

CITY OF GLOUCESTER
PLANNING COMMITTEE

Meeting: Tuesday, 6th November 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 - 8)

The minutes of the meeting held on Tuesday, 2nd October 2007 herewith

4. PLANNING ENFORCEMENT QUARTERLY REPORT (JULY - SEPTEMBER 2007) (PT01447D) (Pages 9 - 16)

Purpose of report: To identify the level and nature of enforcement activity undertaken by the Planning Enforcement team between July and September 2007, as well as during the financial year to date.

Person to contact: Andy Birchley, Tel. 01452 396774

5. APPLICATIONS FOR DETERMINATION (PT0611A) (Pages 17 - 134)

1. App No. 07/00637/OUT – 71 Elmbridge Road
2. App No. 07/00875/COU – Unit B, Greyhound Gardens
3. App No. 07/00894/OUT – Land adjacent to the Ramada Hotel and Resort, Matson
4. App No. 07/00896/FUL – Land within Gloucester Golf Course, Matson Lane,
5. App No. 07/00971/FUL – 1 Estcourt Close
6. App No. 07/00618/OUT – Land east of Waterwells Business Park
7. App No. 07/00998/REM – Land at Former RAF Quedgeley site (Kingsway Area B4)
8. App No. 07/01214/REM – Land at Former RAF Quedgeley site (Kingsway Area B3)
9. App No. 07/01093/FUL – Gloucester City Winget Cricket Club, Spa Road
10. App No. 07/01291/LBC – Guildhall Arts Centre, 23 Eastgate Street

Person to contact: Development Control Manager
Tel. 01452 396783

6. MATTER FOR REPORTS (PT0611B) (Pages 135 - 140)

- Appeals Lodged
- Tree Preservation Orders
- Appeal Update Report

Person to Contact: Development Control Manager
Tel. 01452 396783

7. DELEGATED DECISIONS (1ST - 30TH SEPTEMBER 2007) (PT06117C) (Pages 141 - 154)

Report herewith.

Person to Contact: Development Control Manager
Tel. 01452 396783

8. DATE OF NEXT MEETING

Tuesday, 4th December 2007 at 6.00 p.m.

PLANNING COMMITTEE

MEETING : Tuesday, 2nd October 2007

PRESENT : Cllrs. McLellan (Chair), Hilton, Smith, Gillespie (Vice-Chair), Gardiner (Spokesperson), Ravenhill, Heath, Suddards-Moss and Llewellyn

Officers in Attendance

Caroline Townley, Principal Planning Officer

Justin Hobbs, Landscape Officer

Neil Troughton, Principal Area Manager, Gloucestershire County Council

Joann Meneaud, Principal Planning Officer

Adam Smith, Major Projects Officer

APOLOGIES : Cllrs. Durrant, Bhaimia, Emerton and Williams

33. DECLARATIONS OF INTEREST

Councillor Heath declared an interest on applications for determination no. 07/00923/FUL as a near neighbour of the applicant.

34. MINUTES

Councillor Suddards Moss's apologies for absence had been omitted. With this correction, the minutes were taken as read and signed by the Chair.

35. ENFORCEMENT REPORT ON THE CONSTRUCTION OF A FENCE AT 46 FERNDALE CLOSE, LONGLEVENS, GLOUCESTER (PT02107D)

The Principal Planning Officer presented a report for Members to consider the expediency of pursuing enforcement action in respect of a fence constructed at 46 Ferndale Close, Longlevens.

She explained that the issue was whether the fence required planning permission. Initially the garden had sloped down towards the fence and therefore the fence had been more than two metres high and therefore would have required planning permission. The occupier had since levelled the garden and the height of the fence above ground level on his side of the fence is now under two metres, which is within permitted development tolerances.

Members agreed with the officer's recommendation.

RESOLVED

That it be not expedient for the City Council to pursue formal planning enforcement action in relation to the construction of the fence at 46 Ferndale Close having regard to the planning merits of the development and government advice contained

in PPG18 entitled "Enforcing Planning Control" together with the City Council Planning Enforcement Policy agreed by Members in May 2007.

36. APPLICATION TO REMOVE A PROTECTED TREE AT 19 NEWSTEAD ROAD, BARNWOOD, GLOUCESTER (PT02107E)

The Landscape Officer presented a report committed to consider an application to fell a horse chestnut (*Aesculus hippocastanum*) tree protected by a Tree Preservation Order (TPO) at 19 Newstead Road, Barnwood.

He agreed that the tree had been severely affected by an infestation of horse chestnut leaf miner (*Cameraria ohridella*) and an infection that could be phytophthora and 'bleeding canker'.

He explained that the leaf miner was a relatively new problem in the UK, possibly caused by warm climate. It was disfiguring only for a relatively short time of the year and it did not affect early leaf development in subsequent years. A cold winter spell might considerably reduce infestation the following summer.

The other infection was a fungal infection which had not yet adversely affected the health of the tree.

Mrs Caroline Howard, spoke in favour of her application to fell the tree. She explained she was a keen gardener and not a tree hater and she produced leaf samples from her tree and a healthy tree to show Members the unsightly effect of the infestation. She said if the tree was healthy, she would not want to see it cut down.

In discussion and in answer to questions, the Landscape Officer explained that should the fungal infestation affect the health of the tree, it would be for the applicant to have an arboricultural survey undertaken and to make renewed application. Members sympathised with the applicant, but did not feel there were sufficient grounds yet to agree the application.

RESOLVED

That the application to fell the tree be refused.

37. APPLICATION TO REMOVE A PROTECTED TREE AT 7 HORSESHOE WAY, HEMPSTED, GLOUCESTER (PT02107F)

The Landscape Officer presented his report asking the Committee to consider an application to fell a horse chestnut (*Aesculus hippocastanum*) tree protected by a Tree Preservation Order (TPO) at 7 Horseshoe Way, Hempsted.

The Landscape Officer said that he had discussed permissible pruning of the canopy and that he was not against some reduction in size.

RESOLVED

That the application to fell the tree be refused.

38. APPLICATIONS FOR DETERMINATION (PT02107A)

1. Application No. 07/00348/FUL - Erection of three bedroom house with integral garage on land to the rear of 8 Ashton Close

The Principal Planning Officer explained that the application had been withdrawn due to lack of information required to support the application. It would be necessary for the applicant to re-submit the application with all required details.

2. Application No. 07/00925/FUL - Erection of a two storey side extension, rear conservatory and conversion of garage to study and utility room at 9 St Swithuns Road

Councillor Heath, having previously declared a personal interest in this application, left the room.

The Principal Planning Officer presented a report on an application proposal seeking planning permission for the erection of a two storey side extension which would be five metres wide and would create a double garage on the ground floor, with a master bedroom and en-suite above. The application had been brought before Members at the request of Ward Councillor Pam Tracey in order to allow residents to have their say and Members to debate the issues.

During her summary of the report, the Principal Planning Officer explained that residents were mistaken in believing the alterations would require new access to the site. The access would remain the same but the existing hardstanding area around the house would be altered. She explained that there was an amendment to the recommended condition 2 relating to the hardstanding shown on the plan.

Members saw no problem with the application and suggested that the application should not have been brought to the Committee by the Ward Councillor since there were no members of the public present wishing to speak against the application.

RESOLVED

That planning permission be granted, subject to the conditions as amended, given by officers in the report.

3. Application Nos. 07/00771/FUL and 07/00772/LBC - Refurbishment and conversion of building with retail use on the ground floor and 26 residential units above at Lock Warehouse, Severn Road

The Principal Planning Officer presented her report reminding Members that at its meeting on 4 September 2007, the Committee resolved to defer consideration of these applications to enable officers to negotiate, more

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precisely, the terms of the commitments to achieve continuity of trading of the Antiques Centre within premises located in or adjacent to the Docks.

In response, the applicant had confirmed in a letter attached to the report, that it was prepared to enter into a Section 106 Agreement which committed to the relocation of the Antiques Centre business to another building within Gloucester Docks or its nearby surrounding area, without interruption to the operation of the business and before the commencement of the development of the Lock Warehouse. The company was prepared to make best endeavours to keep the Antiques Centre within the area indicated on the plan attached to its letter.

Since the report was distributed, a letter had been received from the Environment Agency which raised no objection to the development, subject to conditions on ground level above ordnance datum level and flood proofing.

Speaking in favour of the company's application, Mr Maindonald said it had always been the company's intention to move the premises to a new nearby location before commencing alterations. They wanted to keep the business within the Docks and the Council's wishes reflected their own intentions. When the works were completed, they intended to keep their new location and expand back into the altered warehouse.

Most Members were delighted to hear the commitment of the Antiques Centre to business in the Docks and their agreement to a Section 106 Agreement. Members who at the previous meeting had expressed regret over further residential development in the Docks maintained their opposition. In reply to Members' questions, the Principal Planning Officer explained that two of the possible sites considered by the company were already constructed and one was still at the planning stage.

The Council's solicitor explained that "best endeavours" had no legal definition. Whether the company had made its best endeavours was a matter that would have to be decided by a court. In effect, it meant that the company would use all reasonable means to achieve its objectives. He confirmed that Section 106 Agreements would be transferred if the land was sold. The proposal to agree the recommendation was input by the Chair and seconded by the Vice Chair. The vote was seven votes in favour and two against.

RESOLVED

That, subject to the completion of a Section 106 Agreement to secure:

- (i) the commitment to the relocation of the Antiques Centre to another building within Gloucester Docks or nearby surrounding areas, without interruption to the operation of the business and before the commencement of the development of the Lock Warehouse; and the company makes "best endeavours" to relocate the Antiques Centre within the area indicated on the submitted plan; and
- (ii) a financial contribution of £65,000 towards the City Centre Car Club

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delegated powers be given to the Development Control Manager

- (a) to grant planning permission under reference 07/00771/FUL, subject to the conditions given by officers in the report and the conditions required by the Environment Agency; and
- (b) to grant listed building consent to application reference 07/00772/LBC, subject to the conditions given by officers in the report.

Councillor Heath returned to the meeting.

4. Application No. 07/00856/REM - Erection of 131 dwellings and associated roads, parking and drainage on land at former RAF Quedgeley site

The Planning Officer presented his report on the reserved matters application for the area designated A3 of the former RAF Quedgeley site. Members were shown plans of the development, architects drawings of the house designs and a map showing location of the 31 social units and 8 low cost units within the development.

He distributed copies of a letter from Councillor Morgan asking for deferment of the decision until the findings of the various enquiries into the July floods were known. Also, a letter had been received from the Environment Agency stating no objections to the proposed development, but recommending additional conditions.

Mr Clive Buckley, Planning and Design Manager for Barratt Homes, spoke in favour of the application. He said they had worked closely with officers to refine the plans to meet their concerns. He asked the Committee to endorse the officers' recommendations.

Mrs Ruth Bull spoke against the application. She said she had lived in Quedgeley and Hardwicke all her life. This year, for the first time, her garden had been flooded making septic tanks on the land unworkable. This was being blamed on a broken drainage pipeline. She said the development area was damp with a great number of ponds. She said the name Quedgeley came from the word quagmire. She asked for the pipeline to be repaired and development in the area to stop.

Members expressed concern about the summer flooding on Bristol Road, Daniels Brook and Bodiam Avenue.

The Principal Planning Officer gave greater details of the conditions attached for the comprehensive drainage strategy which had been agreed after meetings with the developers. The Planning Officer explained "green field water drainage" and said the scheme included a number of balancing ponds and other measures so that water escaping into Daniels Brook was no greater after the development than before.

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Officers explained that they did not think the Environment Agency conditions would involve any change to the plan.

Members continued to express concern about possible flooding and the Planning Officer explained that all drainage measures would be in place before the buildings were put up.

It was noted that the drainage pipeline was the responsibility of Severn Trent Water and the County Council, not the City Council.

The Principal Planning Officer said that the Environment Agency and City Council were working to Government guidance. She said there was no legal justification for deferring a resolution because of drainage issues and this was confirmed by the Council's Solicitor.

A proposal to approve Recommendation A of the report, amended to reflect the comments of the Environment Agency, was put by the Chair and seconded by the Vice Chair. There were six votes in favour, the remainder abstaining.

RESOLVED

That, subject to the satisfactory resolution of outstanding matters on highways, design, 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 conditions listed in the report and the conditions requested by the Environment Agency.

5. Application No. 07/00571/REM - Reserved matters application for the erection of 171 dwellings on land at Bodiam Avenue, Tuffley

This application had been deferred to allow further consideration of information received from the Environment Agency.

6. Application No. 07/00866/OUT - Demolition of buildings, erection of offices, hotel, dwellings and provision of a football pitch on land at Barnwood Park, off Corinium Avenue and Barnwood Road

The Principal Planning Officer presented a report to develop 2.98 hectares of land located to the east of Walls roundabout. Approximately half the site was designated as employment mixed use in the second deposit local plan and the northern half of the site was designated as private playing field. The application involved the demolition of the detached house, bed and breakfast, post office, garage and tennis courts and construction of offices, 100 bedroom hotel, 14 dwellings and provision of a football pitch and fully refurbished pavilion and replacement post office facility. The application had been made in outline with all matters reserved for future consideration.

She said that the developers had agreed £454,500 for remodelling of Walls roundabout. Sport England objected to the application on the grounds that the development would lead to the loss of part of the former playing field. If approved, therefore, the application would be referred to the Government

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Office for the South West for final decision. The Principal Planning Officer said she wished to add a condition restricting the proposed residential properties adjacent to Hazel Court to two storeys.

The County Council Principal Area Manager said that County Highways had reached agreement with the developers and had no objection to the proposals. He explained that £25,000 of the agreed sum for remodelling the Walls roundabout was to be paid in advance for consultants who designed the new scheme.

Members were generally in favour of the development. They were content with the limitation in size of properties adjacent to Hazel Court and expressed most concern over the continuity of operation of the post office and that it had sufficient parking for the amount of passing trade it attracted.

The Principal Planning Officer believed that interest in the hotel had already been expressed by a national company.

Referring to the history of planning applications at this site, Members thanked officers for their work in presenting to Committee an improved scheme.

RESOLVED

That outline planning permission be granted, subject to the satisfactory completion of an agreement under Section 106 of the Town and Country Planning Act 1990, including a provision for the continuity of trade of the post office during development, the conditions listed by officers in the report together with an additional condition restricting the proposed residential development to two storeys and the approval of the Government Office for the South West on the matter of sport field provision.

7. Application No. 07/00588/FUL - Demolition of offices, cold stores and assembly area and construction of new low temperature bulk storage building at the Unilever UK Ice Cream site, Corinium Avenue, Barnwood

The Principal Planning Officer presented her report on an application for a new cold store at the ice cream factory site.

The urban design office had expressed concern about the blandness of the design of what would be a prominent building and about the proposed colour of the building. This could be subject to further discussion.

Members accepted the size and functional design of the building and welcomed an indication of a Unilever commitment to the continuation of the site.

RESOLVED

That planning permission be granted, subject to the imposition of the necessary conditions and the satisfactory completion of a Section 106 Agreement that secures the submission and implementation of a travel plan.

8. Application No. 07/00919/COU - Change of use of neighbourhood offices back to two dwellings and erection of two sheds at 13 and 15 Bibury Road

The Principal Planning Officer presented a report, an application by Gloucester City Homes to convert neighbourhood offices back to residential use.

Members were pleased with the proposal.

RESOLVED

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

39. MATTER FOR REPORT (PT02107B)

RESOLVED

That the report be noted.

40. DELEGATED DECISIONS (1-31 AUGUST 2007) (PT02107C)

RESOLVED

That the report be noted.

41. STAFFING

The Principal Planning Officer reported that Adam Smith, Planning Officer, had been appointed to the temporary post of Major Projects Officer. Members congratulated him on his appointment.

42. DATE OF NEXT MEETING

Tuesday 6 November 2007 at 18.00 hours.

Time of commencement: 18:00 hours

Time of conclusion: 20:20 hours

Chair

Gloucester City Council

COMMITTEE	:	PLANNING
DATE	:	6TH NOVEMBER 2007
SUBJECT	:	PLANNING ENFORCEMENT QUARTERLY REPORT (JULY-SEPTEMBER 2007)
WARD	:	ALL
REPORT BY	:	DEVELOPMENT CONTROL MANAGER
AUTHOR OF REPORT	:	ANDY BIRCHLEY
NO. OF APPENDICES	:	1 – SUMMARY OF ENFORCEMENT ACTIVITY 2007 2 – NOTICES IN EFFECT ON SEPTEMBER 2007
REFERENCE NO.	:	PT06117D

1.0 PURPOSE OF REPORT

- 1.1 To identify the level and nature of enforcement activity undertaken by the Planning Enforcement team between July and September 2007, as well as during the financial year to date.

2.0 RECOMMENDATIONS

- 2.1 That members note progress being made and raise any questions or issues arising.

3.0 BACKGROUND

- 3.1 The May 2007 Planning Committee agreed to the Officer recommendation that a Quarterly Report be submitted to update on enforcement action.
- 3.2 At the same Committee meeting, the Planning Enforcement Policy was approved by members, which forms the basis of how enquiries are dealt with in the City. These are supported by a set of office procedures. Further information can be found at the Council's enforcement website – <http://www.gloucester.gov.uk/Content.aspx?URN=2033>
- 3.3 Gloucester City Council's Planning Enforcement function is based in the Development Control team. It comprises one full time Enforcement Officer, and a Senior Planning Compliance Officer who splits his role equally between planning enforcement and monitoring compliance of Section 106 Agreements.

4.0 PERFORMANCE 2007

- 4.1 A summary of performance in 2007 is presented in Appendix 1, and also provides comparative details of performance for the July-September quarter.
- 4.2 73 new enforcement enquiries were received during July-September 2007, and a total of 222 in the year to date. Current projections are that the number of new enquiries is likely to number 300 by the end of the year, against 212 cases investigated in 2006.
- 4.3 Most cases by far relate to operational development, particularly with regards to neighbour enquiries about sheds, fences and other structures in back gardens. Breach of condition, unauthorised change of use (to land or building) or general amenity issues tend to be the next most common enquiries received and investigated.
- 4.4 About 50% of cases opened in a quarter tend to be closed within the same quarter with officers also closing many older cases each quarter. A total of 160 cases have been investigated and concluded in 2007. The majority of cases have been resolved positively, mostly through the land or property owner complying with the necessary requirements, including submission of a retrospective planning application. Around 40% of enquiries investigated are deemed not to be a planning breach.

5.0 ENFORCEMENT ACTION JULY-SEPTEMBER 2007

- 5.1 Where breaches are not complied with there is a presumption in favour of taking positive action, to ensure that activities cease or remedial works are undertaken. This is usually done through the service of a Notice, but in more serious cases may be referred immediately to the courts. In addition, a Section 330 or Planning Contravention Notice may be served if the Enforcement team requires more information.
- 5.2 Seven Notices were in force and being pursued or monitored at 30th September (see Appendix 2). Three of these Notices were served during the July-September quarter (shown in bold on Appendix 2). In addition a Breach of Condition Notice was also served this quarter on the owner of 23a Dinglewell over failure to provide a permanently closed and obscure glazed window. The owner has now done so, and following inspection this case has been closed.
- 5.3 On 13th July Gloucester City Council successfully prosecuted Mr Stephen Whinney, the owner of 15 Teddington Gardens, for operating an unauthorised business from home. Mr Whinney received a fine of £2,000 with costs of £1,000 awarded to the council. The Planning Enforcement team are currently monitoring to ensure the unauthorised activities cease.
- 5.4 On 6th July the City Council undertook direct action in removing a satellite dish from 6 Priory place (a Grade II Listed Building) following the removal of other dishes by owners on this row of listed buildings.

- 5.5 On 4th October the Senior Planning Compliance Officer and Tree Preservation Officer undertook an interview under caution with two members of the public, following suspicions of damage to a protected tree in Kingsholm Close. A decision on whether to proceed with prosecution is currently being considered.
- 5.6 On 28th November Gloucester City Council will undertake prosecution proceedings at Stroud Magistrates Court against the owner of 59 Southgate Street (Oasis Café) for non-compliance of a Listed Building Enforcement Notice. The Notice relates to the unauthorised replacement of timber sash windows with UPVC on a Grade II Listed building, and requires reinstatement of windows to the previous specification.

6.0 CONCLUSIONS

- 6.1 The number of planning enforcement enquiries dealt with by officers has increased significantly in 2007, and is expected to be almost 50% higher than the number dealt with in 2006.
- 6.2 The majority of cases in 2007 have been resolved to the satisfaction of the Planning Enforcement team with a further 40% of enquiries not resulting in a planning breach.
- 6.3 The City Council is committed to taking action against serious breaches, where these cannot otherwise be resolved. 7 Notices were in operation at 30th September, and prosecution proceedings initiated or undertaken on 3 further cases.
- 6.4 Summary details of all enforcement cases opened can now be viewed through the Planning Portal - <http://www.gloucester.gov.uk/Content.aspx?URN=3107>

7.0 FINANCIAL IMPLICATIONS

- 7.1 The cost to the Council at this stage is officer time in carrying out the investigations.
- 7.2 **Name of the Officer:** Steve Meers

8.0 LEGAL IMPLICATIONS

- 8.1 The policies and procedures to be followed are referred to in the Report and details of the implications of people not complying with the Law are also indicated. Prosecution is a last resort, but is necessary in some circumstances
- 8.2 **Name of the Officer:** Helen Woodward

9.0 HUMAN RESOURCES IMPLICATIONS

- (a) Staffing Implications (Provided by P. Tsakpo)
No direct staffing implications.
- (b) Trade Union Comments (Provided by I. Hughes)
No comment.

10.0 CORPORATE IMPLICATIONS

10.1 Community Safety – No implications.

10.2 Health and Environmental – No implications.

Background Papers :

Published Papers :

Person to Contact : Andy Birchley
Tel: 396774
E-mail: Andy.Birchley@gloucester.gov.uk

MVJ/PT06117D
29.10.2007

APPENDIX 1 – SUMMARY OF ENFORCEMENT ACTIVITY 2007

	JAN-MAR	APRIL-JUNE	JULY-SEPT	2007 TO DATE
NUMBER OF NEW ENQUIRIES RECEIVED AND INVESTIGATED	61	88	73	222
TYPE OF BREACH (New enquiries):				
Operational development	25	40	30	95
Breach of Condition	10	15	10	35
Unauthorised change of use	9	11	8	28
Damage to Listed Building	7	2	3	12
Unauthorised advertisement	1	3	3	7
Section 215 (Untidy land / property)	3	7	2	12
General Amenity	5	9	13	27
Tree Preservation Order	0	1	1	2
Conservation Area	0	0	3	3
Not Planning Enforcement	1	0	0	1
PROGRESS (New enquiries):				
Under investigation	*	39	35	*
Notices issued	*	1	0	*
Retrospective planning application being considered	*	4	1	*
Cases Closed	14	44	34	92
<i>Total cases closed</i>	46	62	52	160
<i>Total Notices issued</i>	4	2	4	10
REASON FOR CASE CLOSURE:				
No evidence of planning breach (following investigation)	14	24	28	66
No further action taken (not expedient / other officer justification)	9	13	3	25
Complied with (remedial action taken)	18	20	17	55
Retrospective Planning Permission given	5	5	4	14

* Records not available for January to March 2007

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APPENDIX 2 – NOTICES IN EFFECT @ 30/9/07

ADDRESS	ALLEGED BREACH	TYPE OF NOTICE	STATUS
3 Brunswick Square (Hugo and Holly Day Nursery)	Two wooden posts erected in front curtilage of property, with supporting metal bases bolted into pavement (displaying banner)	Listed Building Enforcement Notice	Posts and metal bases have now been removed, advising owner on suitable alternatives (advertisements)
195 Field Court Gardens	Unauthorised erection of hobby workshop in back garden (not built in accordance with approved plans)	Enforcement Notice	Owner currently in discussion with Development Control officer on suitable options (to avoid complete removal of structure)
84 Tuffley Lane	Back garden of property overgrown and covered with discarded building and other materials	Section 215 Notice (untidy land)	Owner currently clearing land, being monitored
15 Teddington Gardens	Sale and distribution of double glazing products from home	Enforcement Notice	Prosecution successful. £1K fine, £2K costs – monitoring to ensure works do not resume
59 Southgate Street (Oasis café)	Replacement of timber sash windows with UPVC	Listed Building Enforcement Notice	Prosecution for non compliance of Notice being heard at Stroud Magistrates Court on 28th November
195 Field Court Gardens	Motor vehicle sales and repairs at residential property	Planning Contravention Notice	Owner denies activities taking place - under investigation
Gloucester Rugby Club	Construction works taking place before permitted 8am start	Breach of Condition Notice	No further breaches reported, works now almost complete

Notices in bold served within July-September quarter

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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

6TH NOVEMBER 2007

APPLICATIONS FOR DETERMINATION

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

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **71 ELMBRIDGE ROAD**

APPLICATION NO. & WARD : **07/00637/OUT
ELMBRIDGE**

APPLICANT : **TOWNSCAPE DEVELOPMENTS**

PROPOSAL : **EXTENSION AND CONVERSION OF
EXISTING DWELLING TO PROVIDE 11
FLATS, ERECTION OF COACH HOUSE
DWELLING, ASSOCIATED PARKING
FACILITIES AND VEHICULAR ACCESS
(AMENDED APPLICATION IN OUTLINE
FORM – LANDSCAPING RESERVED FOR
FUTURE CONSIDERATION)**

REPORT BY : **ADAM SMITH**

**NO. OF APPENDICES/
OBJECTIONS** : **1 - SITE LOCATION PLAN
2 - 18 OBJECTION RESPONSES
3 - COMMITTEE REPORT FOR 06/01468/FUL
4 - REAR ELEVATIONS OF PREVIOUS &
CURRENT PROPOSALS
5 - BLOCK PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is No. 71 Elmbridge Road, a red-brick, two-storey property fronting Elmbridge Road. Two detached dwellings have been erected to the rear of No. 71, with an access road off Elmbridge Road to the south side of No. 71. The remaining rear garden of No. 71 has been enclosed by close-boarded fencing, with various outbuildings to the north side of No. 71 now demolished as a previously approved development scheme is underway. There is a large beech tree at the site frontage.
- 1.2 The surrounding area has a mature residential character, comprising large detached and semi-detached dwellings. The neighbour to the south (No. 69) has a two storey rear wing with windows at ground and first floor level. The boundary with the neighbour to the north (No. 73) is approximately 11.5m from the side of No. 71, with the outbuildings that were on the application site between the properties now demolished. No. 73 has kitchen and lounge windows to side and a 60m deep rear garden that widens towards its western

extreme alongside No. 71 and the new dwellings to the rear of 71. Elmbridge Junior School is accessed on the opposite side of Elmbridge Road to the south of the site, with a pedestrian crossing adjacent to the entranceway.

