2* Listed Building.
 25 Spa Road Gloucester GL1 1UY

07/01008/FUL
 REF MG 24/10/2007
 Relocation of recycling area with new recycling unit and associated enabling works.
 Tesco St Oswalds Road Gloucester GL1 2SR

07/01139/DCC		
NOB	MEYB	01/10/2007
Transfer station for the temporary storage of biodegradable garden waste. County Council reference 07/0061/GLMAJW/CAPS Hempsted Landfill Site Hempsted Lane Gloucester		
07/01018/FUL		
REF	SARAHB	26/09/2007
Erection of detached building comprising 2 no. two bed flats with vehicular access off Old Tram Road. Old Tram Road Gloucester		
07/00935/LBC		
G3L	SARAHB	09/10/2007
Repainting of shopfront. 3 College Street Gloucester GL1 2NE		
07/01191/CON		
C3C	ADAMS	29/10/2007
Demolition of buildings and structures within Phase F Area of Bakers Quay to facilitate Redevelopment. Buildings and structures to be demolished from Nos. 7, 9 and 11 Llanthony Road and Units 1 and 2 No. 3 Merchants Road. Land At Bakers Quay, Llanthony Wharf, And Monkmeadow Bounded By Southgate Street, Llanthony, City Of Gloucester		
07/00985/LBC		
G3L	ADAMS	20/09/2007
Installation of skylight to front roof slope (retrospective) and replacement of basement window to front. 9 Brunswick Square Gloucester GL1 1UG		
07/00984/COU		
G3Y	MG	13/09/2007
Refurbishment and conversion of existing building into support accommodation for vulnerable persons (10 self contained units) 63 Park Road Gloucester GL1 1LS		
07/00997/FUL		
G3Y	FEH	05/10/2007
Addition of dormer window to rear facing roof slope to create a kitchen in the existing roof space for the first floor flat First Floor Flat 5 Kings Barton Street Gloucester GL1 1QX		
07/01166/FUL		
G3Y	SARAHB	16/10/2007
Installation of through the wall cash machine. 87 - 91 Northgate Street Gloucester GL1 2AD		
07/01034/FUL		
G3Y	MG	17/09/2007
External redecoration and provision of outside decked area. The Priory St Oswalds Park St Oswalds Road Gloucester GL1 2SR		
07/00993/LAW		
GSC	ML	04/09/2007
Proposed conservatory at rear 4 Soren Larsen Way Gloucester GL2 5DL		

07/01131/ADV		
GFY	SARAHB	12/10/2007
Installation of halo-illuminated fascia lettering. 102 Westgate Street Gloucester GL1 2PE		
07/00961/FUL		
G3Y	ADAMS	13/09/2007
Erection of boundary railings to front and surface paving to front and side of Grade 2 Listed Building. 11 Brunswick Square Gloucester GL1 1UG		
07/01148/ADV		
GFY	SARAHB	16/10/2007
Installation of internally illuminated ATM surround. Cash Converters 87 - 91 Northgate Street Gloucester GL1 2AD		
07/01184/ADV		
GFY	SARAHB	19/10/2007
A fixing of window graphics (external) to West facing windows on Eastgate Street bridge. 41 - 45 Eastgate Street Gloucester GL1 1NZ		
07/01119/FUL		
G3Y	MG	15/10/2007
Amendment to Planning Permission Ref: 06/00645/COU to include fitting of 2 windows and door into South Elevation. Church Farm St Swithuns Road Gloucester GL2 5LH		
07/01120/LBC		
GLB	MG	15/10/2007
Amendment of Planning Permission Ref: 06/00646/LBC to include fitting of 2 windows and door in South elevation. Church Farm St Swithuns Road Gloucester GL2 5LH		
07/01045/ADV		
GFY	SARAHB	28/09/2007
Installation of fascia sign (halo-illumination) and replacement externally illuminated hanging sign. 61 - 63 Eastgate Street Gloucester GL1 1PN		
07/00981/REM		
AR	MG	11/09/2007
Extension to existing spine road with associated highway drainage and stormwater drainage pursuant to conditions 2(b) and 56 of the outline planning permission ref: 00/00208/OUT Land Situated On West Side Of St Oswalds Road Gloucester		
07/01030/FUL		
REF	ADAMS	18/10/2007
Two storey extension at side and front (incorporating part-integral garage), single storey extensions to north and south sides and rear and balcony at first floor to rear. 88 Hempsted Lane Gloucester GL2 5JS		

Decision Descriptions Abbreviations

GP :	Grant Permission
GSC:	Grant Subject to Conditions
GOP:	Grant Outline Permission
GLB:	Grant Listed Building Consent
GFY:	Grant Consent for a period of Five Years
OBS:	Observations to County Council
OBJ:	Objections to County Council
RAD:	Refuse advert consent
LAW:	Certificate of Law permitted
NOB:	No objections
REF:	Refuse
REFUSE:	Refuse
REFREA:	Refuse
REFLBC:	Refuse Listed Building Consent
AR:	Approval of reserved matters
SPLIT:	Split decision
CAC:	Conservation Area Consent
WDN:	Withdrawn
GLBGOS:	Grant Listed Building Consent subject to Government Office of South West clearance
GTY:	Grant Consent for a period of Two Years
G3Y:	Grant Consent for a period of 3 Years
G3L:	Grant Listed Building Consent for a period of 3 Years
C3C:	Conservation Area Consent for a period of 3 years
PER:	Permission for demolition
GATCMZ:	Grant approval for telecommunications mast