1.3 The scheme under consideration is a revision to that approved by the Planning Committee in application ref. 06/01468/FUL (February 2007 Committee), but now submitted as an outline application. The new application proposes an additional two flats to the approved scheme, comprising the following changes to the approved scheme:

- Raising height of roof of extension to rear by approximately 0.7m (to an overall height of 9m) and changing form of roof to accommodate the two new 'loft-level' flats;
- Insertion of two velux windows to the south facing roof slope of the rear extension;
- Insertion of three velux windows to the north facing roof slope of the rear extension;
- Insertion of four velux windows to the rear roof slope of the rear extension;
- Proposed parking arrangements remain the same as the previous application.

1.4 The scheme approved in application ref. 06/01468/FUL (and effectively carried through as the remainder of the scheme now under consideration) comprises a number of elements. These include the conversion of, and extension to, the existing dwelling to provide 9 flats; five within the existing building, 4 within the two-storey rear extension. The extension projects 11.6m to the rear, 13m wide, and slightly off-set to the existing building, projecting 2.9m further than the existing north side wall. No side windows are proposed in the north side of the extension (other than the new velux windows in the roof), however the side wall of the existing building would be altered to include an entrance door and a bedroom window (to Flat 2) at ground floor, with bedroom and bathroom windows (to Flat 4) at first floor level. The south side elevation of the extension would include a bedroom window (to Flat 6) at ground floor, and an obscure-glazed kitchen window (to Flat 8) at first floor. The rear elevation of the extension would include windows and Juliet balconies at ground and first floor. Further works to the existing property were to include the addition of dormer windows for the loft level flat (two to front, one to rear), although the Planning Committee have previously resolved to require rooflights to replace these dormers to front and this is carried forward in the new proposal. .

1.5 The proposal also included the erection of a 2-storey, 2-bed 'coach house' dwelling within the rear garden, which is now built. This is set back 39m from the frontage, adjacent to the boundary with No. 71b to the rear, and set in 3m from the northern boundary of the site with No. 73, where a parking space is positioned. The coach house measures 6.7m to the ridge, 4.2m to eaves, 7.8m deep, 5.3m wide.

- 1.6 The area to the north side of the existing property would be used for additional parking spaces (8 in total with the two spaces to front), plus bicycle and bin stores. The area to the front of the property has been re-arranged in order to keep hardstanding for car parking sufficiently far from the beech tree to the front, with the access into the site from a point mid-way along the site frontage.
- 1.7 This application is brought before the Committee given the substantial local objection and objections from the two Ward Councillors.

2.0 RELEVANT PLANNING HISTORY

- 18822 P/408/64
- 2.1 This was an outline application for a detached house to the rear, and was refused on 1st September 1964.
- 18822 P/139A/67
- 2.2 This was an application for a 2 storey extension at rear, granted subject to conditions on 16th March 1967.
- 01/00063/OUT
- 2.3 This outline application for the erection of 2 no. 4 bedroom dwellings was withdrawn prior to determination in 2001.
- 01/00295/OUT
- 2.4 This subsequent outline application for the erection of 2 no. detached dwellings with garages and the formation of an associated access to Elmbridge Road was granted on the 3rd July 2001.
- 01/00707/REM
- 2.5 The subsequent reserved matters approval for the erection of two dwellings with garages and associated access was granted on 8th January 2002.
- 06/00208/COU
- 2.6 This application was for the conversion of, and 3-storey extension to, the existing No. 71 Elmbridge Road to provide 11 flats, also including the erection of a coach house dwelling with associated parking facilities. The application was refused on 30th June 2006.
- 06/01468/FUL
- 2.7 This application was for the conversion of, and extension to, the existing No. 71 to provide 9 flats, erect a coach house dwelling and provide associated parking facilities and vehicular access. The application was granted by the Planning Committee in February 2007.

3.0 PLANNING POLICIES

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

H.12 – The conversion of houses to flats

Permits the sub-division of houses where satisfactory accommodation is provided and where there is no unacceptable impact on highway safety and on the character and housing mix of the locality. In all sub-divisions the Council would expect all dwellings to be self-contained.

H.13 – The sub-division of plots for in-fill development

Permits the sub-division of plots for the construction of additional dwellings where in compliance with 3 criteria:

1. the proposed development would not have an unacceptable effect on the character of the locality, the appearance of the streetscene, or the amenities of neighbouring dwellings;
2. adequate off-street parking and access arrangements can be provided for both the existing and proposed dwellings, and
3. the proposed development does not prejudice the potential for comprehensive development of adjacent land where this is appropriate.

BE.20 - Extensions

Requires compliance with five criteria, these concern; the design being sympathetic in scale, form and materials to the existing building; avoiding significant adverse effects on the amenity of nearby properties; respecting the character and appearance of the streetscene; not unreasonably detracting from the existing open area of the site; and avoiding the creation of safety issues on any highway.

BE.21 – Safeguarding of amenity

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

TR.31 – Road Safety

Permits development that deals satisfactorily with road safety issues.

- 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 Minimal implications, though the proposal would continue the short-term benefits to the construction industry.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 From an urban design perspective, the impact in terms of the appearance of the property from the public realm, and the security of the proposed scheme have been assessed as part of the previous application and there are no significant changes in this respect. In design terms the relevant alterations are

to the form and height of the roof of the rear extension. Highway safety matters have been considered by the County Council's Development Co-ordination Manager, as follows.

6.0 TRAFFIC AND TRANSPORT

- 6.1 The proposal seeks an access point roughly mid-way along the site frontage as with the approved application. The main issue for consideration in highways terms is the additional units provided relative to the on-site parking provision and on-street parking demand, and any highway safety implications associated with the increased unit numbers. The supporting transportation statement has sought to justify the level of parking, and assessed highway safety implications for Elmbridge Road.
- 6.2 The County Council's Development Co-ordination Manager has considered this revised application and makes no objection subject to conditions. He specifically notes that the transport statement submitted in support of the proposed development has adequately assessed the accessibility of the site by all modes of travel and determined trip generation and the likely car ownership levels. He is also satisfied that the proposed development will not have a material impact on Elmbridge Road and that no mitigation measures are required. Furthermore he is also satisfied that the proposed on-site turning arrangements are appropriate and that an adequate access facility can be achieved.
- 6.3 Whilst it is accepted that insufficient parking capacity is being proposed within the curtilage of the site to accommodate all of the demand, the Development Co-ordination Manager is satisfied that the displaced demand will not have a detrimental impact of highway safety or capacity.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 Part M of the Building Regulations addresses the provision of basic disabled access and internal facilities when relevant.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

- 8.1 The large beech tree to the front of the site is subject to a Tree Preservation Order. The area surrounding the tree is part hardstanding, part grassed. The revised elements comprised in this new scheme have no additional landscaping implications. The advice of the Landscape Officer was sought on the previous application, with concerns relating to protecting the tree during development, accessing the site during development (as relates to the tree canopy), addressing soil compaction during construction (as relates to the roots), and the surface materials proposed for the parking and drive areas. These matters were dealt with by conditions.

9.0 CONSULTATIONS

Internal Council Advice

- 9.1 The Environmental Health Manager makes no objection to the proposal, subject to conditions.

External Consultees

- 9.2 The County Council's Traffic and Transportation Manager makes no objection to the proposal, subject to conditions.
- 9.3 Severn Trent have not objected subject to a condition requiring details for the disposal of surface water and foul sewage to be submitted and approved.
- 9.4 The Police Liaison Officer has made no comments.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 30 neighbouring properties were notified of the application, including the Head Teacher of Elmbridge Junior School, with a site notice and press notice also published. 18 letters of objection have been received (a number consist of multiple responses from the same objector), relating to the following issues:

- Traffic congestion and lack of parking spaces;
- Position relative to nearby school and highway safety concerns;
- Over development;
- Coach house spoils outlook;
- Development out of keeping with existing dwelling and area;
- Poor design;
- Too high density;
- Noise and disturbance;
- Overlooking and loss of amenity to 71a and 71b Elmbridge Road, and blocking of their access;
- In general the proposal will be intrusive to neighbours;
- Quality of workmanship;
- Frustration that applicant is applying for permission again;
- Devaluation of neighbouring properties;
- Request to re-site bin area;
- Request to solve a problem with existing fencing;
- "Cultural change" to a family-oriented residential area;
- The relatively quiet nearby side roads, which do not have many cars parked on them (except at school times) contributing to the desirability of the area;
- Protection of the tree to front and its surroundings;
- Harassment as a result of development speculation;

The two Ward Councillors have also objected to the application, citing the following issues:

- Duration of time that local residents have had to live with not being sure of the plans for this site;

- Concern about the response of the County Council's Development Co-ordination Manager (i.e. not objecting);
- Lack of parking provision;
- Existing traffic problems and highway safety (including those associated with the school);
- The current application being identical to application ref. 06/00208, which was refused;
- The application upsetting many surrounding neighbours;
- Destroying the appearance of a period property;
- Overlooking of many neighbouring properties;
- Devaluation of properties;
- Proposed bin store area is insufficient and too close to No. 73;
- The proposed windows in the roof would destroy the design and appearance of this period property.

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 In the interests of clarity and conciseness this appraisal will examine the impacts of the 'new' elements inasmuch as they alter the approved scheme. The Committee Report for the previous approved scheme (February 2007 Committee) is appended to this Report for information. I have also appended elevation plans (reduced scale) of the previous refused and approved schemes, as well as the current proposed scheme, for reference.

11.2 With the principle of converting to flats already established I consider the main planning issues to be – the cumulative impact on neighbours' amenity; parking/other highways issues, and the design/appearance of the extension as altered.

Neighbouring amenity

11.3 The most sensitive relationships to be considered are, as before, Nos. 69 to the south, No. 73 to the north, and Nos.71a and 71b to the rear/west. While the height and mass of the roof of the building are slightly increased, it is not considered that the additional 0.7m height and the changed form of the roof will result in having a significant impact in terms of overshadowing, loss of light or overbearing effects to neighbours. With the earlier proposal already approved, I do not consider the relatively small modifications to the height and form of the roof are sufficient to justify a change in stance on these issues.

11.4 The rooflights to either side of the roof of the extension would be set within the roof slope at a height of approximately 7m. Coupled with the position relative to the neighbouring properties I do not consider these windows would give rise to overlooking such as to constitute significant harm to the neighbours' amenity.

- 11.5 To the rear roof slope of the extension the arrangement originally proposed in the current application was for two rooflights (to the living room of either new flat), and two dormer windows (to bedrooms of either flat). This has been amended to replace the two dormers with rooflights. Coupled with the position of the four rooflights within the roof slope, the relationship to Nos. 71a and 71b to the rear is such that I do not consider the proposed arrangement would significantly affect their amenity in terms of overlooking. This current scheme is significantly different to the three storey extension refused under application ref. 06/00208/COU (attached) in terms of the size and position of windows. Both of these two neighbours to the rear of the site have private rear gardens, with a hardstanding/driveway to front and each has a garage to front as well. The loft level rooflights proposed would be approximately 25m from the front of the nearest garage and 37m from the front of the properties themselves.
- 11.6 In conclusion I do not consider that there will be a significant impact on neighbouring amenity from the additional elements of the scheme, nor do I consider that the cumulative impact of the overall scheme is unacceptable in terms of neighbouring amenity.

Highways

- 11.7 Given the advice of the County Council's Development Co-ordination Manager summarised at Section 6 above, I do not consider there to be grounds for refusing the application on highways matters.

Design/appearance

- 11.8 There were some concerns with the original scheme (06/00208/COU – elevation appended) that proposed a three storey extension with roof above, in terms of its relationship to the existing building. However the two storey extension (entailed in application 06/01468/FUL) was considered more acceptable and was approved by the Planning Committee. This latest application is similar to a loft conversion, with the eaves height unchanged but with an increase in the height and form of the roof. I do not consider the increased roof height of 0.7m, nor the change to the form of the roof to be significant such as to warrant refusing the application on design grounds. These changes would not be particularly prominent from the public realm, although the pitch of the extension's roof would actually now match that of the existing building more closely.

Other issues raised by objectors

- 11.9 The majority of issues raised by objectors have already been addressed. However it is worth commenting briefly on a number of other issues of concern to residents.
- The current application is not identical to that refused under ref. 06/00208/COU as can be seen from the appended elevations. Where alterations are made to schemes, Officers cannot restrict people from submitting new planning applications.
 - A condition can be added to require further details of the bin store, to locate this in a more sensitive area.

- Officers cannot consider property valuation issues in the planning consideration. However many of the issues that presumably inform property value – relationship between properties, occupants’ amenity, etc, have been considered.
- Clearly a high standard of workmanship is desirable but could not usually be enforced through the planning system unless there are significant discrepancies with what was approved. There may however be issues with the Building Regulations if works are unsafe, etc.
- With the issue of removing the boundary fence between Nos. 71 and 73, much will depend on which party owns this. However, if the application is granted Officers could ask that the existing fence be removed while works are being undertaken to discharge a boundary treatment condition.
- It is not considered that the Local Planning Authority could reasonably impose any mechanism to ensure certain noise levels.

Conclusion

11.10 It is not considered that there are grounds for refusing this amended application and it is recommended that outline planning permission be granted subject to conditions reflecting those attached to the previous planning permission and to deal with some of the matters as highlighted in the report.

12.0 RECOMMENDATION OF THE DEVELOPMENT CONTROL MANAGER

12.1 That permission be granted subject to the following conditions:

Condition 1:

Application for approval of the hard and soft landscaping of the site, including details of all boundary treatments (the reserved matter) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Works shall be carried out as approved.

The reserved matter shall indicate the positions, design, materials and type of additional boundary treatment to be erected and those existing to be removed or altered. This shall include details of a boundary treatment to restrict parking on the area beneath the existing tree at the Elmbridge Road boundary of the application site. Existing trees and other boundary vegetation shall be retained unless agreed by the Local Planning Authority.

The submitted soft landscaping design shall include drawings at a scale of 1:200 or 1:500 and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and a drawing to the scale of 1:200 indicating the extent of the tree root protection measures to the beech tree adjacent to Elmbridge Road. The tree root protection measures shall be subsequently implemented and approved on site by the Authority’s Landscape Officer prior to the commencement of development or the stationing of any construction vehicles on site.

The submitted hard landscaping scheme shall provide details and samples of all external surfacing materials to the development.

Reason:

Required to be imposed by Section 92 of the Town and Country Planning Act 1990. To ensure a satisfactory and well-planned development, to preserve and enhance the quality of the environment and to protect the residential amenities of the occupiers of neighbouring properties.

Condition 2:

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the reserved matter to be approved.

Reason:

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 3:

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

Reason:

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

Condition 4:

The hard surfacing materials shall be laid out in accordance with the approved details before the occupation of the first residential unit hereby permitted.

Reason:

To ensure a satisfactory form and appearance to the development in the interests of the visual amenities of the area.

Condition 5:

The development shall be carried out in all respects strictly in accordance with the amended plans (drawing nos. 0610 10 D and 0610 15 E received 2nd October 2007) unless otherwise agreed in writing by the Local Planning Authority or otherwise required by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Condition 6:

No development shall take place until details or samples of all external materials for the extension to the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory visual appearance to the development

Condition 7:

Details of a protective fence (including an annotated site plan to scale) shall be submitted to and approved in writing by the Local Planning Authority, and subsequently implemented (to BS 5837 2005) and approved on-site by the Authority's Landscape Officer prior to the commencement of development or the stationing of any construction vehicles on the site. The approved protective fence shall be retained in situ for the duration of development works.

Reason:

In the interests of protecting the existing tree at the site frontage.

Condition 8:

The proposed first floor level window to the south facing wall of the proposed extension shall be fitted with obscure glazing as specified on the approved plans and retained as such in perpetuity.

Reason:

The approved plan indicates that this window is obscure glazed, and should be retained as such in the interests of residential amenity.

Condition 9:

Notwithstanding the location of the bin store indicated on drawing no. 0610 10 Rev. D, before the development is occupied, details of a revised location and the design of the proposed bin store, including provision for recycling and elevations (to scale) of the structure, shall be submitted to and approved by the Local Planning Authority. The bin store shall be constructed in accordance with the approved details and completed prior to the occupation of the development.

Reason:

To ensure the bin store is of an adequate design and is located in an appropriate location.

Condition 10:

Prior to the commencement of works to construct the roof-level flats hereby permitted (flats 10 and 11 on the approved plans), cross-sections (to 1:50 or 1:100 scale) of these flats to indicate the positions of the roof lights shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason:

In the interests of a well-planned development and to protect neighbouring amenity.

Condition 11:

No works shall commence on the site until full engineering details of site accessing arrangements have been submitted to and agreed in writing by the Local Planning Authority with all such accessing works completed in accordance with those details before the development is brought into use.

Reason:

In the interests of highway safety.

Condition 12:

Prior to the occupation of any proposed dwelling the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be similarly maintained thereafter for that purpose.

Reason:

To enable vehicles to enter and leave the highway in forward gear in the interests of highway safety

Condition 13:

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 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.

Condition 14:

Prior to the commencement of any site construction works vehicle wheel cleaning facilities shall be provided on site in accordance with details to be submitted to and approved by the Local Planning Authority, and thereafter be maintained for the duration of the siteworks.

Reason:

To ensure that mud and earth deposits are not brought onto the public highway in the interests of highway safety.

Condition 15:

No part of the development shall be brought into use until covered and secure 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 12 bicycles to be parked.

Reason:

In the interests of highway safety.

Condition 16:

Prior to commencement of the development, details for the disposal of surface water and foul sewage shall be submitted to and approved in writing by the Local Planning Authority and the works shall only be carried out in accordance with those details so approved.

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 17:

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

Reason:

To protect the amenity of local residents.

Condition 18:

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

Reason:

To safeguard residential amenity and prevent pollution.

Condition 19:

Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason:

To protect the appearance of the area, the environment and local residents from light pollution.

Note 1

The proposed development may require works to be carried out in the highway. Those works will require an agreement and the Applicant is therefore required to obtain the permission of Gloucestershire County Council as Highway Authority. In this respect please write to:- Development Co-ordination Group, Environment Department, Shire Hall, Gloucester, GL1 2TH

or e-mail devcoord@gloucestershire.gov.uk before commencing ANY works on the highway.

Note 2

The applicant is reminded that the works must comply with the requirements under Building Regulations, as relevant. The Building Control Department can be contacted on 01452 396771.

Note 3

Given the nearby access to Elmbridge Junior School, the applicant is encouraged to restrict the arrival and departure of delivery and construction traffic during the construction phase, for the periods 8:45 to 9:15 and 15:00 to 15:45, Monday to Friday.

Reason for Approval

This application is a revision to that approved under ref. 06/01468/FUL, submitted in outline form. The impacts of these further revised proposals have been considered in terms of the additional two units added, the form and mass of the revised rear extension, and highways safety. Subject to the attached conditions, it is considered that the conversion and extension of the existing dwelling, new dwellinghouse, and associated access and parking spaces, are acceptable within this location. Furthermore it is not considered that the proposal would unreasonably affect the amenity of adjoining occupiers, or highway safety. The proposals are considered to comply with Policies H.12, H.13, BE.20, BE.21 and TR.31 of the City of Gloucester Second Deposit Local Plan (2002).

Decision:

Notes:

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Person to contact : Adam Smith
(Tel: 396702)

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **UNIT B, GREYHOUND GARDENS**

APPLICATION NO. & WARD : **07/00875/COU
LONGLEVENS**

APPLICANT : **MR M MIAH**

PROPOSAL : **CHANGE OF USE OF RETAIL UNIT TO
RESTAURANT AND HOT FOOD
TAKEAWAY, ALTERATIONS TO FRONT
ELEVATION AND ERECTION OF
EXTRACTION FLUE**

REPORT BY : **ADAM SMITH**

**NO. OF APPENDICES/
OBJECTIONS** : **SITE LOCATION PLAN
4 RESPONSES FROM NEIGHBOURS**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is a vacant unit in the middle of a brick-built building also housing a Mortgage/Property Centre and Solicitors, and the 'Hong Kong City' hot-food take away. This vacant unit was formerly a Co-op (closed December 2006), and the entire building was originally a single retail unit (see planning history below). There is a car park to the front of the complex (to south).
- 1.2 The proposal is to change the use of the vacant former Co-op unit to a restaurant/take-away. Externally this would include altering the front elevation to insert windows, blocking up a door to the rear and the erection of an extraction flue to the rear of the building (the east elevation of the projecting rear section), which has been amended to project 1m above the roof (9.1m high total) to accord with advice from the Environmental Health Department.
- 1.3 This application is brought before the Committee in accordance with the adopted scheme of delegation as it relates to a change of use to a hot-food takeaway (in conjunction with the restaurant use).

2.0 RELEVANT PLANNING HISTORY

- 97/00212/FUL
- 2.1 Alterations to front elevation to form 3 No. retail units (Class A1). Granted 14th May 1997.

- 97/00436/COU
2.2 Change of use of 1 no. retail unit to class A3 take-away. Granted subject to conditions 31st July 1997.
- 98/00685/FUL
2.3 Change of use from A1 shop to A2 office. Granted 21st December 1998.
- 99/00105/FUL
2.4 Installation of new shop windows and doors (Units A, B & C). Granted subject to conditions 11th May 1999.
- 01/00360/ADV
2.5 Display of illuminated signage surround to cashpoint machine. Granted 9th July 2001.
- 01/00377/FUL
2.6 Installation of ATM (cashpoint) machine in shopfront. Granted 13th July 2001.
- 01/00746/FUL
2.7 Installation of 1.0m diameter satellite dish on rear elevation. Granted 30th November 2001.

3.0 PLANNING POLICIES

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

S.15 – Shopping parades and single shops

Policy permits the change of use of shops outside designated centres only where in compliance with one of three criteria:

1. The property is vacant and the developer is able to demonstrate that the property has been marketed unsuccessfully for a reasonable period of time; or
2. The new development is a dwelling;
3. The new development would enhance the role of a shopping parade.

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.

FRP.11 – Pollution

Development that may be liable to cause pollution of water, air or soil, or pollution through noise, dust, vibration, light, heat or radiation will only be permitted if the quality and enjoyment of the environment would not be unduly damaged or put at risk.

TR.31 – Road Safety

Requires development to deal satisfactorily with road safety issues.

- 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 Some modest implications for construction/catering industries and local evening economy.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 The proposal entails only minor alterations to the building. The increased evening activity that would be evident with a restaurant and the improved natural surveillance from within the unit (by inserting larger windows), are potentially of benefit from a crime prevention/anti-social behaviour point of view, compared with a vacant unit.

6.0 TRAFFIC AND TRANSPORT

- 6.1 There is a car park to the front of the parade for customers. The existing use (although now vacant) and the proposed use (being retail and restaurant/take-away) are both likely to attract vehicle-borne as well as pedestrian customers. The County Council's Development Co-ordination Manager has assessed the proposal and makes no objection.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 Part M of the Building Regulations covers such access issues. The plans indicate a toilet for disabled persons and there is no significant barrier at the entrance such as steps.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

- 8.1 Restaurant and take away uses have the potential to pollute the air through fumes and smells. Extraction equipment will need to be installed. The arrangement of this has been amended following consultation with the Environment Health Department and now proposes the external flue to the rear of the building up to 1m above the roof. Technical details of the equipment will be required from the applicants by a condition on any planning permission so that Environmental Health Officers can advise on its acceptability in terms of suppressing/dispersing fumes and smells. Conditions can also require the equipment to be installed and in full working order before the use commences and that it be regularly maintained.

9.0 CONSULTATIONS

External Consultees

- 9.1 The County Council's Development Co-ordination Manager makes no objection to the proposal subject to a condition to provide cycle parking.
- 9.2 The Police Liaison Officer has made no comments.

Internal Council Advice

- 9.3 The Environmental Health Manager originally expressed concerns that the extraction details were insufficient, noting that the extraction flue must be a minimum of 1m above the roof in order to ensure adequate dispersal of fumes. The proposal has now been amended to comply. The Environmental Health Manager suggests conditions requiring technical details of the extraction equipment to be approved, ongoing maintenance of the equipment, details of waste storage, hours of work (during construction), and restricting the burning of materials.
- 9.4 The Principal Planning Officer for Planning Policy originally objected to the proposal. This was on the basis of only a limited period of marketing (approximately 6 months), and that it appeared there was some indications of interest in the unit. However this information has since been updated and clarified. On this basis the Principle Planning Officer concurs that sufficient evidence is now provided to satisfy the Local Plan requirements in this respect.
- 9.5 The Building Control Manager has made no comments.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 Sixteen neighbours were notified of the application and a site notice also published. Four letters of objection have been received (two from one objector), the issues raised can be summarised as follows:
- Proposal causing nuisance by smells/fumes, including exacerbating problems of smells from the existing Take-away, although another objector notes the smell from this unit is 'negligible';
 - Noise caused by customers and vehicles, including deliveries. Customers of restaurant likely to cause more disturbance than those of take-away;
 - Disturbance from external lighting;
 - Food waste attracting vermin;
 - Problems with gangs of youths in the area;
 - Needing a balance of amenities;
 - Querying whether the applicant has undertaken any research with local residents.
 - Not wanting a customer entrance to the side and rear.

- 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 It is considered that the main planning issues to be considered are the principle of losing the retail use to a restaurant/take-away, any impact on neighbouring amenity, and any highways implications.

Loss of retail unit

- 11.2 There is a general policy presumption within the relevant Local Plan policy to seek to retain local retail units where they can provide a service to local residents. In this case a larger retail unit was subdivided to three units and over time the retail element has been eroded to the extent that if this application is granted permission it will mean the loss of the last retail unit on this 'parade'.
- 11.3 While the complete loss of any retail presence on the parade is in some ways undesirable, it is considered important to balance the desire to appropriately manage the mix of uses around the city with a realistic approach to the use of commercial units and the prevailing market conditions. This approach is evident in the wording of Policy S.15 of the 2002 Second Deposit Local Plan, which seeks to retain retail units but allows a number of criteria so as not to rule out other options entirely.
- 11.4 In assessing the proposal against the criteria of Policy S.15 (see section 3 above), the proposal is clearly not a dwelling so does not comply with criteria 2. Furthermore, while it might be argued that a restaurant/take-away might bring a certain vitality to an area and it would get activity into a vacant unit, it is not considered that the proposal could be said to "enhance the role of a shopping parade", in that it would actually remove the last retail unit. Therefore the proposal does not comply with criteria 3 either. The key issue then is whether the proposal complies with the remaining criteria of Policy S.15 – is the property vacant and can it be demonstrated that the property has been marketed unsuccessfully for a reasonable period of time.
- 11.5 As noted above the marketing information submitted in support of the application has been updated and clarified during recent weeks. The evidence submitted is now considered sufficient to demonstrate a reasonable period of marketing (10 months), with no serious interest in the unit from a retail user. Indeed, the Property Consultant considers that competition from large supermarkets has removed demand for retail units in small developments lacking main road frontage. There is the existing Co-op on Cheltenham Road and Tesco on Old Cheltenham Road, as well as a petrol filling station, approximately 800 to 850m from the application site by foot, and other major large supermarkets such as Tesco and Sainsburys relatively nearby.

- 11.6 Officers have also sought to investigate the potential for the existing unit being subdivided, especially given that some Class A1 users reported the unit was too large for their requirements. However the subdivision would result in units of such an awkward size as to be unrealistic for use.
- 11.7 In summary it is considered that with the evidence now submitted the proposal satisfies the requirements of Policy S.15. In the absence of any other realistic interest in the property there is the potential that the unit will remain vacant for the foreseeable future.

Noise & disturbance to neighbouring properties

- 11.8 The character of the immediate area is commercial, although the parade is set within the Greyhound Gardens residential estate. The nearest residential properties are 30-40m to the west across the highway, and 45-55m to the east, across an open grassed area with some boundary tree coverage.
- 11.9 Within this vicinity there will already be a degree of evening activity generated by the existing hot food take away and the public house to the south. The provision of the restaurant element (i.e. internal seating) could reduce the potential for external noise resulting from customers congregating outside.
- 11.10 Car borne customers would utilise the car park to front and given the separation from residential properties and existing road network is not considered that there would be a significant increase in traffic related noise over and above that already experienced.
- 11.11 The hours of use will clearly influence the activity at the unit and could be controlled by condition as considered appropriate by Members. However, licensing legislation is now the primary mechanism in this respect if hot food is sold after 11pm. As such no conditions are recommended for inclusion to any planning permission.
- 11.12 The issue of fumes/smells needs to be dealt with in conjunction with the specialist advice of the Environmental Health Officers. Officers have suggested conditions to address this and without a fundamental objection in these terms it is considered there is little basis for refusing the application in these terms.
- 11.13 A resident also comments on light disturbance. A condition could be added to any permission to require any new external lighting details to be submitted to and approved by the Authority. Advertisements, particularly if illuminated, would likely require separate consent under the Advertisement Regulations, and this can be specified on any decision notice. A condition to clarify the waste storage facilities should hopefully best address any potential for vermin to be attracted to food waste, as mentioned by an objector.

Highways

- 11.14 Given the car parking provision already available for the parade and the confirmation that the County Council's Development Co-ordination Manager does not object to the proposal, the highways aspects of the scheme are considered acceptable.

Clarification on point of objection

- 11.15 Issues raised by objectors have in the main been covered in the preceding paragraphs. However one objector comments on whether the 'shop loading area' to the side/rear is to be used for customers. In the interests of clarification, it noted that the customer entrance to the restaurant and reception/waiting area is from the main frontage facing the car park. There is provision to the side/rear for deliveries.

Conclusion

- 11.16 Given the details submitted and the considerations above, it is not considered that there is a robust reason for refusing planning permission if suitable conditions are imposed to deal with the issues mentioned above. It is recommended that permission be granted subject to such conditions.

12.0 RECOMMENDATION OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That planning permission be granted subject to the following conditions.

Condition 1:

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

Reason:

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

Condition 2:

The development hereby approved shall be carried out strictly in accordance with the amended plans AM 012/2/07 (a) and AM 012/3/07 (a) received by the Local Planning Authority on the 31st August 2007 unless otherwise agreed in writing by the Local Planning Authority

Reason:

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

Condition 3:

Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Reason:

To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties.

Condition 4:

The extraction equipment installed in pursuance to Condition 3 above shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties is protected.

Condition 5:

Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

Reason:

In the interests of the amenity of occupiers of adjoining properties.

Condition 6:

During the conversion 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 8.00am-6.00pm, Saturday 8.00am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason:

To protect the amenity of local residents.

Condition 7:

The external facing materials to be used in the construction/infilling works associated with the development hereby approved shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the external materials harmonise with the existing building.

Condition 8:

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

Reason:

To safeguard residential amenity and prevent pollution.

Condition 9:

Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason:

To protect the appearance of the area, the environment and local residents from light pollution.

Condition 10:

No part of the development shall be brought into use until covered and secure 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 6 bicycles to be parked.

Reason:

In the interests of highway safety.

Note

Your attention is drawn to the requirements of the Building Regulations, which, if needed, must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucester City Council Building Control Team on 01452 396771 for further information.

Reason for Approval

The proposed change of use and associated works have been carefully assessed. It is concluded that, subject to the attached conditions, they will not unreasonably affect the amenity of nearby residents or highway safety, and the applicant has satisfactorily demonstrated that the property has been marketed unsuccessfully for a reasonable period of time. The proposal is considered to be in accordance with Policies BE.21, S.15, FRP.11 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002) and is acceptable to this Local Planning Authority.

Decision:

Notes:

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Person to contact : Adam Smith
(Tel: 396702)

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **LAND ADJACENT TO THE RAMADA HOTEL AND RESORT.**

APPLICATION NO. & WARD : **07/00894/OUT
MATSON**

APPLICANT : **JARVIS HOTELS LTD**

PROPOSAL : **REDEVELOPMENT OF GOLF DRIVING RANGE AND ASSOCIATED CAR PARK FOR RESIDENTIAL DEVELOPMENT (67 UNITS). OUTLINE APPLICATION MEANS OF ACCESS NOT RESERVED.**

REPORT BY : **CAROLINE TOWNLEY**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN
2. ILLUSTRATIVE PROPOSED CONCEPT LAYOUT PLAN
3. ENVIRONMENT AGENCY LETTER DATED 24TH SEPTEMBER 2007
4. 5 LETTERS OF REPRESENTATION**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is approximately 1.69 hectares in area located on the eastern side of Matson Lane within the grounds of the Ramada Hotel and Resort. The site is mainly rectangular in shape and is bounded by the former farm buildings and Matson Lane to the west, playing pitches to the east, the existing hotel to the north and residential properties in Larkham Close and public open space to the south.
- 1.2 The site is currently used as a driving range with associated building and car parking area. A large Leylandii hedge currently delineates the boundary of the site.
- 1.3 The application seeks outline planning permission to demolish the existing driving range facilities and buildings and removal of the hardstanding car parking areas. It is proposed to construct 67 new dwellings on the site comprising of 10 no. 1 bedroom flats, 12 no. 2 bedroom flats, 20 no. 2 bedroom houses, 15 no. 3 bedroom houses and 10 no. 4 bedroom houses.

- 1.4 A new vehicular access is proposed into the site, incorporating a spur to the remaining hotel car park and the proposed development of the Farmhouse, Restaurant and Bar Barns. The proposal also includes the provision of on site public open space and a rationalisation of the existing vegetation and boundary planting.
- 1.5 The application is made in outline with all matters reserved for future consideration with the exception of means of access.
- 1.6 A separate planning application is also to be considered at this Committee meeting for the provision of a new driving range facility at Gloucester Golf Course. It is intended that the replacement driving range will provide improved facilities and be more closely associated with the Golf Club.
- 1.7 As part of the overall development 'package' the Applicant is prepared to offer the following to be secured through a Section 106 Legal Agreement:
- **Affordable Housing** – a contribution of 40% affordable units to be provided on site, based on 30% of the total units being for social rented and 10% for shared equity.
 - **Libraries** – A contribution of £143 per unit towards improving library facilities in the area.
 - **Public Open Space:**
 - General POS** – 0.2 ha provided on site.
 - Play** – A contribution of £50,000.
 - Sport** - £100,000 contribution towards the provision of sports facilities in the Matson area for example the provision of multi-sport facilities in Matson Park.
 - **Highways** - £36,180 contribution to provide additional capacity to existing bus routes in the local operating area.
 - **Replacement Golf Driving Range** – a commitment that the existing golf driving range will not be shut to guests/members of the golf club or members of the public until the new facility is provided and is fully operational and open.
 - **Provision of bicycles** – Each dwelling will be provided with the capacity to store 1 bicycle and the first occupiers of each dwelling will be provided with a voucher of £100 to be used for the purchase of a bicycle.
 - **Legal / Monitoring fees** – The applicant has agreed to pay the legal fees incurred in the preparation of the legal agreement and for its future monitoring.
- 1.8 The following documents were submitted in support of the application:
- Design and Access Statement
 - Planning Statement
 - Waste Management Statement
 - Transport Assessment
 - Flood Risk Assessment
 - Arboricultural Report

- Archaeology Report
- Ecological Report

2.0 RELEVANT PLANNING HISTORY

- 2.1 07/00667/LBC and 07/00668/FUL – Conversion and restoration of farmhouse and Long Barn from staff accommodation to residential use (4no. flats and 3 no. cottages). Change of use, restoration and conversion of restaurant and bar into 4 no. residential units including the demolition of the surrounding modern extensions. New access, car parking and landscaping. Resolved by Planning Committee on 7th August 2007 to grant planning permission subject to the satisfactory completion of a Section 106 Agreement to secure a contribution towards improved bus facilities.
- 2.2 07/00896/FUL – Construction of new driving range building, 15m high netting and supporting poles, relocation of existing putting green, lighting and associated works. Pending consideration.

3.0 PLANNING POLICIES

- 3.1 The following national guidance is relevant:

PPS1 (Delivering Sustainable Development 2005) – 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.

PPS3 (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.

PPG13 (Transport 2001) – encourages residential developments principally within existing urban areas, in locations that are highly accessible by public transport, walking and cycling.

PPG16 (Archaeology and Planning 1990) – states that appropriate protection and preservation of archaeological remains in their setting is a material planning consideration.

PPG17 (Planning for Open Space, Sport and Recreation 2002)

PPS22 (Renewable Energy 2004)

PPG24 (Planning and Noise) – provides guidance in terms of Noise Exposure Categories (NEC) for residential development.

RPG10 (Regional Guidance for the South West 2001) – aims to ensure that most new development should be in larger cities and towns, to make the best use of such areas and help to reuse land that has previously been developed, rather than unnecessarily using undeveloped greenfield land. In slight contrast to PPG3 the definition of “Greenfield” land in RPG10 is land that has not been used for development that is located outside the existing built up area of a settlement. It also contains interim transport accessibility criteria and maximum car parking standards.

- 3.2 The following policies from the Second Deposit City of Gloucester Local Plan (2002) are relevant:

Policy TR.29 (Home Zones in New Residential Areas) – In proposals for large new residential development, the City Council will seek to ensure that the layout and design of the site enables the creation of home zones in appropriate parts of the development.

Policy TR.31 (Road Safety) - states that new developments must satisfactorily deal with road safety issues.

Policy BE.21 (Safeguarding of Amenity) – states that planning permission will not be granted for any development that would unreasonably affect neighbouring properties.

Policy H.2 (Allocations for Housing Development) – The application site is identified as sit no. 10 allocated for residential development with an indicative capacity of 40.

Policy H.4 (Housing Proposals on Unallocated Sites) – states that the development of previously used sites and buildings for residential purposes will be permitted provided that it will not have an unacceptable impact on the amenities of adjoining dwellings or highway safety.

Policy H.7 (Housing Density and Layout) – states that housing layouts should make the best use of land and densities should be consistent with the mix of dwelling types appropriate for a site, character of the locality, to protect the amenities of adjoining properties and create a high quality environment for the residents.

Policy H.8 (Housing Mix) – states that a mix of house sizes and types to meet local needs and build balanced communities will be sought. Account will be taken of existing housing mix in the locality and housing need demand.

Policies H15 & 16 (Affordable Housing) – Seeks an element of affordable housing on new housing sites of 15 or more dwellings or 0.5 of a hectare or larger. An overall target of 40% of the net site will be sought. The amount of affordable housing will be negotiated on the basis of site and market conditions at the time of the application. Affordable housing should be of a range of sizes and densities to meet local needs.

Policy H18 (Lifetime Homes) - At least 15% of new homes across all types to be easily adaptable to meet the needs of people with disabilities on suitable sites.

Policy OS.2 (Public Open Space) – public open space will be provided at a minimum of 2.8 hectares per 1000 population.

Policy OS3 (New Housing and Public Open Space) - Provision of public open space or in some circumstances a financial payment to improve existing or create new public open space within the appropriate catchment area.

Policy OS4 (Design of Public Open Space) – Proposal for new housing development should incorporate high quality POS in accordance with the following criteria:

- In an accessible location to serve the residents and users.
- Should be provided in areas at least) 0.2 ha of a usable shape.
- Overlooked by surrounding properties.
- Properly landscaped.
- Designed to take account of community safety considerations.

Policy CS.11 (Developer Contributions for Education) – Contributions will be sought to build new classrooms and associated facilities where housing development will create additional demand that cannot be met by suitable existing capacity.

While the site is unallocated in the Second Deposit Plan and emerging LDF it is adjacent to the Landscape Conservation Area (Policy LCA.1), a site of Nature Conservation Interest and also to the Robinswood Hill Area of Principal Archaeological Interest.

- 3.3 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 scheme would generate short-term employment opportunities in the construction and related industries.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 The application is submitted in outline but includes a Design and Access Statement together with an illustrative concept layout plan. The illustrative scheme presents a robust and secure layout, with a perimeter-style arrangement. All the perimeter units face outwards, with the units within the courtyard backing onto the outer gardens and providing surveillance into the centre. Feature buildings are indicated in key locations to respond to views

into and out of the site. The illustrative layout includes public open space to the east of the site, which is overlooked by the proposed properties.

- 5.2 Parking is mainly proposed to be located in private garages alongside or to the rear of properties in an attempt to minimise the impact of parked cars in the public space whilst providing safe parking close to each residential dwelling. The concept plan proposes 85 parking spaces for the 67 dwellings.
- 5.3 The illustrative plan includes a 3m wide cycleway/footpath extending around the development adjacent to the boundary at the eastern end of the development providing a connection to the existing right of way.
- 5.4 It is intended that the development would comprise of largely 2, 2.5 and some 3-storey dwellings with some 2-storey dwellings providing natural surveillance in the rear/parking areas. The proposal equates to a density of 45 dwellings per hectare and as such meets the requirements set out in PPS3 and Local Plan Policy H.7.

6.0 TRAFFIC AND TRANSPORT

- 6.1 A Transport Assessment was submitted in support of the planning application. The assessment dealt with the trip generation and distribution of traffic generated by the proposed development and the capacity of the surrounding public highway to safely accommodate this traffic. The assessment also considered the general accessibility of the site by all modes of travel.
- 6.2 Access to the site is currently gained from the hotel car park, which is served by a separate entrance and egress arrangement off Matson Lane. As part of the development it is proposed to create a new access road from a new junction off Matson Lane, which will serve the current application site, together with the proposed redevelopment of the Listed Farmhouse and Restaurant / Barn Bars to the west of the proposed development.
- 6.3 The proposed new access road layout will result in the loss of approximately 30 car parking spaces in the existing hotel car parks adjacent to the hotel and golf driving range. The hotel does, however, have an overflow car park facility to the rear that can accommodate between 50 and 70 vehicles to compensate for this loss. This car park is currently underutilised and it is estimated that the proposed internal changes at the hotel will reduce the overall demand for parking within the site.
- 6.4 Gloucestershire County Council as Highway Authority raise no highway objections to the application subject to a number of conditions and a financial contribution of £36,180 towards improved bus service provision.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 The Building Regulations require all new residential buildings to incorporate basic disabled access facilities.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

- 8.1 The application includes proposals to a systematic removal of the non-native Leylandii trees and hedges to allow for the development of native structure planting. Once the proposed native planting has developed and reached the necessary height to provide adequate screening to the surrounding properties it is eventually intended to remove all the Leylandii to provide a native setting more in character with the wider area. It is recommended that a Landscape and Ecological Management Statement be prepared for the whole site.
- 8.2 The ecological assessment prepared on behalf of the applicants concluded that trees on the site and the buildings could potentially provide habitat for breeding birds and recommended that any works affecting breeding bird habitat be undertaken outside the main bird breeding season, which generally extends from March to August. Should works need to take place within the breeding season, a survey by a suitably qualified ecologist would need to be undertaken.
- 8.3 The existing buildings and trees on the site are considered to offer limited roosting habitat for bats. It is recommended that a bat activity and emergence survey be carried out to determine the extent of any bat activity on the site.
- 8.4 In terms of enhancement opportunities it is recognised that the Leyland cypress tree line is a feature in terms of providing habitat for breeding birds and possibly being important to the local bat population. However, opportunities exist to replace the tree line with native species, which would in the long term offer a biodiversity gain.
- 8.5 The Applicants has confirmed its acceptance to an appropriately worded condition to seek to achieve 10% of energy by renewable sources.

9.0 CONSULTATIONS

External Consultees

- 9.1 Severn Trent Water – No objection subject to the inclusion of a condition requiring the submission and approval of drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- 9.2 Environment Agency – No objections but make a number of comments and condition requiring the submission and approval of a scheme for the provision of surface water drainage works. – see letter dated 24th September 2007 in appendices.
- 9.3 Gloucestershire County Council (Highways) – The Local Highways Authority will require the developer to provide a financial contribution of £36,180 including an appropriate bond towards sustainable transport improvements.

- 9.4 Sport England – considers that the proposed development at Gloucester Golf Club will provide new sport and recreation facilities that will create significant social, community and economic benefits to the golf club and the wider area. Therefore support the current application subject to the application being linked to the provision of a replacement facility at Gloucester Golf Club. By either condition or Section 106 obligation.
- 9.5 Revd Canon Dr Jeni Parsons Rector of Matson – Request that The Applicant grants a piece of the golf course adjoining the church yard to provide more burial space for the people of Matson as the church yard is almost full.
- 9.6 UK Independence Party – Concerned that existing watercourses are unable to cope with the run-off from hills to the east of the City. It is vital that a survey is urgently undertaken of all the water courses which flow through the City to make sure they are free of obstructions, especially where they flow through culverts, in increase capacity wherever possible and to provide more safe overflow points. No further planning permissions on land to the east of the City should be granted until this is done and developers should be required to pay for the costs of additional drainage. Otherwise flash floods will become more and more frequent.
- Internal Consultees**
- 9.7 Local Plans – On its own the loss of a private recreational facility would be contrary to Policy SR2 of the City of Gloucester Second Deposit Local Plan (2002). However, criteria 2 of this policy states that such developments will not be opposed where: *'alternative provision of facilities of equivalent benefit or better recreational standard in terms of quantity and quality is made available at another appropriate and equally accessible location'*. A Section 106 Agreement is therefore required to ensure that the existing golf driving range is not shut to guests/members of the public until the new facility proposed has been constructed and is fully operational and open.

The site is currently screened by large conifers, which not only screen the existing golf driving range from the east but contribute to the overall green view of Robinswood Hill when viewed from the surrounding area. The removal of these trees will substantially open up the site and the removal of these trees will need to be carefully considered and an appropriate replacement scheme submitted to protect the views of the adjacent Landscape Conservation Area. Policy LCA1 applies in that the proposed development, if not treated carefully would detract from the adjacent LCA.

Another policy consideration relates to the provision of on-site renewable energy generation in accordance with PPS22.

Need for a Sustainable Drainage Scheme to ensure that there is no increased run-off from the site or loss of an existing water storage capacity to prevent an increased risk of flooding in the vicinity.

- 9.8 Urban Design Officer – The scheme presents a robust and secure layout, with a perimeter-style arrangement. All the perimeter units face outwards, with the units within the courtyard backing onto the outer gardens and providing surveillance into the centre. A park-style fence runs the width of the site and clearly denotes the public spaces outside the building line from the semi-private spaces within the scheme. The small walkway that connects the POS with the courtyard could work well, but details of this will have to be provided with any further full application, as this is an important feature. The landmark buildings should function well and there is logical use of layout to provide definition and surveillance of/into the public realm. The mix of apartments and houses should provide a good range of potential occupiers across the site.
- 9.9 Landscape / Parks – Generally welcome the development and the removal of the incongruous border of Leylandii around the site. Happy to accept the 0.2-hectare block of POS at the NE end of the site, to open up and expand the boundary with Matson Park. Full details of the POS layout and boundary / path treatment will be required at the reserved matters stage.
- Happy to accept the contributions offered towards off-site play and sports facilities.
- Would also like to see some tree planting at key points within the site which the detail of which will be required at the reserved matters stage.
- 9.10 Historic Environment Manager – The archaeological desk-based assessment provided by the applicant notes the presence of medieval ridge and furrow on the site and that this is of local importance. Believe that the proposal will have an impact on significant elements of the historic environment. Therefore, recommend that the provision for a topographic survey of the field system in advance of any development work be made if permission is granted. Recommend appropriately worded condition to secure the level of investigation and mitigation of impact that the proposal warrants.
- 9.11 Environmental Health Officers – No contaminated land implications. Recommend conditions restricting hours of construction and no burning of materials/substances during construction phase.
- 9.12 Strategy and Enabling Manager (Housing and Health) – From an affordable housing point of view the application is acceptable.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 The application has been publicised by way of a press notice in the Citizen and through the display of a site notice. In addition 40 neighbouring properties have been notified by letter. The Matson and Robinswood Neighbourhood Partnership were also notified of the application.
- 10.2 As a result of this publicity 5 letters of objection have been received to the application. A copy of all the letters received has been appended to this report. The main issues raised can be summarised as:

- This is a green field area.
- There is a high enough density down the hill without them converting the half the hotel complex into housing and flats to cram more in.
- Where are all the people staying in the hotel going to park particularly when there is an event on?
- Flats will be clearly visible to people in Larkham Close.
- Increase in noise level.
- Will create congestion and parking on Matson Road.
- Removal of Leylandii and replacement by more environmentally attractive trees will make view from Larkham Close even more clear especially the 3 storey flats.
- Will seriously devalue of Larkham Close houses.
- When will all the plans from the hotel stop.
- Object to the access road being diverted around the east landmark building on the concept layout plan. Road should be in as straight a line as possible. Fear a hidden agenda.
- Access road through hotel entrance will not prove to be acceptable by hotel proprietors in the future. Concerned that a request for access through Larkham Close would be made to overcome congestion at the hotel. Larkham Close is barely sufficient to contain traffic of its existing householders. Also present practice of coaches parking on Matson Lane for skiers would create more of a hazard – off road parking should be provided for these coaches.
- Creation of cycle/foot path to the east end of the site into Redwell Road could create a hazard of surface water running into Redwell Road which is considerably lower than proposed development. In future vehicular access maybe sought into Redwell Close creating a “rat run” through this area.
- Landmark building to the northwest of the site is poorly sited. Better location would be to site it along the southern boundary and rotate its orientation by 90 degrees, placing it parallel with the southern boundary, allowing access road to be straighter and less costly.
- Two “L” shaped dwellings parallel to the north and south boundaries should be relocated closer to the boundary to enable residents to park directly off access road enhancing security and create a more pleasant outlook.
- Concept of 3 storey buildings is not acceptable due to overlooking of properties in Larkham Close.
- The courtyard follows the boundary of no. 52 Larkham Close. Main bedrooms of Larkham Close houses are on the field side and car lights and banging doors would disturb the residents.
- Concerned about pedestrian / cycle link outside the east fence line would obstruct a right of way.
- Need to ensure the existing drain sizes can cope with the doubling of buildings discharging into the existing drainage system to avoid any backing up into our systems.
- Should be no buildings greater than 2 stories in height.
- Leylandii trees along boundary are extremely high and dominate narrow garden but do provide a degree of privacy and security. Happy for them to

be removed but would strongly object to any replacement which did not provide the same privacy and security.

- Concerned that removal of existing trees will damage the existing retaining wall.
- Proposed layout plan shows two blocks of buildings close to my boundary – not clear of proposed height. Strongly object to any building overlooking my garden.
- Concerned about increased noise from people and vehicles especially from flats.
- Suffer recurrent problems with drainage due to the Hotel's drains being periodically blocked. This results in dirty water rising up and settling on patio. This problems needs to be resolved.

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 application raises a number of issues that need to be carefully assessed in considering the suitability of the site for residential development. I consider that the main issues to be addressed include policy, the impact of the development on the residential amenity of the occupiers of neighbouring properties and issues relating to the proposed new access and highway safety.

Policy

11.2 The site is located in an established residential area with good links to the City centre.

11.3 If there are no material highway safety implications or adverse effects on neighbouring occupiers; this form of development is encouraged by both national government guidance and local planning policies.

Effect on Residential Amenity

11.4 The application relates solely to the principle of residential development and the detail of the proposed access. Although the application is accompanied by a proposed concept layout plan this is for illustrative purposes only and together with the Design and Access Statement describes the design approach taken and merely set the parameters for the type, scale and number of units that can be achieved on the site. This application does not include the siting, design, and external appearance of the residential units or landscaping.

11.5 If Members resolve to grant outline planning permission any subsequent reserved matters application will be assessed in accordance with current guidance and policy to seek to ensure that the amenity of the occupiers of the adjoining properties is not adversely affected.

- 11.6 The application site adjoins existing residential properties on its south and the design and layout of any future housing will need to be carefully considered to minimise any adverse impact on the residential amenities. Particular care will be required to ensure that there is no overlooking or loss of privacy to the rear gardens and no overbearing effects caused by the heights and positioning of new properties along existing boundaries.
- 11.7 Detailed issues relating to community safety and crime will be carefully considered at the reserved matters stage. The advice of the Police Architectural Liaison Officer will also be sought at the detailed stage to ensure that the principles of secured by design are followed.
- 11.8 Whilst only submitted for illustrative purposes the concept layout plan has been amended during the course of the application to demonstrate that the number of units applied for can be satisfactorily accommodated on the site with minimum adverse impact on the occupiers of the properties in Larkham Close adjoining the southern site boundary. The Applicant made specific changes to the units adjacent to number 23 Larkham Close and clarified that the 'block' closest to the boundary relates to a single storey detached garage.
- 11.9 I am satisfied from the illustrative material submitted that a well-designed layout for 67 residential units could be achieved on the site whilst respecting the amenities of neighbouring residents. It is recommended that a note be added to any permission to make the applicant aware of the design constraints of the site particularly in relation to numbers 23 and 52 Larkham Close.
- 11.10 Issues surrounding the potential impact on the value of surrounding properties are not a material planning consideration.

Highways

- 11.11 The Applicant has confirmed that they are prepared to offer the £36,180 contribution requested by the Highways Authority towards improved public transport facilities. On this basis the County Council is satisfied that there are no over-riding issues relating to highway safety as a result of the predicted increase in traffic or the proposed new access onto Matson Lane and therefore no highway objection is raised to the application.
- 11.12 The means of access forms part of the outline application and there is no proposal to provide vehicular access from Larkham Close. Any future proposal for alternative access arrangements would require a separate application, which would be assessed on its individual merits.

Public Open Space

- 11.13 The application proposes 0.20 hectares of on site public open space to the east of the site linking in with the existing open space adjacent to the site boundary.

- 11.14 In addition to this on site provision the Applicant is also offering a financial contribution of £50,000 towards play and an additional £100,000 towards the provision of multi-sports facilities in Matson Park. Overall the level of on-site provision and financial contributions offered comply with the City Councils standards as set out in the adopted SPG.

Conclusion

- 11.15 In conclusion I am of the opinion that the proposal for residential development makes the best use of available land in accordance with the advice contained in both national and local plan policies. I do, however, recognise the real concerns raised by local residents and it is recognised that any development along the southern boundary will have a degree of impact on these residents. However, I do consider this impact can be minimised by careful design and the use of appropriate conditions.
- 11.16 Overall, subject to conditions, I consider that the proposal together with the overall package of contributions offered provides a good scheme and on balance recommend that outline planning permission be granted.

12.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That subject of the satisfactory completion of a Legal Agreement to secure the items detailed in Section 1.4 of the report that outline planning permission be granted subject to the following conditions:

Standard outline conditions

Condition 2

In addition to Condition 1(a) above a landscape and ecological management strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of visual amenity and wildlife conservation.

Condition 3

Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed/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 minimize the risk of pollution.

Condition 4

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timescale agreed.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

Condition 5

No site works shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority, and thereafter be maintained for the duration of the site works.

Reason

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

Condition 6

Prior to the commencement of any site construction works vehicle wheel cleaning facilities shall be provided on site in accordance with details to be submitted to and approved in writing with the Local Planning Authority, and thereafter be maintained for the duration of the site works

Reason

To ensure that mud and earth deposits are not brought onto the public highway in the interests of highway safety.

Condition 7

The details submitted in respect of condition 1(a) and 1(b) shall include a detailed site survey indicating:

- (i) The levels of the existing site, the proposed slab levels of the dwellings and datum points outside the site.
- (ii) All existing trees within the site.

Reason

To ensure that the dwellings are of a scale and height appropriate to the site to safeguard the amenities of the occupiers of neighbouring properties and protect the visual amenities of the area.

Condition 8

The hours of construction work and delivery of materials shall be limited to between 8.00am and 6.00pm Monday to Friday, 8.00am to 1.00pm on Saturdays and no construction work or deliveries shall take place on Sundays and Bank Holidays with the exception of emergency repair and connection works to public utilities.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

Condition 9

No materials or substances shall be incinerated within or adjacent to the site during demolition and construction work.

Reason

To safeguard the amenities of the occupiers of neighbouring properties.

Any conditions required by the Highways Authority.

Notes

- 1 The Local Highway Authority will require the developer to enter into a legally binding agreement to secure the proper implementation of the proposed highway works including an appropriate bond.
- 2 The Local Planning Authority will expect any future reserved matters application on this site to pay due regard to the amenities of the occupiers of the adjacent properties. As such the Local Planning Authority will expect house designs to be of an appropriate scale and positioned so that they are not overbearing to the occupiers of the adjacent properties. Also particular care and attention should be given to the positioning of first floor windows, which should not cause direct overlooking, or loss of privacy to the rear gardens of adjacent properties.

Reason for Approval

The proposed scheme makes the best use of the available land and, subject to the sensitive design of the buildings, would not have an unacceptable adverse effect on the character of the area, the street scene or the amenities currently enjoyed by the occupiers of neighbouring properties and would not create any highway safety implications. The development would provide housing on a brownfield site within an existing urban area in accordance with central government advice and policies BE.21, H.4, H.13 and TR.31 of the Second Deposit Gloucester Local Plan (2002).

Decision:

Notes:

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Person to contact : Caroline Townley
(Tel: 396780)

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **LAND WITHIN GLOUCESTER GOLF COURSE, MATSON LANE.**

APPLICATION NO. & WARD : **07/00896/FUL
MATSON**

APPLICANT : **JARVIS HOTELS LTD**

PROPOSAL : **CONSTRUCTION OF NEW GOLF DRIVING RANGE BUILDING, 15 METRE HIGH NETTING AND SUPPORTING POLES, RELOCATION OF EXISTING PRACTICE PUTTING GREEN, LIGHTING AND ASSOCIATED WORKS.**

REPORT BY : **CAROLINE TOWNLEY**

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

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site has a total site area of some 2.15 hectares of which 1.7 hectares lies within the administrative boundary of Gloucester City Council and 0.45 hectares is within Stroud District Councils boundary. The site is located within the grounds of the existing Gloucester Golf Course on the south-eastern slopes of Robinswood Hill. The boundaries of the site are currently defined by a row of 20 metre high poplar trees, interspersed with the occasional Cherry, Ash, Willow and Oak trees.
- 1.2 The site is broadly rectangular in shape, approximately 240 metres in length with an average width of 65 metres widening to approximately 80 metres towards the western boundary. The site is sloping and rises from 70 metres AOD in the southwest of the site to 80 metres AOD in the northwest.
- 1.3 The site is currently used by the club for limited golf practice and is almost entirely laid to grass. There is currently a small putting green located in the north-eastern corner of the site, which is proposed to be relocated. On the northern edge of the site boundary there is a small pond surrounded by Willow trees and planting. The clubhouse and visitor parking area is situated to the north east of the site connected by a footpath.

1.4 The current application seeks full planning permission for the relocation of the existing golf driving range located adjacent to the Ramada Jarvis Hotel, which is the subject of a related application (ref.07/00894/OUT). It is intended that the replacement range will provide an improved facility in terms of both its overall quality and siting adjacent to the existing golf club. The facility will be for the benefit of hotel guests, golf club members and paying members of the public. In order to accommodate the upgraded practice range it is necessary to relocate the existing practice putting green. The proposal included the following elements:

- Development of a new driving bay.
- 15-metre high perimeter netting.
- One-piece steel posts, painted green, set in concrete and erected at 15m intervals.
- Lighting.
- Relocation of the existing putting green to land adjacent to the existing golf clubhouse.
- New practice green.
- Four target greens in the outfield area.

Driving Bay Building

1.5 The proposed driving bay will be single storey in height and include a total of 15 bays of which 8 will be covered and 7 open. The building would be constructed from uncoloured pressure treated softwood, anchored to a concrete slab by steel shoes. Upright supporting posts would be set at 7 metre intervals. It is intended to clad the back and sides of the structure with shiplap boards, painted a natural green colour. The roof to the covered bays is proposed to be plastic coated green steel sheeting. The roof will be planted with sedums to create a "green roof". In addition to the visual and ecological benefits of this, the storm water runoff will also be significantly reduced.

1.6 The overall length of the building would be 31 metres with a height of 3.96 metres at the front, sloping down to 2.66 metres at the back and a width of 6 metres increasing to 9 metres when including the ball washer building to the rear.

1.7 As a result of the angle of slope across the range it is proposed to split the 15 bays into two level sections, with a covered block of 8 bays on the lower side and an open line of 7 bays with dividers on the top side. The base level of the proposed open bays will be set at the roof height of the covered bays.

1.8 All of the open bays and 7 of the covered bays are proposed to be 3.5 metres wide, with the exception of the teaching bay which is proposed to be 5 metres wide. The ball dispenser and container block at the rear is proposed to be 3 metres wide by 3 metres long.

1.9 To accommodate the proposed development it will be necessary to undertake some re-grading work.

Ground modelling

- 1.10 Some re-grading of the land is proposed to create a level surface necessary for the siting of the practice bays. To minimise visual impact it is proposed to cut the level surface down into the higher northern side of the range. It is also proposed to flatten the outfield for some distance out from the higher side of the teeing area so ensure that golfers are not hitting into an immediate uphill slope.
- 1.11 The proposed grading will require the relocation of approximately 6000 cubic metres of soil. This will be a balanced cut and fill operation, with no requirement for the importation of soil from other parts of the golf course or beyond.

Fencing

- 1.12 The proposed fencing would be 15 metres in height. The location and dimensions of the application area, and the proximity of surrounding golf holes, makes it essential on safety grounds to have perimeter netting. This is not the case with the current practice area because of the far lower usage than is expected on an upgraded facility.
- 1.13 The fence itself would comprise of black 1mm thick polyethylene twine with a mesh size of 28mm. The fencing will be supported by green steel posts, set in concrete and erected at 15 metre intervals.

Lighting

- 1.14 To extend the hours of opening it is proposed to illuminate the range. In order to minimise the impact of any lighting on the surrounding areas and ecology it is proposed to install a berm lighting system which has the bulk of the lighting set into the ground on the outfield. This is considered to be the most effective method of focusing light only on the areas it is needed.
- 1.15 It is proposed to have 8 berm units, in 4 rows each of 2 lights. Each row would be located 50 metres apart, with a 12-metre gap between the bays and the first row of lights, and a gap of 65-85 metres between the last row and the end of the range. The lights would be at least 15 metres from the side perimeter of the range. It is intended that each berm unit would be fitted with 2 high-pressure sodium lamps with one lamp angled directly along the ground and the other raised by 5 degrees to light balls in the air. To light the teeing area and the outfield area up to the first set of berm lights, it is proposed to mount 5 weaker floodlights at 4 metre height behind the teeing area comprising of 3 on top of the bay roof and 2 on masts behind the open bays. Low-level lighting is proposed to light the steps down to the range and for the interior of the bay block.

Planting

- 1.16 The existing practice area is surrounded on all sides by mature trees, mostly poplars that were planted as part of the construction of the original golf course in the mid 1970's. It is intended to retain these trees with the exception of 21 non-native conifers (spruce *Picea abies*) located in the southeast corner of the

range. These spruce trees need to be removed to facilitate the re-grading required to level the range bay building and adjacent access track.

- 1.17 It is intended to plant an additional 140 native trees and shrubs to separate the proposed range area from the existing fairway to the south to replace those to be removed. The proposed new trees will be set slightly further south than the 21 Spruce they are replacing to allow the additional space needed to create a maintenance access alongside the range bays.
- 1.18 It is also intended to plant a further 25 native trees around the range perimeter to provide additional screening to medium and long distance views towards the site. It is also intended that they will provide long term replacements to existing trees allowing the selective removal of poplar trees when necessary as part of the ongoing landscape management of the golf course.
- 1.19 The application is supported by the following documents:
- Design and Access Statement
 - Planning Statement
 - Project Description
 - Landscape and Visual Appraisal including a Lighting Impact Assessment.
 - Waste Minimisation Statement
 - Arboricultural Survey
 - Transport Statement
 - Archaeological Report
 - Ecological Report
 - Great Crested Newt Report

2.0 RELEVANT PLANNING HISTORY

- 2.1 01/00878/FUL -Change of Use of Land from Agricultural Land to Golf Course Extension (reconfigured 13th and 14th holes) and Associated Works and Landscaping. Granted 8th May 2002.
- 2.2 07/00667/LBC and 07/00668/FUL – Conversion and restoration of farmhouse and Long Barn from staff accommodation to residential use (4no. flats and 3 no. cottages). Change of use, restoration and conversion of restaurant and bar into 4 no. residential units including the demolition of the surrounding modern extensions. New access, car parking and landscaping. Resolved by Planning Committee on 7th August 2007 to grant planning permission subject to the satisfactory completion of a Section 106 Agreement to secure a contribution to improved bus services.
- 2.3 07/00896/FUL – Construction of new driving range building, 15m high netting and supporting poles, relocation of existing putting green, lighting and associated works. Pending consideration.

3.0 PLANNING POLICIES

3.1 The following national guidance is relevant:

PPS1 (Delivering Sustainable Development 2005) – 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.

PPS9 (Biodiversity and Geological Conservation) – outlines national policies on the conservation of wildlife and natural features. It includes policies to protect statutorily protected sites. It also seeks to ensure that planning policies minimise any adverse effect on wildlife. Important natural habitats and networks of natural habitats are also protected and should be conserved and enhanced within development processes.

PPG13 (Transport 2001) – encourages residential developments principally within existing urban areas, in locations that are highly accessible by public transport, walking and cycling.

PPG16 (Archaeology and Planning 1990) – states that appropriate protection and preservation of archaeological remains in their setting is a material planning consideration.

PPG17 (Planning for Open Space, Sport and Recreation 2002) – aims to support an urban renaissance, rural renewal, promotion of social inclusion and community cohesion, health and well being and promotion of more sustainable development.

RPG10 (Regional Guidance for the South West 2001) – aims to ensure that most new development should be in larger cities and towns, to make the best use of such areas and help to reuse land that has previously been developed, rather than unnecessarily using undeveloped greenfield land. In slight contrast to PPG3 the definition of “Greenfield” land in RPG10 is land that has not been used for development that is located outside the existing built up area of a settlement. It also contains interim transport accessibility criteria and maximum car parking standards.

3.2 The key policy designation in the Second Deposit City of Gloucester Local Plan (2002) relates to the Landscape Conservation Area. Stroud District Council’s Adopted Local Plan includes the south-eastern part of the site in a Special Landscape Area. The following policies from the Second Deposit City of Gloucester Local Plan (2002) are relevant:

Policy LCA.1 (Landscape Conservation Area) – states that development will not be permitted that would detract from the particular landscape qualities and character of LCAs unless there are exceptional circumstances. Open air recreational uses and small scale development required to support them,

agricultural development and renewable energy proposals may be acceptable provided they are sensitively located, designed and landscaped.

Policy B.10 (Trees and Hedgerows on Development Sites) –seeks to retain trees / hedgerows which make a valuable contribution to the amenity and/or nature conservation value of a site.

Policy BE.1 (Scale, Massing and Height) – development should be of materials, scale, massing and height to sit comfortably with existing buildings and surrounding built environment.

Policy BE.2 (Views and Skyline) – development should respect and protect the City skyline and important views and vistas within the City, views of surrounding countryside from within the city and views of the city from surrounding countryside.

Policy BE.12 (Landscape Schemes) – states that applications should be accompanied by an appropriate landscape scheme.

Policy FRP.9 (Light Pollution) – External lighting of new development will be permitted providing that the lighting scheme is the minimum required to undertake the task, light pollution is kept to a minimum and there will be no dazzling or distraction of drivers.

Policy TR.31 (Road Safety) - states that new developments must satisfactorily deal with road safety issues.

Policy BE.21 (Safeguarding of Amenity) – states that planning permission will not be granted for any development that would unreasonably affect neighbouring properties.

- 3.3 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 relocation and upgrading of the driving range is not expected to result in any net changes to staffing levels in the short-term. If there is any longer term significant increase in demand to use the facilities this may result in the need to recruit additional staff.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 The proposed driving bay building is single storey and constructed from natural materials has been designed and sited to integrate within the site.

6.0 TRAFFIC AND TRANSPORT

- 6.1 It is proposed to use the existing access to the site and a Transport Assessment was submitted to accompany the application which indicated that the proposed development will not give rise to a material impact on the adjacent highway network and that the existing junction is wide enough to accommodate vehicles entering and existing without causing conflict on Matson Lane. It is proposed to improve the golf course access through enhanced visibility splays to ensure the safer movement of vehicles from the site.
- 6.2 It is intended to use the current car park adjacent to the Golf Club House, which provides a total of 107 car parking spaces. The submitted Transport Assessment demonstrates that there is sufficient capacity to accommodate the likely increase in visitor numbers. It is stated that there is currently a greater number of spare spaces in this car park than the total number provided for the current driving range at the hotel site. It is estimated that the existing parking provision is adequate for the estimated 25-50% increase in practice demand.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 The golf course as a whole, due to the sloping topography creates access difficulties for those with mobility difficulties. Accessing the practice ground, as it exists now requires an ascent/descent of 6.25m over a 37m distance with gradients of 1 in 5. There is insufficient space or option due to the golf holes and gradients around the site to reduce this descent. It is however, proposed to make access easier by creating two flights of steps, with a handrail, and separated by a shallower section of path. It is intended that the steps will be 2m wide.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

Ecology

- 8.1 An Ecological Report was submitted in support of the application following an assessment undertaken in January 2007. The assessment indicates that the site is managed grassland with a line of Poplars running along the north, south and western boundaries. There is a small pond just outside the application site to the north and a second larger pond approximately 100m to the south west of the site. A number of other water bodies were found to be present in the surrounding landscape.
- 8.2 Botanically the report considers the site to have negligible value as managed grassland.
- 8.3 With regards to protected species, habitats within and adjacent to the application are considered to have some potential to support protected species such as bats, great crested newts and breeding birds. Badgers may also forage within the site, although no setts were found within the application site or in adjacent habitats.

- 8.4 The report recommends that if any of the trees identified as having potential are proposed to be felled or have any arboricultural work, a survey to check for roosting bats should be undertaken. It also recommends that a likely presence/absence survey for great crested newts should be undertaken of suitable ponds within a 500m radius of the application site. Recommendations have also been made with regard to breeding birds and the timings associated with the removal of breeding bird habitat.
- 8.5 In terms of enhancement opportunities it is recommended that where possible the mature trees should be retained within the site, as they are likely to be important for both birds and bats. Any proposed landscape planting should use native species. Enhancement to the existing ponds could include the planting of reed beds to increase habitat diversity.
- 8.6 Following this initial ecology assessment a presence/absence survey for great crested newts was undertaken in the spring/summer this year of all accessible water bodies within 500 metres of the application boundary. The surveys confirmed the presence of great crested newts in the surrounding ponds. Newt surveys undertaken concurrently on other parts of the golf course to the north also identified the presence of great crested newts indicating that the population adjacent to the application site formed part of a wider metapopulation. Great crested newts are distributed throughout Gloucestershire, particularly in the Severn Vale and therefore the significance of the population on site assessed as of local significance.
- 8.7 The application site itself is considered to have little suitability to support great crested newts due to the lack of suitable foraging or over wintering habitat. It is, however, considered likely that newts are active across the golf course and readily move between ponds regardless of habitat type. It is therefore likely that in suitable conditions, such as warm, wet nights, newts may be present within the site boundaries.
- 8.8 The works associated with the planning application are likely to result in temporary disturbance to terrestrial habitat immediately adjacent to a great crested newt breeding pond and a mitigation strategy needs to be in place to protect the species. The mitigation strategy proposes to fence off the area affected by the proposed construction works to ensure that the newts are restricted from entering the area during construction whilst still maintaining access to the breeding ponds. It is proposed to achieve this through the provision of amphibian exclusion fencing around the site during the construction phases. It is also recognised that the re-landscaping of the golf course may permit the inclusion of habitats suitable for great crested newts.
- 8.9 In conclusion subject to the recommended mitigation and enhancement it is not considered that the proposed development will result in any significant adverse change in the population of great crested newts within and immediately adjacent to the site, nor result in any adverse impacts on the status of great crested newts in the local, regional or national context.

Planting

- 8.10 It is intended to plant an additional 140 native trees and shrubs to separate the proposed range area from the existing fairway to the south. The proposed new trees will be set slightly further south than the 21 Spruce they are replacing to allow the additional space needed to create a maintenance access alongside the range bays.
- 8.11 It is intended to plant a further 25 native trees around the range perimeter to provide additional screening to medium and long distance views towards the site. It is also intended that they will provide long term replacements to existing trees allowing the selective removal of poplar trees when necessary as part of the ongoing landscape management of the golf course.

Lighting

- 8.12 A detailed assessment of the impact of the lighting has been prepared and forms part of the submitted Landscape and Visual Appraisal. This study considers the current landscape after dark from a range of key view points, selected to cover the residential, recreational and road user viewpoints considered most sensitive or most likely to be affected by the proposals and the predicted impact of the lighting scheme. The amount of light that can be issued from the site without becoming obtrusive, as defined by the Institute of Lighting Engineers (ILE) Guidelines has been used as a benchmark for the assessment.
- 8.13 Applying the ILE thresholds, the proposed scheme is predicted to be unobtrusive with regard to 2 of the 3 'types' of light pollution – light trespass (or light spill) and glare, but obtrusive with regard to the third known as sky-glow. All floodlit golf ranges, regardless of the lighting system used or location will fall foul of the sky-glow limits by virtue of the fact that they are required to shine light upwards to illuminate the flight of a golf ball.
- 8.14 The impact of any light emanating from the golf range is very much dependent on the origin and direction of view together with the sensitivity of the visual receptor. The proximity of the residential area to Matson to the application site is considered to increase the capacity of the site as a light source from certain directions but equally it is recognised that there are directions of view in which the site is located in a darker setting.
- 8.15 In conclusion the report indicates that glare and light-spill are not felt to be significant issues for any receptor locations. However, sky-glow above the range cannot be avoided. The proposed use of berm lighting will be less than for an end-range lighting system. Views towards Gloucester from the south will be affected by sky-glow for a period during the evenings, but it is not considered to be to a degree that would result in a complete change in character of the view.

9.0 **CONSULTATIONS**

External Consultees

- 9.1 Gloucestershire County Council (Highways) – Recommend that no highway objection be raised subject to a number of conditions.
- 9.2 Sport England - aware that the application will function as a replacement for the current 12-bay practice range that is only 180m in length and considered insufficient for a significant proportion of golfers to practice with longer-hitting clubs and standard compression balls. From the information available it is considered that the proposal is consistent with Planning Policy Objective 7 of our “Planning for Sport and Active Recreation: Objectives and Opportunities” document. With the scheme hoping to address certain issues such as inconvenience to golfers when the current practice area is separate from the main course, driving range surroundings, poor usage, safety, and owner cost reduction, Sport England wish to lend its support in principle to this planning application.
- 9.3 Natural England – no objection based on the information provided in respect of great crested newts or any other legally protected species, as we are not aware that they are likely to be adversely affected by the proposal. Information submitted indicates that great crested newts are present throughout the golf course and are likely to be using the area where the new driving range facilities will be located. Providing the Applicants follow the mitigation measures suggested in the report there are unlikely to be any long-term damaging effects on the great crested newt population.

Would still expect the Council to ensure that enhancement work is carried out to improve the habitat of the affected area for great crested newts. The submitted report states that landscape planting around the pond would enhance habitats for newts. It would be useful to ensure that the design of the new driving range ensure suitable linkage between ponds and appropriate terrestrial habitats.

The protection afforded these species is explained in Part IV and Annex A of ODPM Circular 06/2005 to PPS9 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System. Paragraph 98 states “the presence of a protected species is a material planning consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”.

The applicants should be informed that planning permission, if granted, does not absolve them from complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06/2005.

Internal Consultees

- 9.4 Local Plans – This application seeks a new open-air recreation facility and improvements to the existing golf course.

The sedum roof on the proposed driving range building is welcomed.

The site lies within the Landscape Conservation Area as defined on the City of Gloucester Second Deposit Local Plan (2002) proposals map. Policy LCA1 – Development in LCAs applies. Open-air recreational uses are considered acceptable by this policy provided that they are sensitively located, designed and landscaped.

Concern remains regarding the impact of lighting from the facility on the LCA. This side of Robinswood Hill is readily visible from the M5 and from Brookthorpe and the 5 no. mounted 4m floodlights proposed may be obvious (when lit) within the LCA. This matter needs to be carefully considered in the context of LCA1, especially as the existing trees help screen the 15m netting adjacent to the driving range are deciduous and will allow more light to percolate through during winter months when the floodlighting will be more intensively used. Policy FRP9 applies with regard to the proposed floodlighting.

- 9.5 Landscape – The proposed work to the existing trees detailed in the arboricultural survey is acceptable, as are the removal of the group of Picea (spruce). Protection of the existing trees during construction will require a tree protection plan based on the RPAs set out in the survey and on the requirements of BS5837: 2005.

Proposed planting – Would like to see some more naturalistic planting around the boundaries of the new driving range which would require the removal of a number of the existing regimented hybrid poplar trees and planting of a range of native species to give an 'informal edge' to the planting, particularly along the long side boundaries. The proposals would require a mix of small to large native species creating a 'woodland edge' type habitat, native hedge species could also be used. Recommend a standard landscape condition requiring the submission and approval of a landscaping scheme. Leaving the existing boundary of poplars intact would eventually totally enclose the new range in an artificial shaped tree enclosure with a row of single species trees up to 30 metres high.

- 9.6 Ecology

There are a number of ponds and ditches around the proposal that potentially are very useful habitat for newts. The problem is that the grass is closely mown right up to the watercourses and ponds making it very difficult for newts to move around and forage. The ecological statement makes reference to managing the land around the site for newts. Given the that grass is likely to be mown to a minimal height would recommend a landscaping scheme that provided shrub planting that once planted may be retained and allow some

cover for foraging newts. This should be coupled with some management changes.

Recommend that any landscaping condition needs to include land outside the application site and should also incorporate reference to newts and tree management. Also recommend conditions on hours of operation for the lighting the reason should include the impact on foraging newts and the provision of at least one hibernacula.

The structure fits into the landscape rather than sitting on it. The tinted wood and green roof will blend well in long distant views yet look attractive close up. The green roof should also make a much better facility in the summer – recommend that details of this element should be conditioned.

Appear to have gone for the most environmentally benign lighting scheme. Uplighting rather than illuminating from the tee will help address our concerns of lights shining out across the landscape towards Whaddon – recommend condition hours of lighting.

- 9.7 Historic Environment Manager – The archaeological desk-based assessment originally provided by the applicant notes that the site is of some archaeological potential being partly within the Robinswood Hill area of principal archaeological interest. This interest mainly relates to the site's prehistoric potential. In light of this and that the proposal potentially could have an impact on significant elements of the historic environment, but that this potential is not yet quantified. The applicant was therefore required to provide further information on the site's archaeological potential before the determination of the application.

On the advice of the Historic Environment Manager the applicants undertook a geophysical survey of the proposed development site.

The survey and its findings indicated that much of the site includes relic medieval and post-medieval field systems in the form of field boundaries and evidence of ridge and furrow. These with the areas of made and landscaped ground associated with the formation of the golf course are not of any significant historic environment status.

There was also, an area in the central to western section of the proposed development site where the survey indicated higher potential for significant remains' survival. This potential is represented by two rectilinear features parallel and close to a field boundary that could be former structures. It was possible that these are medieval or earlier byes or even longhouses. As such the Applicants were advised that that the planning authority required further information on the quality, form and date of the rectilinear features and their relationship to the field boundary before it could make a properly informed decision on this application in regard to the historic environment. This further information should be retrievable by cutting a 30m archaeological trench through the two features, and archaeologically recording and analysing features, structures and layers thereby revealed.

We have now received the full, further information that we required. This now allows us to make an informed decision on the application in regard to the site's historic environment. The information was contained within the archaeological desk-based assessment, first submitted with the application, the findings from the geophysical survey and the subsequent archaeological evaluation.

The information provided indicates that the proposal is unlikely to have a notable impact on any significant elements of the historic environment. I will, therefore, be making no further comment on this planning application in relation to the historic environment.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 The application has been publicised by way of a press notice in the Citizen and through the display of a site notice. The Matson and Robinswood Neighbourhood Partnership were also notified of the application.
- 10.2 No letters of representation have been received from members of the public.
- 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 application site already falls into part of the existing Gloucester Golf Course and the proposal will provide an improved practice facility for the club. The proposal does, however, raise a number of issues that require careful assessment.

Visual Appraisal and Impact on the Landscape Conservation Area

- 11.2 Local Plan Policy LCA1 states that development will not be permitted that would detract from the particular landscape qualities and character of LCAs unless there are exceptional circumstances. Open air recreational uses and small scale development required to support them, agricultural development and renewable energy proposals may be acceptable provided they are sensitively located, designed and landscaped.
- 11.3 The visual appraisal submitted with the application demonstrates that there are limited views towards the boundaries of the site in the wider landscape. The nature of the landform and intervening vegetation in the wider environment restricts views to the site from the surrounding landscape. The most significant publicly available views to the site are from Robinswood Hill, from public rights of way located south of the M5 in the vicinity of Painswick Beacon. Private views across the site are possible from a small number of properties in the vicinity of the boundaries to the site.

- 11.4 The existing mature framework of trees, hedgerows and the topography within the surrounding area help to control views across the landscape towards the site. It is accepted that the site is well integrated into the landscape and has a small local visual envelope, with views of the site generally limited to roads, Public Rights of Way and properties in the vicinity of the boundaries to the site. However, due to the elevated nature of land to the south and north of the site a number of long distance views are possible from the vicinity of Painswick Beacon towards the boundaries of the site. Medium distance views are also possible from the summit of Robinswood Hill.
- 11.5 Careful consideration has been given to the siting and design of the proposed building and facilities to ensure that the development will be satisfactorily integrated into the site and offer opportunities to improve the existing landscaping structure. I consider that the proposed building itself fits well into the landscape and its overall design and use of materials including the green roof, will help it blend well from long distant views while also looking attractive close up. The existing mature trees and hedgerows adjacent to the site provide a mature landscape setting to the proposed scheme and with the addition of new tree, shrub and hedgerow planting, will assist in assimilating the development sympathetically into the local area.

Lighting

- 11.6 A detailed assessment of the impact of the proposed lighting has been submitted with the planning application. The submitted reports acknowledge that lighting of the proposed development is considered to be extremely important in affecting the overall visual impact. Whilst it appears that most environmentally sensitive system of lighting is proposed with the use of berm lighting set into the ground, it is acknowledged that it will produce an impact in terms of increased 'sky-glow', which will be visible from views to the south. However, on balance given that this will be for a limited period of time and subject to a condition restricting the hours of use of the lighting I consider the proposal to be acceptable.

Ecology

- 11.7 Information submitted indicates that great crested newts are present throughout the golf course and are likely to be using the area where the new driving range facilities will be located. However providing the Applicants follow the mitigation measures suggested in the report it is considered that there are unlikely to be any long-term damaging effects on the great crested newt population.
- 11.8 In conclusion subject to the recommended mitigation and enhancement it is not considered that the proposed development will result in any significant adverse change in the population of great crested newts within and immediately adjacent to the site, nor result in any adverse impacts on the status of great crested newts in the local, regional or national context.

Highways

- 11.9 The Highway Authority is satisfied that the proposal will not give rise to a material impact on the adjacent highway network and that subject to the provision of enhance visibility spays the junction onto Matson Lane is acceptable. It is considered that the existing car park is sufficient to cater for any increase in demand associated with the new facility.
- 11.10 Overall, subject to conditions, I consider that the proposal is acceptable and on balance recommend that planning permission be granted.

12.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That planning permission is granted subject to the following conditions:

Condition

No part of the development shall be brought into use until covered and secure 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 10 bicycles to be parked.

Reason

In the interests of highway safety.

Condition

Before the development hereby authorised is brought into use the existing site access shall be modified and approved strictly in accordance with the details shown on submitted plan no. 6790/03/004 and shall be similarly maintained thereafter.

Reason

To ensure a satisfactory means of access is provided and maintained in the interests of highway safety.

Condition

The proposed external lighting shall be carried out in accordance with the details submitted with the application and there shall be no other illumination to the development without the prior written approval of the Local Planning Authority.

Reason

To minimise the impact of the external lighting to protect the residential amenity of nearby dwellings, in the interests of the visual amenity of the area and to minimise the impact on wildlife.

Condition

The approved lighting to the golf driving range shall be turned off no later than 9.30pm.

Reason

To minimise the impact of the external lighting to protect the residential amenity of nearby dwellings, in the interests of the visual amenity of the area and to minimise the impact on wildlife.

Condition

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the application site and adjacent land, which shall include indications of all trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, any necessary tree surgery and management. All proposed planting shall be clearly described with species, sizes and planting numbers.

Reason

In order to protect the visual amenities of the area and in the interest of foraging newts.

PG05 (Implementation of landscaping scheme)

Condition

No development shall take place until full details of the proposed mitigation and enhancement strategy for the protection of great crested newts and their foraging areas has been submitted to and approved in writing by the Local Planning Authority. The enhancement strategy shall include the provision of a minimum of one hibernacula. The mitigation and enhancement strategy shall be carried out as approved.

Reason

In order to protect the great crested newts and their foraging areas.

NOTE 1

Where the development does not directly involve a public right of way, it may be likely that ancillary works, such as the storage of materials and plant, or vehicle access routes, may do so.

- (i) Planning Approval does not authorise use of motor vehicles on public right of ways, either during building operations, or thereafter, by private occupancy.
- (ii) Planning Approval does not authorise the position or width of public rights of way to be varied in any way on development sites.
- (iii) Planning Approval does not authorise the erection of new boundaries, across public rights of way, whether stiles or gates are provided or not. You are advised to consult the Highway Authority on these matters.

NOTE 2

The application has been supported by a Transport Statement that has provided sufficient evidence to satisfy the Highway Authority that adequate car parking will be provided to accommodate anticipated demand.

NOTE 3

That Applicant is advised that planning permission does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of Circular 06/2005.

Reason for Approval

The proposed development will provide an enhanced leisure facility and subject to conditions, would not have an unacceptable adverse effect on the character of the area, the Landscape Conservation Area, ecology or the amenities currently enjoyed by the occupiers of neighbouring properties and would not create any highway safety implications. The development is therefore considered to be in accordance with Policies BE.1, BE.2, BE.21, B.10, LCA.1, FRP.9 and TR.31 of the Second Deposit Gloucester Local Plan (2002).

Decision:

Notes:

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Person to contact : Caroline Townley
(Tel: 396780)

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **1 ESTCOURT CLOSE**

APPLICATION NO. & WARD : **07/00971/FUL
LONGLEVENS**

APPLICANT : **MR J HACKFORTH**

PROPOSAL : **ERECTION OF ADDITIONAL STOREY TO
EXISTING BUNGALOW TO CREATE A TWO
STOREY DWELLING HOUSE**

REPORT BY : **ADAM SMITH**

**NO. OF APPENDICES/
OBJECTIONS** : **SITE LOCATION PLAN
5 LETTERS OF REPRESENTATION**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The existing property is a detached, two-bed bungalow with an attached flat roof garage, situated on the west side of the close. Estcourt Close is a T-shaped cul-de-sac with the property fronting the close where it links onto Estcourt Road (the residential service road). The immediate neighbouring property No. 3 Estcourt Close, is adjacent to the north, situated on the corner plot and set back slightly from No. 1. No. 1 also abuts the gardens of Nos. 107/109/111 Estcourt Road to the south and No. 5 Estcourt Close beyond the foot of the garden to the west. The west end of the cul-de-sac is the entrance to Bishops College.
- 1.2 The proposal relates to the addition of a storey onto the existing bungalow to create a two-storey (4-bed) house. The design would include a hipped roof except for a gable projection to the south side. Bedroom windows would be provided to the front and rear elevations, with bathroom and stairwell windows only to the north and south side elevations respectively at first floor. The footprint of the building would not change. A pitched roof would be added above the garage to house an en-suite bathroom at first floor. Various other minor works are proposed, including inserting the main entrance at the front of the building, erecting a covered porch area that would tie into the garage roof, enlargement of windows and some infilling.
- 1.3 This application is brought before the Committee at the request of a Ward Councillor, who has concerns regarding the design of the extension.

2.0 RELEVANT PLANNING HISTORY

- 2.1 No planning history since construction. The bungalow appears to have been constructed in the mid 1950s, with planning approval given in 1952. While it was not subject to a planning application, a garage was approved under byelaws in 1960.

3.0 PLANNING POLICIES

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

BE.20 - Extensions

Requires compliance with five criteria, these concern; the design being sympathetic in scale, form and materials to the existing building; avoiding significant adverse effects on the amenity of nearby properties; respecting the character and appearance of the streetscene; not unreasonably detracting from the existing open area of the site; and avoiding the creation of safety issues on any highway.

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.

TR.31 – Road Safety

Requires development to deal satisfactorily with road safety issues.

- 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 Short term benefits to the construction industry.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 This is a mature residential area of predominantly detached, two storey dwellinghouses, although there are a variety of house designs in this vicinity. No. 1 is actually rather out of character itself as a bungalow. With this proposal, in urban design terms it is important to consider the appearance of the proposed two storey building on this footprint and within these surroundings. It is considered that given the two-storey character of the surrounding development the scale of development is appropriate. Although the footprint of the existing building means the proposed building would sit forward of No. 3 on the corner, this is considered acceptable, given that the existing bungalow has this siting (albeit a two-storey dwelling is more

prominent), it would not contravene a lengthy or rigid building line, and the siting would not be at odds with the varied character of surrounding development.

- 5.2 There are not considered to be any significant community safety issues as this is an existing residential site and the site access and boundaries will not fundamentally change.

6.0 TRAFFIC AND TRANSPORT

- 6.1 While the application is effectively an extension, not seeking to add to the number of dwelling units on the site, given the nature of local concerns the advice of the County Council's Development Co-ordination Manager has been sought as regards parking levels. The existing parking arrangements would not change, in that the provision is a garage and an off-road driveway space.

- 6.2 The recent paper from the Department of Communities and Local Government "Residential Car Parking Research" acknowledges that dwelling size and type are major factors in determining car ownership levels. It is logical that larger dwellings are more likely to be inhabited by more people of driving age and/or households with larger incomes. Conversely, smaller dwellings tend to be occupied by single-person households. The number of bedrooms has often been used as a proxy for size. However, this is now regarded as a coarse measure given significant variation in car ownership that has been found between, for example, 4 and 5 room dwellings, and the fact that in most flats there is little difference between the individual rooms (other than kitchens) in terms of what they can be used for.

- 6.3 The average car ownership per dwelling for 2026 is anticipated to be:

3 room	1.1
4 room	1.2
5 room	1.4
6 room	1.6
7 room	1.9
8 room	2.2

With the proposal under consideration, if the current number of habitable rooms in the bungalow is 3 (lounge, bedroom 1 and bedroom 2) and the proposed number of habitable rooms in the house is 5 (lounge plus 4 bedrooms), then car ownership is likely to increase from, as a national average, 1.1 to 1.4.

- 6.4 In conclusion the Development Co-ordination Manager does not consider there is sufficient robust empirical evidence to suggest that the 2 parking spaces provided for an existing bungalow is not adequate to accommodate the demand generated by the proposed 4 bedroom house.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

7.1 Part M of the Building Regulations covers access for disabled persons.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

8.1 No significant additional implications.

9.0 CONSULTATIONS

9.1 The County Council's Development Co-ordination Manager raises no objection to the proposal.

10.0 PUBLICITY AND REPRESENTATIONS

10.1 Notifications were sent to eight neighbouring properties and a site notice was erected at the site. Five responses have been received. The issues raised can be summarised as follows:

- Height of proposal would make it oppressive and dominant to 3 Estcourt Close and would overlook habitable rooms;
- Pebbledash finish would jar with surrounding brick-built dwellings;
- Development 'not in keeping' with the nature of the existing area;
- Limited capacity of on-street parking would be affected (including with regard to nearby school);
- A request that the first floor stairwell window be obscure-glazed.

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 There are three main issues to be addressed in the assessment of this proposal; these being any impact on neighbouring amenity, the appearance of the proposal, and the issue raised by objectors regarding parking.

Neighbouring amenity

11.2 Five neighbouring properties need to be considered; Nos. 107, 109 and 111 Estcourt Road adjoin the site to the south, No. 3 Estcourt Close is the corner property adjacent to the north and No. 5 Estcourt Close is the neighbour whose garden adjoins No. 1's garden to the rear.

11.3 Nos. 107, 109 and 111 Estcourt Road adjoin the site to the south. The south facing wall of the extended No. 1 would include a projecting blank gable end and a stairwell window, though this is at a relatively low level (the top at 3.8m), being mid way up the stairwell. The staggered side wall of the extended No. 1 would be 1-2 metres off the boundary and between 12 and 15 metres from the rear of Nos. 109 and 111 that are closest. There are a garage/outbuildings between No. 1 and No. 111 as well as trees along the

boundaries. Coupled with the separation between units I consider a condition to obscure glaze the stairwell window and a restriction on any new windows being inserted in the future would make the relationship to Nos. 107, 109 and 111 acceptable.

- 11.4 No. 3 Estcourt Close is the corner property adjacent to the north. It is set back from No. 1 with a two-storey, flat roof extension to rear, and has two small first floor windows facing No. 1 (both to one bedroom). However, these windows are secondary to a large front facing window to the main bedroom and on this basis I do not consider the proposed extension would significantly affect the light to this room. Similarly the ground floor lounge has side windows facing No. 1 but again this room receives light from large unaffected windows and the side windows face directly onto a fence at present. The side window in the new storey of No. 1 would not directly align with the side windows of No. 3, but in any respect is to a bathroom and could be conditioned to be obscure glazed.
- 11.5 No. 5 Estcourt Close is the neighbour whose garden adjoins No. 1's garden to the rear. The rear wall of No. 1 would be approximately 10 metres off this boundary with first floor bedroom windows. However, the garden of No. 5 is already significantly overlooked by surrounding properties. If the existing trees are retained in the garden of No. 1 they will screen some of the overlooking, but even if this is not the case I do not consider that the new rear windows in No. 1 would significantly impact on the amenity of the neighbour over and above the existing situation. This neighbour has not objected and the patio area of this property is in a position that would be largely screened from No. 1 by an existing extension/conservatory.

Design/Appearance

- 11.6 Although the additional storey will clearly make a difference to the appearance of the street, I consider that it will sit reasonably comfortably in this context, and the existing bungalow is actually out of character itself in the two-storey surroundings. The materials to be used would need attention, as it might be difficult to match the bricks, potentially giving an undesirable 'join' where the two brick types meet. The pebbledash render proposed may give a rather dated appearance, and I consider that a plain render may be the best solution. The area is characterised by brick built dwellings but there are one or two white rendered buildings. A condition requiring Officers to approve the proposed materials could deal with this aspect satisfactorily.

Parking

- 11.7 It appears from residents that there is an existing issue with parking congestion in the area. The problem appears to be particularly with the school traffic although during my two site visits (one undertaken between 15:15 and 15:50) there was minimal on-street parking congestion. The development would still retain the one garage and one driveway space arrangement that currently exists. As noted at Section 6 above it is not considered that the on-site parking provision proposed is inadequate and I do not consider there to be a valid reason for refusing planning permission in these terms.

Conclusion

- 11.8 Taking into account the above considerations it is recommended that the application be approved subject to conditions.

12.0 RECOMMENDATION OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That permission be granted subject to conditions as follows:

Condition 1:

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

Reason:

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

Condition 2:

No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials harmonise with the surroundings.

Condition 3:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no additional first floor or roof level windows or dormer windows shall at any time be placed in the north-east or south-west facing elevations of the extension hereby permitted without the prior approval of the Local Planning Authority.

Reason

In order to protect the residential amenity of adjacent properties.

Condition 4:

Prior to the use or occupation of the first floor level accommodation hereby permitted, and at all times thereafter, the windows in the north-east and south-west facing elevations (indicated as being to a bathroom and stairwell respectively on the approved plans received by the local planning authority on the 20th August 2007) shall be glazed with obscure glass only and shall be non-opening unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order to protect the residential amenity of adjacent properties.

Note 1:

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

Note 2:

Your attention is drawn to the requirements of the Building Regulations, which, if needed, must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucester City Council Building Control Team on 01452 396771 for further information.

Note 3:

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

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

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet. Copies are available from the Planning Reception, 4th Floor, Herbert Warehouse, The Docks, Gloucester.

Reason for Approval

The impacts of the proposed first floor and roof additions to the property and associated works have been carefully assessed in terms of the overall design of the building, its resultant mass and siting and any loss of light, overshadowing or potential overlooking from windows. Subject to the attached conditions it is concluded that they will have no undue impact on the amenities of the neighbouring properties, the appearance of the existing street scene or highway safety. The proposal is considered to be in accordance with Policies BE.20 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision:

Notes:

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Person to contact : Adam Smith
(Tel: 396702)

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **LAND EAST OF WATERWELLS BUSINESS PARK.**

APPLICATION NO. & WARD : **07/00618/OUT
FIELD COURT**

APPLICANT : **CREST NICHOLSON (SOUTH WEST) LTD**

PROPOSAL : **SITE FOR CLASS B1 (OFFICE/LIGHT INDUSTRIAL) DEVELOPMENT. OUTLINE APPLICATION – MEANS OF ACCESS NOT RESERVED.**

REPORT BY : **CAROLINE TOWNLEY**

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

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application relates to 3.2 hectares of land located to the east of the Waterwells Business Park. Immediately to the east of the application site are four residential dwellings with currently undeveloped land to the south within the administrative area of Stroud District Council. Approximately 0.83 hectares of the site lies within the administrative area of Stroud District Council. The Dimore Brook runs through the northern part of the site.
- 1.2 The site rises up towards the southern boundary to the ridge, which forms the southern boundary of the site with the area known as Hunts Grove immediately to the south.
- 1.3 The application seeks outline planning permission for Class B1 employment use. All matters are reserved for future consideration with the exception of means of access and amount of development. Two points of access are proposed into the site from Marconi Drive for pedestrian, cyclist and vehicular users. The two access points create a loop road into the site with parking courtyards and smaller access roads running from it. The road has been designed to incorporate a distribution roundabout at the southern end to address the possible link to the east and reduce traffic speeds entering the site.

1.4 The application proposes a maximum of 11,985 square metres of floorspace, which is shown accommodated in 15 plots on the illustrative layout plan.

2.0 RELEVANT PLANNING HISTORY

2.1 There are no existing planning consents within the site itself.

2.2 Waterwells Business Park to the west was allocated for business use in the Interim Adoption Copy of the Additional Area Post 1991 Boundary Extension Local Plan (Policy E.1 (a)). This allocation was made following a recommendation by the Local Plan Inspector. The site is shown as an employment commitment in the First and Second Stage Deposit Local Plans (June 2001 and August 2002).

2.3 An outline planning application (95/00126/OUT) for the comprehensive development of land for Class B1, B2 and B8 employment, with ancillary A1, A2 and A3 uses, open space, park and ride car park, landscaping, associated drainage and highway works was submitted on 22nd February 1995. All matters were reserved for future consideration. Part of the outline application area fell within the area administered by Stroud District Council.

2.4 The application was subsequently amended to delete reference to Class B2 (general industrial) because of the range of uses allowed within this class and the desire that the development should be of a high visual quality. It was agreed at that time that if a specific B2 use was proposed it would need to be justified and would be judged on its individual merits.

2.5 An outline planning application (01/00776/OUT) for the development of the former RMC site located south of Naas Lane for business use class B1 (light industry and offices) and storage and distribution (B8) and a new distributor road was granted on 17/2/04 (04/00497/FUL).

2.6 There have subsequently been various detailed applications and permissions for individual sites within the business park, with many of the buildings now completed.

2.7 The current application forms part of the wider employment allocation in the Second Stage Deposit Local Plan and there have been a number of applications within the wider allocation including:

- Proposals by the IM Group for outline planning permission for use of the land in its ownership for residential or employment in 2001 all of which were subsequently withdrawn (ref 01/00677/OUT, 01/00676/OUT and 01/00672/OUT).
- Two applications for infill residential development at 1 Brookland Villas were refused in 1994 and 1997 (ref. 60593/01/OUT and 97/00239/OUT).
- The Hunts Grove site extends to some 95 hectares and is allocated within the Stroud District Local Plan for a mixed use scheme to include residential and employment uses with associated facilities and services including a new primary school, local shopping facilities, community

centre, community offices, medical and other practices, public house and public open space. The application has been called in by The Secretary of State.

3.0 PLANNING POLICIES

3.1 National Guidance contained in various PPG's and PPS's encourages sustainable development, which has high standards of design to be located in accessible locations.

3.2 Interim Adoption Additional Areas Local Plan – Implementation Policy E.1 (a) allocates 33.6 acres of land at Waterwells Farm for business purposes.

3.3 The application site that falls within Gloucester City was allocated as employment land in the Second Deposit City of Gloucester Local Plan (2002) as part of a larger employment land allocation (Policy E.2.5). The site also falls within the area covered by the Draft Supplementary Planning Document - Land East of Waterwells Business Park Planning Brief.

3.4 Relevant policies in the Second Deposit Local Plan 2002 are:

Policy FRP.9 (Light Pollution) – External lighting will be permitted provided that the lighting scheme proposed is kept to a minimum.

Policy FRP.10 (Noise) – Development likely to generate noise which, in its location, is unacceptable either in volume, or duration will not be permitted.

Policy FRP.15 (Contaminated Land) – On land that is contaminated, the City Council will require planning applications to be accompanied by a thorough survey showing the type and extent of contamination present on site.

Policy BE.1 (Scale, Massing and Height) – Proposed development should be of materials, scale, massing and height which sit comfortably with the height of adjacent buildings and the surrounding built environment.

Policy BE.5 (Community Safety) – Committed to helping to create an environment that can be enjoyed by all members of the community

Policy BE.6 (Access for all) – City Council seek to ensure that the needs of people with disabilities are adequately catered for in new developments

Policy BE.21 (Safeguarding of Amenity) – Planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers.

Policy E.2 (Employment Allocations) – Site 5 Land east of Waterwells Business Park (15.1 hectares B1 uses).

Policy TR.12 (Cycle Parking Standards) – Secure covered cycle parking will be provided within the development in accordance with the Council's standards.

Policy TR.31 (Road Safety) – new developments must satisfactorily deal with road safety issues.

Policy E.4 (Protecting Employment land) – Planning permission will not be granted for any development that involves the loss of employment land unless the land has limited potential for employment and the developer is able to demonstrate that an alternative use, or mix of uses offers greater potential benefit to the community.

- 3.5 Revised Draft Supplementary Planning Document Land East of Waterwells Business Park Planning Brief (September 2007) – The revised brief has been produced in order to guide the future redevelopment of land to the east of the Waterwells Business Park. The purpose of the brief is to set out, primarily for the benefit of landowners and developers, the requirements of the Local Planning Authority, the Highway Authority and other service providers in relation to the redevelopment of the site either in part or whole. The planning brief is considered to be a material planning consideration in the determination of any application for the site as a whole or in part.
- 3.6 Policy SAD31 of the Site Allocations and Designations Local Development Document in the emerging plan states – Land to the east of Waterwells is allocated for B1 employment use. The City Council is prepared to consider the inclusion of a limited element of residential use within this development provided it can be shown that this is necessary to enable the release of a larger site for employment use and the Showman's Guild site. Any proposed residential element should be kept to a minimum and be justified by a full financial evaluation demonstrating how it contributes to the viability and implementation of the whole allocation.
- 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 There are currently only five undeveloped plots within the Waterwells Business Park. It is anticipated by a local agent that the current space at Waterwells Business Park together with the recent years take up averages would indicate that the remaining plots are insufficient for the anticipated demand in the immediate future.

- 4.2 The proposed development of up to 11,985 sq m of B1 employment floorspace would offer significant employment opportunities within the City's boundary. It would also provide short-term employment opportunities in the construction and related industries.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 Although this is an outline application with all matters reserved for future consideration except for access and amount of development, the submitted Design and Access Statement does outline principle for development on the site in respect of layout, scale, landscaping, appearance and accessibility.
- 5.2 The amended illustrative plan indicates a maximum of 11,985 sq m of floorspace accommodated in 15 plots surrounded by car parking courts. The plan incorporates two fixed access points with the creation of a loop road within the site.
- 5.3 The Design and Access Statement indicates that the floorspace would be accommodated within a series of predominantly two storey buildings (nominally 6.5 metres to underside of haunch) with scope for a number of three storey "signature" buildings.
- 5.4 The illustrative layout plan has been amended to with the indicative buildings moved to provide a 10 metre buffer to the south of the watercourse and minimum 10 metres buffer between the buildings and eastern boundary to existing residential properties. However, the amended plan only indicates a 4 metre wide planted buffer to the eastern boundary with car parking spaces between the proposed buildings and this buffer area.

6.0 TRAFFIC AND TRANSPORT

- 6.1 Following the recommendation of the Highway Authority the applicant was asked to prepare a revised Transport Assessment in accordance with the 'Guidance of Transport Assessment' prepared by the Department of Transport dated March 2007. A supplementary Transport Assessment was subsequently received on 11th September 2007.
- 6.2 The two distinct highways related issues relating to this application relate to the accessibility of the site by all modes of travel and mitigating impact on the surrounding highway.
- 6.3 To date no agreement has been reached with regards to the levels of contributions required for enhancements to accessibility and towards highway mitigation measures.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 The Building Regulations will require buildings to incorporate basic disabled access facilities. The inclusion of such facilities and the appropriate level of disabled parking spaces will be assessed at the detailed application stage.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

Noise

- 8.1 A noise assessment was submitted in support of the application to establish the ambient noise conditions for comparison against various potential noise sources associated with the proposed development. The assessment indicated that there could be various potential noise sources associated with the development including temporary significant effects associated with construction works, although it is considered that noise levels could be contained within appropriate noise limits. Noise from traffic movements within and around the site has been assessed as not significant. Appropriate target noise criteria have been set to control noise from building's plant to within acceptable levels.
- 8.2 The City Council's Environmental Health Officer has recommended a number of conditions including restrictions on hours of work, loading and unloading of service and delivery vehicles, position of alarm boxes, external lighting and restrictions on hours of construction.

Ecology

- 8.3 An Ecological appraisal has been submitted in support of the application, which recommends a number of mitigation works to protect the existing trees and hedgerows. In terms of Dimore Brook it is recommended that sustainable urban drainage features are adopted to control run-off from the site such as swales, attenuation (balancing) ponds and infiltration trenches. It is also recommended that a minimum 10-metre buffer from the top of the riverbank should be maintained along the edge of the Brook.
- 8.4 Various recommendations are also made with regards to protecting and maximising the potential for reptiles, birds, bats, dormice and badgers.

Waste Minimisation

- 8.5 A waste minimisation statement has been produced in accordance with Policy 36 of the Gloucestershire Waste Local Plan (Adopted October 2004). A condition is recommended requiring the submission and approval of a detailed statement for each reserved matters application.

Landscaping

- 8.6 The illustrative plan incorporates a number of principles for landscaping within the site including the maintenance of a landscape buffer zone along the northern boundary adjacent to Dimore Brook, provision of a landscape buffer along the eastern boundary with additional structural planting, landscaping to the southern boundary and the provision of landscaping within the site and along the western boundary with Marconi Drive.
- 8.7 A detailed landscaping scheme together with a management plan will be required to accompany future reserved matters applications.

9.0 **CONSULTATIONS**

External Consultees

9.1 Quedgeley Parish Council – Request that planning permission be refused for the following reasons:

- Plots 2, 3 and 4 should be moved 25 metres from existing dwellings. The maximum height to ridge of roof should be no more than 14 metres.
- Hours of operation to be restricted to 8am-6pm Monday to Saturday no operation on Sundays or Bank Holidays.
- Request an additional assessment of flood risk to take account of added run-off and decreased time of concentration.
- 1 in 100 year protection down stream to return green field run off level.
- Further information required on reserved matters.

9.2 Environment Agency – No objections to the proposed development but recommend a number of conditions to be applied to any permission granted.

The Flood Risk Assessment (FRA) submitted provides details of previous works undertaken in the area to the Dimore Brook to alleviate flood risk to the 1% annual probability design standard and the inclusion of a surface water balancing facility to attenuate the flows of water generated by development of the site.

The FRA states that the Dimore Brook has the capacity to contain the volume of water from a 1% annual probability flood event within the banks of the channel. Therefore the site is not considered at risk of being flooded from fluvial sources to the 1% annual probability design standard as advocated within PPS 25.

Due to the presence of the balancing pond system that the existing drainage system can be connected into, a system is already in place to allow for an unrestricted discharge of surface water off site and into the pond. The FRA describes how during extreme storm events, the surface water sewer network will be surcharged, so an overland flow route has been identified for the excess water to flow into the Dimore Brook.

We would however, recommend that a larger diameter pipe drainage system be incorporated so as to prevent areas of the site being flooded from surface water sources. Acknowledge the inclusion of an overland flow route, however would advise that a more sustainable practice would be to further reduce the risk of the development experiencing surface water flooding.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms

of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal, which encourages a SUDs approach.

- 9.3 Severn Trent Water – No objection to the proposal subject to the inclusion of a condition requiring the submission, approval and implementation of drainage details incorporating sustainable drainage principles.
- 9.4 Gloucestershire County Council (Planning) – The application accords with policy S.1 of the adopted Gloucestershire Structure Plan, Second Review, November 1999, which aims to focus the bulk of new development within and adjacent to Cheltenham. However, policy S.3 encourages the redevelopment of brownfield land in urban areas, whereas the site is Greenfield. Policy H.5 seeks to provide for major mixed-use development at Quedgeley including provision for employment land.

Policy E.1 sets out indicative figures for the provision of employment land for the 6 district of Gloucestershire up to 2001. The figure for Gloucester is 95 hectares. This application, if approved, would contribute to this. Policy E.2 is relevant as it states that most new employment development will be in the Central Severn Vale, with Brockworth and Quedgeley identified as key strategic employment allocations where land will be reserved for long term employment needs. The application concurs with this policy.

The Gloucestershire Structure Plan Third Alteration whilst not adopted is still a material consideration in determining planning applications. Policy SD.1 seeks to focus the bulk of new development in the principal urban areas (PUAs) of Cheltenham and Gloucester. Policy of SD.15 identifies RAF Quedgeley / Waterwell's Business Park as a major strategic site. The proposed application is in accordance with both of these policies.

Do not wish to raise a strategic planning objection.

- 9.5 Gloucestershire County Council (Highway Authority) - In terms of accessibility the only realistic alternative mode of travel for this site would be public transport and the nearest bus stop is the Park & Ride site located off Telford Way; this is approximately 1km away from the entrance to the site. RPG10 has recommended that to make public transport an attractive alternative, bus stops served by high quality and frequent services should be no further away from the development site than 200m in a Principal Urban Area and 400m elsewhere. I would therefore have to consider that without appropriate mitigation measures to improve accessibility by public transport, the proposed development would be totally dependent on access by car contrary to Policies T1 and T4 of the Gloucestershire Structure Plan Second Review 2011, Policy TR.28 of the Gloucester City Second Stage Deposit Local Plan 2002 and Policies TR.1 and TR.7 of Stroud Local Plan 2005. Without appropriate contributions towards enhancements to public transport provision and/or general accessibility improvements the Highway Authority would be minded to object to the proposed development.

In respect of appropriate mitigation of the highway impact of the proposed developments, the submitted Transportation Assessment suggests that a 5% increase is the appropriate threshold to determine whether 'material impact' occurs. This is at variance to the recent Guidance on Transport Assessment (March 2007), which states in paragraph 4.92 that '*For the avoidance of doubt, the 1994 guidance regarding the assessment thresholds of 10 per cent and 5 per cent levels of development traffic relative to background traffic is no longer deemed an acceptable mechanism*'. I am therefore somewhat concerned that whilst the TA shows 17% of development traffic travelling through this junction, this impact has not been assessed.

I would suggest that it would be appropriate and reasonable (taking into account the tests of Circular 5/2005) that a contribution is secured for enhancements to accessibility and additional contributions secured towards highway mitigation measures.

Internal Consultees

- 9.6 Environmental Health Officers – Recommend standard contaminated land condition due to proximity of gassing landfill site together a number of conditions to safeguard the amenity of the neighbouring residential properties.
- 9.7 Historic Environment Manager – The adjacent site of Waterwells Business Park was evaluated in 1996 when scattered evidence of medieval and prehistoric field boundaries beyond the farmhouse at Waterwells Farm were recovered. The proposed development may include a late medieval/post medieval cart track immediately to the south of Daniel's Brook.

In light of this it is believed that the proposal potentially could have an impact on significant elements of the historic environment. It is therefore recommended that the provision for a rapid archaeological watching brief during the development's ground works be made. In this case an appropriately worded condition on any planning consent would be sufficient to secure the level of investigation and mitigation of impact that the proposal warrants.

- 9.8 Local Plans – The outline application is entirely in line with the Draft Local Plan allocation, which has been rolled forward into the LDF (Preferred Options Site Allocations Document) and as further detailed in the development Brief for the wider area. Therefore no problem in principle with the scheme provided that it takes into account (i) the adjoining residential units and (ii) the future development proposals for the wider area as set out in the Draft Planning Brief.

Waterwells is providing a high quality employment location within the City and has absorbed demand for both bespoke and speculative B1 developments. Given that there is a substantial amount of new residential development currently taking place at RAF Quedgeley it is entirely appropriate that new employment land be released in the vicinity in order to provide local jobs and

enable firms within the City looking to relocate to larger premises to remain in the City.

Should consider requesting 10% on site renewable energy provision on buildings over 1000sqm in accordance with PPS22. The illustrative layout shows the possibility of making use of south facing roofs for solar hot water installations.

The ecological report makes reference to sustainable urban drainage features whereas the application form refers to mains drainage as a means for water surface disposal. Also discrepancies between originally submitted illustrative layout plan and supporting documents with regards to buffers to the watercourse.

Need to seek a contribution towards the release in the future of the wider site. Suggest that we need the construction of the road along the reserved access route.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 The application has been publicised by way of a press notice in the Citizen and through the display of 4 site notices. In addition 15 neighbouring properties have been notified by letter. On receipt of the amended illustrative plan the neighbouring properties were re-notified and a copy of the amended plan sent to the residential properties.
- 10.2 To date no representations 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 outline application is for B1 employment use and is in accordance with the Local Plan allocation, which has subsequently been rolled forward into the LDF (Preferred Options Site Allocations Document) and as detailed in the Draft Planning Brief for the wider site. In policy terms I consider that the proposal is therefore acceptable subject to appropriate provisions to ensure that the comprehensive development of the wider site is achievable.
- 11.2 The current application only relates to part of the wider allocation and as such will need to ensure that the residential amenities of the occupiers of the adjacent residential properties are adequately protected. The illustrative layout plan indicates a 4 metre wide planted buffer along the eastern boundary with proposed buildings a minimum 10 metres from this boundary. However, in order to adequately protect the amenity of the adjacent properties I consider that a minimum of a 10 metre wide planted buffer should be provided along this boundary which would remain free from all development including car parking and servicing areas. Given that the proposal is for Class B1 uses I

consider that the residential amenity can be protected to an acceptable level subject to a condition requiring such a buffer together with the conditions recommended by the Environmental Health Officer.

- 11.3 The County Council is still negotiating the level of contributions required to secure appropriate enhancements to accessibility and towards highway mitigation measures. A verbal update on this issue will be given at the Committee meeting.
- 11.4 On balance I consider that the proposed use complies with national, structure and local plan policies and will provide additional quality employment land within the City boundary.

12.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That subject to the satisfactory resolution of highway matters and measures to secure the comprehensive development of the wider site to be secured through a Section 106 Agreement outline planning permission is granted subject to the following condition:

Standard outline conditions
PG08 (Retention of trees/hedgerows)
PF42 (contaminated land)

Condition

In addition to condition 1(a) above a strategic landscape and wildlife conservation management strategy for the site, which shall include a 10 metre wide strip to Dimore Brook left free from development for a landscaped wildlife corridor, shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of visual amenity and wildlife conservation.

Condition

Details included in condition 1(a) shall also include the detailed design for a minimum 10 metre wide landscaped buffer zone along the eastern boundary adjacent to the existing residential properties.

Reason

In the interest of visual amenity and to safeguard the residential amenity of the occupiers of adjacent dwellings.

Condition

Details included in condition 19(a) shall also include the submission and approval of a detailed waste minimisation statement for each development. Development shall be undertaken in accordance with the details set out in the approved Waste Minimisation Statement 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

No development shall commence until details for the provision of a minimum of 5 bat boxes together with the timing of the works has been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be provided in accordance with the approved details in accordance with the agreed timetable.

Reason

To ensure that the nature conservation interest of the site is protected.

Condition

There must be no new buildings, structure (including gates, walls and fences) or raised ground levels within 5 metres of the top of any bank of watercourses, and/or b) 5 metres of any side of any existing culverted watercourse, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.

Reason

To maintain access to the watercourse for maintenance or improvements and provide overland flood flows.

Condition

Floor levels should be set at least 600mm above the 1% annual probability flood level of 24.1 meters above Ordnance Datum.

Reason

To protect the development from flooding.

Condition

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

Condition

Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed/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 minimize the risk of pollution.

Condition

The hours during which working may take place shall be restricted to 07.00 to 18.00 Monday to Fridays and 08.00 to 13.00 on Saturdays. There shall be no such working on Sundays, Bank or Public Holidays.

Reason

In order to protect the amenity of occupiers of nearby properties.

Condition

The loading and unloading of service and delivery vehicles together with the arrival and departure from the site shall not take place outside the hours of 08.00 to 18.00 Monday to Fridays and 08.00 to 13.00 on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason

In order to protect the amenity of occupiers of nearby properties.

Condition

No outside storage shall take place within the cartilage of the site without the prior written permission of the Local Planning Authority.

Reason

To protect the amenity of occupiers of nearby properties.

Condition

No alarm boxes shall be positioned on the walls facing residential properties.

Reason

To preserve the amenity of the neighbouring properties.

Condition

There shall be no outside working before 08.00am Monday to Saturday.

Reason

To preserve the amenity of the neighbouring properties.

Condition

Any windows facing residential premises shall be fixed shut. Any doors facing residential premises shall be only used in an emergency and shall be kept closed at all other times.

Reason

To protect the amenity of occupiers of nearby properties.

Condition

Details of any floodlighting / external lighting proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences and the building(s) is/are occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason

To safeguard local amenities.

Condition

No material or substances shall be incinerated within the application site during the construction phase.

Reason

To safeguard residential amenity and prevent pollution.

Condition

Before construction commences details of the location of all bin stores and recycling facilities shall be submitted to and agreed in writing by the Local Planning Authority. Once approved these facilities shall be in place before the units are occupied.

Reason

To safeguard the visual amenity and to protect the amenity of nearby properties.

Condition

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times: Monday-Friday 07.30 – 18.00, Saturdays 08.00 – 13.00 nor at any time on Sundays, Bank or Public Holidays.

Reason

To protect the amenity of local residents.

Condition

No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has produced a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that any significant buried historic environment remains present are recorded during ground works and that the resultant information is appropriately disseminated.

Condition

No development shall take place until details of a scheme for the provision for at least 10% of the sites overall energy requirement to come from on or near site renewable energy source have been submitted to and approved in writing by the Local Planning Authority. A predictive energy assessment will need to be included as part of the submission detailing proposed energy use.

Reason

In the interests of sustainable development.

Any conditions recommended by the Highway Authority.

NOTE:

Protected species may be present in the vicinity of the site and if noted further survey work may be required to comply with the Wildlife and Countryside Act 1981 (as amended).

Reason for Approval

The proposed development has been carefully considered against existing national planning policy guidance and policies contained in the Second Stage Deposit Local Plan (2002). The use of the site will provide quality employment land in accordance with the Local Plan allocation. It is considered that subject to detailed conditions the proposed development will not have a significant adverse impact on the occupiers of the adjoining properties or create any highway safety implications and is considered to be in accordance with Policies E.2, E.4, BE.21 and TR.31 of the Second Deposit Gloucester Local Plan (2002).

Decision:

Notes:

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Person to contact : Caroline Townley
(Tel: 396780)

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GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **LAND AT FORMER RAF QUEDGELEY SITE
(KINGSWAY AREA B4).**

APPLICATION NO. & WARD : **07/00998/REM
QUEDGELEY FIELD COURT**

APPLICANT : **QUEDGELEY URBAN VILLAGE LTD**

PROPOSAL : **ERECTION OF 141 RESIDENTIAL
DWELLINGS WITH ASSOCIATED PARKING,
GARAGES AND ACCESS ROADS**

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 parcel of land is located to the southern end of Framework Plan 2/3, with the proposed Local Centre to the west and a sports area/open space to the south. In the context of the approved master plan the site comprises a Principal route to the north and a high density Urban Park area to the south.
- 1.4 The application proposes a total of 141 residential units comprising a mix of one and two bedroom apartments and two, three and four bedroom houses including 42 affordable housing units.
- 1.5 The application is also supported by a detailed Design and Access Statement and a Waste Minimisation Statement.

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 (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). Pending consideration.
- 2.25 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.
- 2.26 07/00634/FUL
Variation of condition 1 of planning application 00/00749/OUT to amend master plan. Application received.
- 2.27 07/00749/REM
Construction of site access road in Area B4 and area for contractors compound. Approved reserved matters 7th August 2007.
- 2.28 07/00856/REM
Erection of 131 dwellings and associated roads, parking and drainages in Area A3. Pending consideration.
- 2.29 07/01081/REM
Link road between Naas Lane roundabout and the local centre, landscape buffer and drainage. Pending Consideration.

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)

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 Given the number of policies applicable to this proposal, it is not intended to list each policy in full. Comments on the policy position are made later in the report under the Officer Opinion section.

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 development of this site will create a significant number of employment opportunities within the construction and related industries.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 The application is supported by a detailed Design and Access Statement which sets out the overall approach to the design, layout, parking, access and character areas and follows the general principles set down in the approved design codes.
- 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 discussions have centred around the design of the apartment blocks, the layout of the housing and the elevational treatment of key and marker buildings. Additionally it has been important to ensure that the proposal is acceptable in terms of its relationship with the adjoining parcel of land A3, that also appears on this agenda. Amended plans are expected to address all of the above issues.

6.0 TRAFFIC AND TRANSPORT

- 6.1 Some concerns have been raised regarding the highway layout issues however discussions have taken place and amended plans are expected.

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 With previous layouts on this site, a standard approach has been undertaken to ensure that any measures to deal with contamination are adequately undertaken prior to any occupation of dwellings. The Council's Environmental Health Officer recommends that this standard approach (ensured via condition) is appropriate again in this case.
- 8.2 The scheme also seeks to incorporate principles of sustainable drainage. A drainage statement has been submitted, seeking to demonstrate how the scheme meets the standards set out in the overarching drainage strategy through a mixture of permeable paving, water butts and soakaway trenches. The Environment Agency are satisfied with this approach.

9.0 CONSULTATIONS

- 9.1 Environment Agency – The proposals comply with the Surface Water Drainage Strategy for the whole of the RAF Quedgeley site and therefore we raise no objection subject to condition dealing with this.
- 9.2 Quedgeley Parish Council – No response at the time of writing the report.
- 9.3 County Highways Development Co-Ordination Manager - raises some concerns and requires amendments to the layout.

9.4 Housing Manager – Requires amendments to the affordable housing proposals.

9.5 Environmental Health Manager – recommends a condition regarding contamination.

10.0 PUBLICITY AND REPRESENTATIONS

10.1 This application has been advertised with the display of two site notices and a public notice printed in the Citizen.

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 residential development of this site was established by the outline permission (ref. 00/00749/OUT) in June 2003. The key planning issues with this proposal are the siting, design and layout of dwellings, adequate provision of affordable housing, access and transportation matters, and drainage.

Urban design/layout issues

11.2 The application has been subject to considerable discussion both before and since submission to secure a satisfactory development. At the time of writing, Officers are awaiting the formal submission of a revised layout for final consideration. A number of amendments have been considered with the applicants and general agreement has been reached to address the remaining issues of concern. The fundamental issues were seeking to design out crime, achieve a good quality appearance to the development, particularly to the prominent streets and views and improve residential environments. Improvements have also been made to the appearance and design of key/marker buildings and to the frontage along the urban park. The layout has also been designed so as not to prejudice the future development of the Local Centre. Of particular importance is the Eastern boundary of the site and how it relates to the adjoining parcel of land at B3 which is being developed separately. Officers intend to show the revised layout to Members at the Committee Meeting which will should assist in explaining these issues.

Highways

11.3 The original submissions have been assessed by the County Highways Development Co-Ordination Manager and required 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

- 11.4 The applicants have provided a statement to indicate the sustainable urban drainage system (SuDS) approach for the site, to comply with the overarching drainage strategy. In this case a mixture of permeable paving, water butts and soakaway trenches are to be utilised. The applicants have confirmed that the drainage arrangements are in line with the recommendations of the overarching Drainage and SuDS Strategy for Framework Plan 2/3 of the Kingsway development. This is considered acceptable.

Affordable housing

- 11.5 A total of 42 units of affordable housing are proposed and will comprise a mixture of two bedroom apartments and two, three and four bedroom houses. Some concern has been raised by the Housing Manager regarding the size, mix and location of the units and amended plans are expected to satisfactorily resolve these issues. Members will be updated on this.

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 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 following conditions and any additional conditions as required:

Condition 1

No development shall take place until samples of the external facing 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 and all materials used shall conform to those approved.

Reason

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

Condition2

The development hereby approved shall be carried out strictly in accordance with the amended plans received by the Local Planning Authority (*to be specified*), except where otherwise required by conditions attached to this permission or otherwise agreed in writing by the Local Planning Authority.

Reason:

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

Condition 3

No development shall take place until the site has been investigated to determine any possible contamination of the land as a result of past usage. Details of investigation, assessment of findings and the identification of any necessary remedial measures shall be submitted to and approved in writing by the Local Planning Authority. Any remedial action shall be undertaken in accordance with the approved procedure and before any part of the development is occupied.

Reason

To ensure that future occupants of the site are not exposed to any health hazard.

Condition 4

The development shall be carried out in accordance with the Kingsway Quedgeley Framework Plans and SUD Strategy and submitted drawing QUED/2.01 dated Aug 07. not begin until full technical submissions indicating drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason

To prevent the increased of flooding by ensuring the provision of a satisfactory means of surface water disposal

Condition 5:

Development shall be undertaken in accordance with the details set out in the approved Waste Minimisation Statement (received by the Local Planning Authority on the 26th July 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).

* Additional conditions will be necessary, subject to further comments of the County Council's Development Co-Ordination Manager (highways), Urban Design Officer, Housing Manager, Landscape Officers, and the Environment Agency.

Note

Your attention is drawn to the conditions attached to the outline planning permission granted by the First Secretary of State on the 26th June 2003 ref. APP/A/01/1062329 and LPA ref. 00/00749/OUT. This approval of reserved matters is granted subject to those conditions and their detailed approval.

Reason for Approval

This is a reserved matters application, with the principle of the residential redevelopment of this site established in outline permission ref. 00/00749/OUT. The details of the scheme, as amended, are considered to provide an appropriate layout that responds to the urban design constraints of the site, makes satisfactory provision for access and parking and will provide an acceptable environment for future occupiers. The reserved matters application is considered to accord with the principles of PPS1 and PPS3, and Policies BE.1, BE.5, BE.7, BE.21, TR.31, H.7 and other relevant policies within the City of Gloucester Second Deposit Local Plan (2002).

Decision:

Notes:

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Person to contact : Joann Meneaud
(Tel: 396787)

GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	6TH NOVEMBER 2007
ADDRESS/LOCATION	:	LAND AT FORMER RAF QUEDGELEY SITE (KINGSWAY AREA B3)
APPLICATION NO. & WARD	:	07/01214/REM QUEDGELEY FIELDCOURT
APPLICANT	:	QUEDGELEY URBAN VILLAGE LIMITED (QUVL)
PROPOSAL	:	ERECTION OF 144 DWELLINGS AND ASSOCIATED ROADS, PARKING, DRAINAGE AND LANDSCAPING (AREA B3)
REPORT BY	:	ADAM SMITH
NO. OF APPENDICES/ OBJECTIONS	:	SITE LOCATION PLAN 1 LETTER OF REPRESENTATION ENVIRONMENT AGENCY RESPONSE

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 in June 2003 following a public inquiry. 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 application (relating to Framework Plan 4 of the site) that was subject to a public inquiry in 2007 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 The overall site has been divided into various Framework Plans, and further subdivided into individual land parcels. The residential development of the ten land parcels comprising Framework Plan 1 to the north part of the site and between the A38 and B4008 has been granted planning permission over the last two to three years and construction is ongoing, with many units already occupied. Framework Plan 2/3 comprises the area to the south east of Framework Plan one, bounded by Daniels Brook to the east and the proposed local centre and primary school sites to the south west.
- 1.4 The Local Planning Authority has now received a total of seven of these housing layouts for Framework Plan 2/3, with Areas B1, A1, A2 and B2 having been approved by the Planning Committee since December 2006, the application for Area A3 recently considered by the Planning Committee in October, and an application for Area B4 also under consideration at the November Planning Committee. There is one further land parcel for housing development in Framework Plan 2/3 area (Area A4) yet to be received.
- 1.5 The current proposal seeks reserved matters approval for the development of 144 dwellings and associated parking, roads, drainage and landscaping. Area B3 is the southernmost land parcel of Framework Plan 2/3, and will be bounded by residential development to the north and west. To the north/east is an area of open space with residential development (Area A4) beyond. To the south the site is adjacent to an open recreational area that will comprise tennis courts and a multi-use games area (MUGA).
- 1.6 In urban design terms it is also important to set the site within the context laid out in the overall masterplan. The majority of the site is within the 'urban homezone' area where higher densities are expected, with a secondary route running north-south through the site, the remaining land to the east being within the 'rural homezone' character area. Importantly, the area bounding the MUGA/tennis court area is defined as an 'Urban Park' character area, where larger scale buildings of a more contemporary style are expected.
- 1.7 Of the 144 units, 36 social units are provided, with 7 low cost units. These units are spread into three groups throughout the site. Over the whole site units range from 1 bed flats/coach houses/bungalow up to 4/5 bed houses, and units of up to 3 storeys in height. A three storey block of flats is proposed at the southern edge of the site.
- 1.8 As the application for reserved matters approval consists of more than 50 dwellings, the adopted scheme of delegation requires that the application be referred to the Planning Committee for determination.

2.0 RELEVANT PLANNING HISTORY

00/00749/OUT

- 2.1 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.

- 04/00437/REM
- 2.2 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.
- 04/01152/FUL
- 2.3 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 a Unilateral Undertaking.
- 04/01257/REM
- 2.4 Area 4b – Reserved matters approval for the erection of 123 dwellings. Approved April 2005.
- 04/01393/REM
- 2.5 Area 3b – Reserved matters approval for the erection of 101 new dwellings. Approved April 2005.
- 04/01602/REM
- 2.6 Area 1a – Reserved matters approval for the erection of 120 dwellings. Approved August 2005.
- 05/00531/FUL
- 2.7 Provision of noise fence in association with development on the former RAF Quedgeley site. Approved June 2005.
- 05/00246/REM
- 2.8 Area 4c - Reserved matters approval for the erection of 99 dwellings. Approved August 2005.
- 05/00582/REM
- 2.9 Area 2bii – Reserved matters approval for the erection of 77 dwellings. Approved August 2005.
- 05/00643/REM
- 2.10 Area 3a - Reserved matters approval for the erection of 106 dwellings. Approved September 2005.
- 05/00690/FUL
- 2.11 Area 2bi - The erection of 70 dwellings. Approved 6th September 2005.
- 05/00909/REM
- 2.12 Area 4a - Reserved matters approval for the erection of 81 dwellings. Approved November 2005.

- 05/00921/REM
2.13 Area 1b - Reserved matters approval for the erection of 136 dwellings. Approved November 2005.
- 05/00969/REM
2.14 Area 2a - Reserved matters approval for the erection of 86 dwellings. Approved November 2005.
- 06/00147/REM
2.15 Area 3a – Revised design and layout to previously approved scheme ref. 05/00643/REM - Erection of 79 dwellings. Approved May 2006.
- 06/00384/REM
2.16 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.
- 06/00450/REM
2.17 Access Roads and drainage for framework plan area 2/3. Refused 11th July 2006.
- 06/00716/FUL
2.18 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.
- 06/00873/REM
2.19 Access Roads and drainage for framework plan area 2/3. (Revised Application). Approved 5th September 2006.
- 06/01154/REM
2.20 Area B1 – Proposed erection of 144 dwellings and associated parking, roads and sewers. Approved 5th December 2006.
- 06/01209/REM
2.21 Area A1 - Proposed erection of 107 dwellings and associated parking, roads and sewers. Approved 11th January 2007.
- 06/01242/OUT
2.22 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). Appeal allowed September 2007.
- 06/01304/REM
2.23 Area A2 – Proposed erection of 119 dwellings and associated parking, roads and sewers. Approved 28th February 2007.

06/01515/REM

- 2.24 Area B2 - Proposed erection of 157 dwellings and associated parking, roads and sewers. Approved 16th April 2007.

07/00283/REM

- 2.25 Erection of primary school with associated playing fields, playgrounds and multi-use games area, parking and vehicle and pedestrian accesses. Approved 24th May 2007.

07/00437/REM

- 2.26 Proposed plot substitution of 20 dwellings at Parcel A2, Eastchurch, Quedgeley previously approved under application 06/01304/REM. Approved 9th August 2007.

07/00505/OUT

- 2.27 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.

07/00634/FUL

- 2.28 Variation of condition 1 of planning application 00/00749/OUT to amend master plan. Application received.

07/00749/REM

- 2.29 Construction of site access road in Area B4 and area for contractors compound. Approved reserved matters 7th August 2007.

07/00856/REM

- 2.30 Area A3 - Erection of 131 dwellings and associated roads, parking and drainage. Pending consideration (considered by the Planning Committee October 2007).

07/00998/REM

- 2.31 Area B4 - Erection of 141 residential dwellings and associated parking, access roads and sewers. Pending consideration.

07/01081/REM

- 2.32 Link road between Naas Lane roundabout and the local centre, landscape buffer and drainage. Pending Consideration.

3.0 PLANNING POLICIES

- 3.1 Central Government guidance relevant to this application includes:
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPG13 – Transport

- 3.2 Relevant Policies from the Gloucester Local Plan, Second Deposit Local Plan (2002) include;
- BE.1 – Scale, Massing and Height
 - BE.4 – Criteria for the layout, circulation and landscape of new development
 - BE.5 – Community Safety
 - BE.7 – Architectural Design
 - BE.12 – Landscape Schemes
 - BE.17 – Design criteria for large scale residential development
 - BE.18 – Vehicular circulation and parking in new residential development
 - BE.21 – Safeguarding of amenity
 - B.10 – Trees and Hedgerows on development sites
 - FRP.6 – Surface water run-off
 - FRP.15 – Contaminated Land
 - TR.29 – Home Zones in new residential areas
 - TR.31 – Road Safety
 - TR.33 – Provision for cyclists/pedestrians
 - H.7 – Housing density and layout
 - H.15 – Provision of Affordable Housing
 - H.16 – Affordable Housing Mix
- 3.3 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 will create a significant number of employment opportunities within the construction and related industries. It is expected that development of this site will continue until 2012.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 Officers have worked with the applicants to refine the layout to ensure it responds well to the urban design constraints and opportunities of the site and helps minimise the opportunities for crime.
- 5.2 Key issues include carefully siting properties to ensure that units provide both activity and natural surveillance of land at the perimeter of the site but also create an attractive environment within the site, providing end-stops to views and addressing the streets. Parking courts have in the majority been avoided other than in a few locations where natural surveillance of, and activity in, these areas has been encouraged through appropriate design. A variety of parking provision, including to the front of units has also been provided in some instances. Units have also been designed to overlook footpaths and driveways. Key buildings are identified within the site at prominent positions where distinctive units are utilised.

- 5.3 One of the key urban design features of the scheme is the 'urban park' area to the south. The applicants have developed some unique designs for this area, which move away from the more traditional house types and (subject to Officers' approval) they will employ a different palette of materials.

6.0 TRAFFIC AND TRANSPORT

- 6.1 The secondary route cuts through the site towards the east section, with access points into the site from this route and from the north. A cycle/footpath runs adjacent to the site to the south and east and there are other pedestrian links within the site. Parking is provided at an average of 1.9 spaces per dwelling with 23 visitor spaces. In accordance with advice on highways matters the layout indicates locations within the highway where people will inevitably park, so that such 'obstacles' can be taken into account in assessing the appropriateness of the highway arrangements.
- 6.2 Negotiations are being undertaken with the applicants to ensure the layout meets the relevant highway standards, as the County Council's Development Co-ordination Manager has expressed some initial concerns that need to be resolved. This is expanded upon in subsequent sections.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 In accordance with the Building Regulations all homes will be required to meet current standards.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

- 8.1 With previous layouts on this site, a standard approach has been undertaken to ensure that any measures to deal with contamination are adequately undertaken prior to any occupation of dwellings. The Council's Environmental Health Officer recommends that this standard approach (ensured via condition) is appropriate again in this case.
- 8.2 The scheme also seeks to incorporate principles of sustainable drainage. A drainage statement has been submitted, seeking to demonstrate how the scheme meets the standards set out in the overarching drainage strategy through discharging storm water into either permeable surfaces (private parking bays) or infiltration trench soakaways (being at source treatment), with the intention of providing water quality improvement as well as reducing flows. Water butts will also be provided.
- 8.3 A landscaping scheme has also been submitted to enhance the visual amenity of the built environment. Officers have discussed a number of amendments with the applicants to establish appropriate treatments to open areas and ensure public spaces within and on the perimeter of the site are overlooked. The species, amount, etc will be subject to the approval of the Landscape Officer.

9.0 **CONSULTATIONS**

Statutory Consultees

- 9.1 The Environment Agency have confirmed that they have no objection to the proposed development subject to a condition (the Environment Agency response is appended to this report).
- 9.2 Severn Trent has not objected to the layout but requested a condition. This can be added to any reserved matters approval that is granted.
- 9.3 The County Council's Development Co-ordination Manager has identified a number of concerns with the indicated road dimensions.

Internal Council Advice

- 9.4 The Head of Housing Strategy has undertaken negotiations with the applicants regarding the units offered. These negotiations are ongoing at the time of writing, seeking to ensure a suitable range of unit sizes/bedroom numbers are offered for low cost or rent, and that the bungalow and ground floor flats proposed will be to full wheelchair user level. It is expected that a satisfactory resolution will be reached on this before the determination of the application. Members will be updated as relevant at the Committee Meeting.
- 9.5 The Environmental Health Manager recommends the standard contaminated land condition that has been used so far for the residential layout applications on this site.
- 9.6 The Urban Design Officer identified a number of issues of concern and these have been discussed with the applicants. At the time of writing the Urban Design Officer is considering the revised plans that have been submitted to deal with Officers' comments. Members will be updated at the Committee Meeting.
- 9.7 The Police Liaison Officer has raised concerns with the layout originally submitted on the following issues; existing criminal and anti-social behaviour on the Kingsway site, inadequate facilities for children and youths, inadequate parking provision, excessive permeability, unclear ownership of space and natural surveillance of public areas including parking courts. These matters have been taken on board by Officers in advising the applicants on their revised layout, which has just been submitted at the time of writing.
- 9.8 The Landscape Officer has met with the applicants to resolve a number of issues. These related to a suitable boundary fencing to the open space that surrounds the majority of the site, and to ensure natural surveillance of these areas. Officers have been provided a draft revision to the layout, which has resolved these issues satisfactorily, and the alterations will be carried through into the formal submission of the amended layout.

- 9.9 The Historic Environment Manager has not responded at the time of writing, but the site has previously been assessed in this respect and previous consultations indicated no archaeological concerns about development. Members will be updated at the Committee Meeting.

Other consultees

- 9.10 Quedgeley Parish Council has not responded at the time of writing. Members will be updated at the Committee Meeting.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 This reserved matters application has been notified to local residents that were informed of previous applications, and it has been publicised through the posting of site notices and a major development press notice in a local newspaper.
- 10.2 One letter of correspondence has been received from a resident, concerned that if runoff from the development site is channelled into Daniels Brook it will increase the risk of flooding. The resident also comments on works for the bridge link across the brook to Chatsworth Avenue.
- 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 residential development of this site was established by the outline permission (ref. 00/00749/OUT). As with previous applications there are a number of key planning issues to be dealt with at this reserved matters stage, being the siting, design and layout of dwellings, adequate provision of affordable housing, access and transportation matters, drainage and landscaping matters.

Urban design/layout issues

- 11.2 At the time of writing a revised layout has just been formally submitted to Officers that deals with the urban design concerns raised earlier in the application process. A draft version of this has already been given to Officers and this amended layout responded well to issues of natural surveillance (open space, parking areas) that have been of concern with these residential layouts. Key buildings were also articulated to respond to prominent positions within the site and other units to create more interesting streetscenes and vista end-stops.
- 11.3 In summary, subject to verifying the most recent plans it is considered that the alterations made respond satisfactorily to the urban design constraints of the site. Any further alterations that might be required as a result of other consultees' responses (notably highways matters) will need to respect the urban design principles now established in the layout and Officers will ensure this.

Social/affordable housing

- 11.4 The proposed siting of the various rent and low cost units is desirable, being well integrated to the site. At the time of writing Officers are in the process of negotiating on a number of outstanding issues as specified at Section 9 above. It is expected that these matters can be addressed to the satisfaction of the Housing Manager and Members will be updated on this.

Highways

- 11.5 Although the County Council's Development Co-ordination Manager has raised a number of issues that need to be addressed before he can give a positive response, given the nature of the changes required, it is not considered at this stage that they represent a fundamental flaw in the application that cannot be resolved. It is expected that revised plans will be provided to deal with this.

Drainage & Landscaping

- 11.6 The applicants have provided a statement to indicate the sustainable urban drainage system (SuDS) approach for the site, to comply with the overarching drainage strategy, being in this case a mixture of permeable paving and infiltration trenches. The applicants have confirmed that the drainage arrangements are in line with the recommendations of the overarching Drainage and SuDS Strategy for Framework Plan 2/3 of the Kingsway development. This is considered acceptable. As noted above, the Environment Agency has confirmed that they do not object to this application.
- 11.7 A number of revisions have been made to respond to landscaping issues, as explained above. No other significant problems have been identified in landscaping terms and Officers expect they would be able to formally approve the landscaping details in due course.

Correspondence from resident

- 11.8 Members will recall the comments raised by residents and the subsequent discussions at the October Planning Committee, relating to drainage of the RAF Quedgeley site. Similar comments apply to this application. The drainage implications of the development of the whole RAF Quedgeley/Kingsway site were assessed as part of the original outline application and frameworks have been put in place in terms of general infrastructure layouts and a drainage strategy that the current application is to fall in line with. Drainage matters are referred to above, with the Environment Agency confirming their acceptance of the proposal. Therefore, subject to formal confirmation from the County Council's Development Co-ordination Manager (highways) that the layout is acceptable, it is considered that the drainage matters are satisfactorily addressed for the site in question.

Conclusion

- 11.9 Although at the time of writing there are a number of issues to be resolved, given the nature of the changes required and the stage of the application, it is considered that there is considerable scope for the matters highlighted above to be satisfactorily addressed prior to the target date for determination. Provided the applicants formally submit revised plans that satisfactorily

address the outstanding highways, design, housing and landscaping issues outlined above (which have in part been informally negotiated between parties), it is considered that Officers will be able to approve an acceptable layout. If the further information leads Officers to conclude that the layout fails to address these issues, a recommendation of refusal is proposed. Members will be updated on this at the forthcoming Committee Meeting.

12.0 RECOMMENDATION OF THE DEVELOPMENT CONTROL MANAGER

12.1 RECOMMENDATION A:

That subject to the satisfactory resolution of the outstanding matters on highways, design, 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 following conditions and any additional conditions as required:

Condition

No development shall take place until samples of the external facing 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 and all materials used shall conform to those approved.

Reason

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

Condition:

The development hereby approved shall be carried out strictly in accordance with the amended plans received by the Local Planning Authority (*to be specified*), except where otherwise required by conditions attached to this permission or otherwise agreed in writing by the Local Planning Authority.

Reason:

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

Condition:

No development shall take place until the site has been investigated to determine any possible contamination of the land as a result of past usage. Details of investigation, assessment of findings and the identification of any necessary remedial measures shall be submitted to and approved in writing by the Local Planning Authority. Any remedial action shall be undertaken in accordance with the approved procedure and before any part of the development is occupied.

Reason

To ensure that future occupants of the site are not exposed to any health hazard.

Condition

Development shall not begin until full technical submissions indicating drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is 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:

Development shall be undertaken in accordance with the details set out in the approved 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

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed as well as the surface water drainage strategy for the whole former RAF Quedgeley site.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

* Additional conditions will be necessary, subject to the further comments of the County Council's Development Co-Ordination Manager (highways), Urban Design Officer, Housing Manager, and Landscape Officers.

Note

Your attention is drawn to the conditions attached to the outline planning permission granted by the First Secretary of State on the 26th June 2003 ref. APP/A/01/1062329 and LPA ref. 00/00749/OUT. This approval of reserved matters is granted subject to those conditions and their detailed approval.

Reason for Approval

This is a reserved matters application, with the principle of the residential redevelopment of this site established in outline permission ref. 00/00749/OUT. The details of the scheme, as amended, are considered to

provide an appropriate layout that responds to the urban design constraints of the site, makes satisfactory provision for access and parking and will provide an acceptable environment for future occupiers. The reserved matters application is considered to accord with the principles of PPS1 and PPS3, and Policies BE.1, BE.5, BE.7, BE.21, TR.31, H.7 and other relevant policies within the City of Gloucester Second Deposit Local Plan (2002).

12.2 **RECOMMENDATION B:**

If the applicants are unable to adequately address the outstanding matters referred to before the 12th December 2007, it is recommended that the application be refused. Specific reasons for refusal would need to be drafted as relevant under the delegated authority given to Officers named in the scheme of delegation.

Decision:

Notes:

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Person to contact : Adam Smith
(Tel: 396702)

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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	6TH NOVEMBER 2007
ADDRESS/LOCATION	:	GLOUCESTER CITY WINGET CRICKET CLUB, SPA ROAD
APPLICATION NO. & WARD	:	07/01093/FUL WESTGATE
APPLICANT	:	GLOUCESTER CITY WINGET CRICKET CLUB
PROPOSAL	:	ERECTION OF 4 LANE CRICKET NETS ENCLOSED BY 2.75M HIGH LOCKABLE SECURITY FENCE
REPORT BY	:	ADAM SMITH
NO. OF APPENDICES/ OBJECTIONS	:	SITE LOCATION PLAN 1 LETTER OF REPRESENTATION

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is part of the existing cricket ground situated between Spa Road and Trier Way, also bounded by the bowls club to the west and the Park to the east. A pavilion is situated to the west side of the pitch. The cricket ground is surrounded by large mature trees at the edge of the pitch. There are two existing cricket nets at the south of the site (although these are smaller than those now proposed), and various other large items of sporting equipment around the pitch, including hockey goals, wicket covers, side screens and what appears to be an equipment store.
- 1.2 The application site is within the Spa Conservation Area, and is also within a Landscape Conservation Area and designated Public Open Space. Part of the pitch is also within the Environment Agency's defined floodzone.
- 1.3 The proposal is to erect a four-lane arrangement of cricket nets, with new artificial grass surfacing installed and a security fence enclosure. This would be situated towards the south east of the cricket ground. The area covered by the structures would be 30m by 15m, with the maximum height of the nets being 3.6m. The individual nets would be 3.66m wide also. The arrangement would be such that the nets would run in a roughly north-south direction. The facility would be enclosed by green weld mesh fencing 30.5m long by 15.6m wide, and 2.74m high with a double gate entrance. Although there is an established use of this site for sports, the applicants have offered an indication

of likely times of use of the facilities, being 9am to 9pm as general parameters, obviously dependent on the time of year.

- 1.4 This application is brought before the Committee due to the Council's ownership of the land.

2.0 RELEVANT PLANNING HISTORY

P/399/68

- 2.1 This was an application for a new pavilion, approved 25th June 1968.

P/516/62/71

- 2.2 This was an application to renew a permission for a tea room, toilets and store, which was approved for a temporary period on 2nd June 1971. A series of temporary permissions for this date back to 1962.

P/645/70

- 2.3 This was an application for the erection of changing rooms, pavilion and clubroom. Approved 2nd June 1971.

P/645/70/71

- 2.4 This was an amended application for the erection of changing rooms, pavilion and clubroom. Approved subject to conditions on the 6th October 1971.

1572/79

- 2.5 This was an application for the erection of a cricket scoreboard that was approved on the 6th February 1980.

P/4757/80

- 2.6 This was an application for a two storey extension to provide changing rooms, toilets and lounge bar. Approved subject to conditions 11th March 1981.

3.0 PLANNING POLICIES

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

LCA.1 – Landscape Conservation Area

Development will not be permitted that would detract from the particular landscape qualities and character of Landscape Conservation Areas unless there are exceptional circumstances. Open air recreational uses and small-scale development required to support them, agricultural development and renewable energy proposals may be acceptable provided they are sensitively located, designed and landscaped.

OS.1 – Public Open Space

Policy seeks to protect all allocated public open spaces unless appropriate alternative provision is made, or it is an area of poor quality unsuitable for recreation and compensatory measures are implemented locally.

BE.29 – Conservation Area

Seeks to ensure that proposals preserve or enhance the character and appearance of the Conservation Area, and are of a scale, form, mass, and overall character that harmonises with those buildings and features that contribute positively to the character of the Conservation Area.

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.

- 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 Limited implications, although it would clearly improve facilities for local cricketers, the club having 14 teams, with local schools also having access through the summer coaching program.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

- 5.1 Given the nature of the proposal the urban design implications are minimal. However, the facility is to be sited in the south east corner of the cricket ground, furthest away from Spa Road, where there are a number of listed buildings. The materials are also proposed to have a green finish, to blend into the surrounding as best as can be. Community safety issues are also limited, although the facility will be enclosed with a lockable security fence.

6.0 TRAFFIC AND TRANSPORT

- 6.1 The cricket ground has an established use for sport and it is not considered that there are any significant highways implications.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

- 7.1 Not applicable.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

- 8.1 No significant implications.

9.0 CONSULTATIONS

Internal Council Advice

- 9.1 The Conservation Officer considers the application to be acceptable and makes no further comment.

10.0 PUBLICITY AND REPRESENTATIONS

- 10.1 A site notice and press notice were published, and a local residents group were directly notified of the application.
- 10.2 One letter has been received from the “Friends of Spa Conservation Area (FOSCA)”, noting that no objection is raised. The only concern expressed was that the application might possibly lead to denying the public access to this part of Gloucester Park.
- 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 It is considered that the site has an established use for sport and given the nature of the proposal and the distances to residential properties (over 65m with tree screening and roads between), neighbouring amenity should not be affected. Furthermore, although part of the pitch is at the edge the Environment Agency’s floodzone (being near to the Sudbrook tributary), taking into account the flood risk vulnerability of land uses (in this case the use already exists) and given the modest scale of the proposal it is not considered that this is significant. PPS 25 notes outdoor sports and recreation and associated essential facilities as appropriate development in the floodzone. The main planning issues are therefore considered to be assessing any impact on the character and appearance of the area, given that the site falls within designated Conservation Area, Landscape Conservation Area and Public Open Space.

Conservation Area

- 11.2 The Conservation Area appraisal notes the recreational uses of the Park area and the location of the Cricket Ground and acknowledges that this well-treed area is an important element in the character of this area. The appraisal also acknowledges some important listed buildings along Spa Road. The proposed cricket nets and associated structures would be sited in the south east corner of the cricket ground, furthest from Spa Road and the listed buildings on that road. Given the nature of the proposal the structures will not be visually intrusive to this area to a significant extent, and with no objection from the Conservation Officer, it is considered that the proposals would preserve the character and appearance of the Conservation Area and not conflict with the aims of Policy BE.29.

Landscape Conservation Area

- 11.3 The basis of Policy LCA.1 looks at similar considerations to those mentioned in the preceding paragraph in terms of looking to protect the particular landscape qualities and character of the area. The policy specifically mentions that open air recreational uses and small-scale development required to support them may be acceptable provided they are sensitively located, designed and landscaped. Considering the nature of the development proposed and its siting there is also not considered to be a conflict with Policy LCA.1.

Public Open Space

- 11.4 Policy OS.1 dealing with Public Open Space predominantly seeks to establish a presumption to protect open space, in terms of its potential loss for development. I consider that the proposal compliments the recreational use of this open space and does not conflict with the aims of Policy OS.1.

Conclusion

- 11.5 It is considered that the proposal is acceptable in this location. The scale and appearance of the structures proposed are considered acceptable in principle, and there are materials/finishes that can be used to help limit their visual impact, as suggested in the applicants' Design and Access Statement. However it is recommended that samples or specific manufacturer details are sought from the applicant in terms of the weld-mesh fence, the netting and the surface material to ensure these materials are suitable and to agree an exact specification.
- 11.6 It is therefore recommended that the application be approved subject to conditions.

12.0 RECOMMENDATION OF THE DEVELOPMENT CONTROL MANAGER

- 12.1 That permission be granted subject to the following conditions:

Condition 1:

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

Reason:

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

Condition 2:

No development shall take place until samples or precise manufacturer details of the following materials have been submitted to and approved in writing by the local planning authority:

- a. Netting to enclose the individual lanes;
- b. Weld-mesh of the boundary fencing to enclose the facility;
- c. Artificial grass surfacing;

Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials harmonise with the surroundings.

Reason for Approval

The application has been carefully assessed in terms of its siting, scale and appearance, and its impacts on the local environment and its special qualities and character. Subject to the attached conditions, the proposal is considered to be acceptable within this locality, would preserve the character and appearance of this part of the Conservation Area and would not have an undue adverse effect on neighbouring amenity. The proposal is considered to be compliant with Policies LCA.1, BE.21, BE.29 and OS.1 of the Gloucester City Local Plan, Second Deposit (2002).

Decision:

Notes:

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Person to contact : Adam Smith
(Tel: 396702)

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

ADDRESS/LOCATION : **GUILDHALL ARTS CENTRE, 23 EASTGATE STREET**

APPLICATION NO. & WARD : **07/01291/LBC WESTGATE**

APPLICANT : **NIGEL PARRY – BALFOUR BEATTY**

PROPOSAL : **INSTALLATION OF LIGHTING EQUIPMENT TO ILLUMINATE THE FAÇADE OF THE GUILDHALL, INCLUDING FIXING OF EQUIPMENT AND CABLING**

REPORT BY : **CAROLINE ANSELL**

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

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The Guildhall Arts Centre is located in the first and second floors of 23 Eastgate Street, with the Cheltenham & Gloucester Building Society occupying the ground floor. The building is listed grade II and lies within the City Centre Conservation Area. The Guildhall was built in the late 19th century in the French Renaissance style and comprises 3-storeys and a basement. The front elevation (stone ashlar) briefly comprises 5 bays, with a slight projection to the outer bays. The central doorway is used by C&G, with the Arts Centre using a smaller door to the right. At first floor, the middle section is recessed with a stone balustraded balcony. The 3 central bays on the second floor each have a circular window, with cherubs to either side and a parapet above the cornice supporting 5 vases. The 2 end bays have a pediment at the level of the crowning cornice, with an elaborately carved trophy above.
- 1.2 As part of the implementation of The Gloucester Lighting Strategy 2007, a new lighting scheme has been designed for the façade of this former civic building. It is proposed to remove the existing large light fittings and fix a number of different types of smaller fittings at various points on the first & second floors and the parapet. The majority of the equipment and cabling will run along ledges or windowsills to minimize the impact on the building and will be coloured to blend in with the stone. In some cases it will be possible to re-use existing fixing holes.

- 1.3 The supporting design and access statement states that the principle architectural features of the building will be highlighted using sympathetic white lights. It goes onto say that, ‘the scheme has been designed to minimize its impact on the fabric of the building. The lighting of the different architectural elements within the façade has been carefully considered, with a range of effects being produced in order to fully compliment each element.’

2.0 RELEVANT PLANNING HISTORY

- 2.1 None.

3.0 PLANNING POLICIES

- 3.1 The following policy from the Second Deposit City of Gloucester Local Plan (2002) is relevant:

3.2 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, details, 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;
5. Is carefully researched and properly executed; and
6. In the case of emergency works carried out in the interests of public safety, be carried out in accordance with the above criteria unless the Council has expressly made an exception.

- 3.3 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 A well-executed lighting of the façade will raise the night-time profile of this important centre for social activities, which in turn should help to improve the city’s evening and night-time economy.

5.0 URBAN DESIGN AND COMMUNITY SAFETY

5.1 The Guildhall, with its varied and distinctive features, is an ideal subject for night-time illumination. At present, it is very poorly presented, with only the cherubs lit by floodlights. A better designed scheme, will significantly improve the appearance of this part of the city in the evening.

6.0 TRAFFIC AND TRANSPORT

6.1 No implications.

7.0 EQUAL OPPORTUNITIES AND DISABLED ACCESS

7.1 No implications.

8.0 OTHER ENVIRONMENTAL IMPLICATIONS

8.1 No implications.

9.0 CONSULTATIONS

9.1 English Heritage – raise no objection.

9.2 Civic Trust – consider the proposal is acceptable.

10.0 PUBLICITY AND REPRESENTATIONS

10.1 A listed building and conservation area site notice was posted on 11th October 2007. The consultation period expires 1st November 2007. At the time of writing this report no representations had 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 existing white floodlights at first floor level, detract from the appearance of the building during the day and only illuminate one architectural feature of the Guildhall at night. The proposed lighting scheme consists of a number of small light fittings, which have been sited to be as unobtrusive as possible. The colouring of all the fittings and the cabling to match the stone will also help to reduce the visual impact.

11.2 It is considered that the proposed lighting scheme has been well thought out, making use of the latest techniques. As a result it will significantly enhance the appearance of the listed building and the character of this part of the City Centre Conservation Area at night.

12.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

12.1 That the Committee grants Listed Building Consent, subject to the following condition and reason:

1) PC01

Reason for Approval

The proposed alterations to this Grade II listed building would not adversely affect its character and appearance. Accordingly, the proposed works would be in accordance with Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990, the Government guidance set out in Planning Policy Guidance 15 and Policy BE.22 of the Second Deposit Gloucester Local Plan (2002).

Decision:

Notes:

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Person to contact : Caroline Ansell
(Tel: 396194)

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH NOVEMBER 2007**

SUBJECT : **MATTERS FOR REPORT**

WARD : **ALL IN GLOUCESTER**

REPORT BY : **DEVELOPMENT CONTROL MANAGER**

NO. OF APPENDICES : **6 APPEAL DECISION NOTICES**

REFERENCE NO : **PT06117B**

1. APPEALS LODGED

<u>Application No.</u>	<u>Location</u>	<u>Development</u>	<u>Decision/Report Information</u>
07/00554/TCM	Junction of School Lane & Severnvale Drive	12 m Telecom. Mast	Appeal Lodged 10.8.2007
07/00445/FUL	Land at Dorchester Guest House, 63-65 Denmark Road	Erection of 2 storey building comprising 4 flats	Appeal Lodged 22.8.2007
07/00703/ADV	Wessex Kia, Mercia Road	Signage	Appeal Lodged 10.9.2007

2. TREE PRESERVATION ORDERS

<u>Application No.</u>	<u>Location</u>	<u>Development</u>	<u>Decision/Report Information</u>
TPO256	Riversmead Farm, Sims Lane, Quedgeley	TPO	Confirmed as modified 21.09.07

APPEAL UPDATE REPORT

1.0 INTRODUCTION

- 1.1 As Members will be aware the District Auditor's study into Probity and Planning (2001) recommended that Members should receive feedback on appeal cases.
- 1.2 Since March 2002, seven bi-annual reports have been produced on appeal decisions up to 31st March 2005. Since 1st April 2005 I have produced updates at each Committee meeting.
- 1.3 At the 4th September 2007 meeting I provided an update on appeal decisions between 21st June 2007 and 22nd August 2007.

2.0 SUMMARY OF ANALYSIS

- 2.1 Between 23rd August 2007 and 25th October 2007 there were 6 appeal decisions, of which 4 were DISMISSED and 2 were ALLOWED.
- 2.2 As at 24th October, there are 6 outstanding appeals.

3.0 ANALYSIS OF DETERMINED APPEALS

3.1 30 Cemetery Road (07/00146/FUL)

- 3.1.1 Background - This application was for the erection of a 2 metre high fence at the front of the property on the junction of Marlborough Road and Cemetery Road.

On 15th March 2007 planning permission was refused, under officer delegated powers, on the grounds that the boundary fence would have a harmful visual impact on this prominent frontage location and, as such, would adversely affect the character and amenity of the area.

- 3.1.2 Inspector's Assessment – The Inspector considered that the loss of the open frontage and the obtrusive impact of the fence would harm the character and appearance of the surroundings. He appreciated that the fencing would improve the private area available to the applicant's family for play and that it might increase security, but he maintained that the rear garden area is available and the benefits to the occupiers are outweighed by the wider public impact on the surroundings. He also addressed the issue of wall and fencing to the car wash opposite is unsightly by referring to the primary setting for the fence was the gardens of the nearby dwellings.
- 3.1.3 Inspector's Decision – Appeal was **DISMISSED**.

3.2 **16 Camberley Close, Hucclecote (07/00201/FUL)**

- 3.2.1 Background - This application sought planning permission for the subdivision of the property and the erection of a bungalow at the end of the cul de sac.

The application was refused planning permission on 11th April 2007, under officer delegated powers, on the grounds that the site was relatively small and the development would result in a cramped and unsympathetic form of development, out of character with the spatial relationship between existing dwellings and their plots in the locality.

- 3.2.2 Inspector's Assessment – He considered that the proposed bungalow would be close to the host property and this proximity is at odds with the pattern of development in the surrounding area. This would give the appearance of a cramped development in the context of the established spacious pattern of development in the area which would have a harmful effect on its character and appearance. He also noted that the subdivision would leave the host property with limited private amenity space for a family sized dwelling. He stated that he considered that government policy guidance places particular emphasis on ensuring that the needs of children are taken into account where family housing is proposed, including private gardens. He added that there is an in principle support for the more efficient use of previously developed land in PPS3, however this should not be at the expense of the local environment, in terms of scale, density, layout and access.

- 3.2.3 Inspector's Decision – Appeal was **DISMISSED**.

3.3 **183 Barnwood Road, Hucclecote (07/00036/FUL)**

- 3.3.1 Background – The application related to the subdivision of No. 183 to provide a new dwelling within its side garden. The proposed dwelling took the appearance of a bungalow, although it was two storey with a subterranean level. The above ground structure would be constructed with a green oak frame and rendered panels. The application was refused permission on the 5th April 2007, under officer delegated powers, on the grounds that it would constitute an intrusive, contrived and unacceptable form of development that would harm the setting and character of the adjacent listed building.

- 3.3.2 Inspector's Assessment - He considered that the main issue was the effect of the development on the setting of the Grade 2 listed building (Nos. 181 & 183). He agreed with the analysis of the Inspector on a previous appeal in that the space around the pair of dwellings is basic to the character of the setting of the listed building.

He considered that, although single storey in appearance, it would encroach into and erode the space around the listed building. Also the design of the proposed dwelling would not respond to or reflect the character of the adjacent listed building. Furthermore, he felt that the form, height, proportions and overall appearance of the development would be at odds with the setting and appearance of the listed building. Additionally he considered that the

creation of a low garden area to the front of the building would create an unusual relationship between it and the prevailing ground levels.

3.3.3 Inspector's Decision - Appeal was **DISMISSED**.

3.4 **Dorchester Guest House : 63-65 Denmark Road (06/01277/COU)**

3.4.1 Background – The application related to the erection of a two storey building comprising 4 flats to be located within the rear amenity space associated with the guest house and fronting onto Oxford Road. The application was refused permission on the 15th January 2007, under officer delegated powers, on the grounds that the proposal would constitute an unacceptable overdevelopment of the site; would result in a loss of open amenity space which contributes to the suburban character and appearance of the street scene; the building would be poorly articulated and would appear incongruous; would result in an unacceptable overbearing effect and the loss of daylight to Nos. 61, 63 & 65 Denmark Road.

3.4.2 Inspector's Assessment – he considered the main issues are:-

- (i) the effect of the proposal on the character and appearance of the surrounding area; and
- (ii) its effect on the living conditions of the occupiers of the guest house, in respect of daylight and outlook and No. 61 Denmark Road in respect of outlook.

He concluded that the design of the building would be out of keeping with the existing street scene; the building was too close to the rear of the guest house and would reduce daylight to an unacceptable extent; it would also be too close to No. 61 and would adversely affect upon the outlook from its nearest rear windows and the reduction of the amenity area added weight to the conclusion that the proposal was overdevelopment of the site.

He did accept that the appellant's parking survey demonstrated that the additional parking demand could be accommodated on Oxford Road.

3.4.3 Inspector's Decision – Appeal **DISMISSED**.

3.5 **Land at RAF Quedgeley (06/01242/OUT)**

3.5.1 Background – This related to an outline planning application for residential development, primary school, footpaths, cycle ways and open space within Framework Plan 4 to provide an additional 650 dwellings to the total approved under the outline planning permission 00/00749/OUT giving a total of 3,300 dwellings. The application was subject to a non-approval direction by the Highways Agency and the applicant submitted an appeal against non determination. At the time of the Inquiry most of the planning issues had been resolved and the outstanding matters related solely to the level of financial contribution that was required towards the implementation of improvements to Junction 12 of the M5 and to local transportation issues.

3.5.2 Inspector's Assessment - The public inquiry against non-determination of the application was held on 21st August and centred primarily on the highway issues. Negotiations throughout the inquiry finally secured a level of contribution that was agreed by all parties and therefore all outstanding issues were successfully resolved. The Inspector's decision was received on 4th September 2007. Outline planning permission was granted and was subject to the provisions within 2 Unilateral Undertakings (one to ourselves and one to Gloucestershire County Council) which secured the following:

- 30% affordable housing
- £57,000 towards improvements to Daniels Brook Wildlife corridor.
- £180,000 to provide a MUGA and £175,000 to provide a NEAP, both at Waterwells.
- £17,800 towards tree planting.
- Sports pavilion, tennis courts and bowling green on the Manor Farm Open Space.
- Larger community centre in the Local Centre.
- Community garden and allotments on site.
- £500,000 towards improvements to junction 12 of the M5.
- £1,000 per unit to sustainable transport measures.
- £3,375 for each residential unit of more than one storey with at least 2 bedrooms and £506 per two bedroom flat or house with no private garden towards secondary school education.
- The construction of a one form entry primary school on the site.
- £143 per residential unit towards library provision.

3.5.3 Inspector's Decision – Appeal was **ALLOWED**.

3.6 Wessex Kia : Mercia Road (07/00703/ADV)

3.6.1 Background – the application proposed an internally illuminated 4 metre high totem sign located adjacent to St. Oswalds Road, near to the existing “Nissan” sign ; an internally illuminated fascia sign to the front of industrial building to the east of the “Nissan” showroom with a 2 metre high non - illuminated welcome to its forecourt.

On the 10th July 2007, the advertisements for the fascia sign and freestanding forecourt signs were granted consent, however the totem sign was refused consent, under officer delegated powers, on the ground that its overall design, height and siting, when viewed together with the existing totem signs would result in an excess of advertisements in this location.

3.6.2 Inspector Assessment – He considered that the proposed totem would be set forward and slightly to the side of the Nissan totem and there would be only a short stretch of Mercia Road where all three totems would be seen at once. The three signs together might be unusual, but given the utilitarian building, the commercial character and appearance of the car lots, he did not consider that the additional totem sign would not cause harm to the character and appearance of the area.

3.6.3 Inspector's Decision – Appeal was **ALLOWED**.



CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

6TH NOVEMBER 2007

**DELEGATED DECISIONS
1ST – 30TH SEPTEMBER 2007**

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

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Abbey

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Single storey extension to the rear to provide enlarged kitchen. 19 Tansy Close Gloucester GL4 5WL		
07/01042/FUL G3Y	ADAMS	01/10/2007
Erection of first floor level dormer window to front. 31 Hawk Close Gloucester GL4 4WE		
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Conversion of garage into extension of existing kitchen and external alterations. 2 Blackberry Close Gloucester GL4 5BS		
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Two storey side extension and single storey rear extension and demolition of front part of existing garage. 17 Jaythorpe Gloucester GL4 5ES		
07/00977/FUL REFREA	FEH	09/10/2007
Replacement of existing bungalow with two 2 storey dwellings 18 The Wheatridge Gloucester GL4 4DH		
07/01206/FUL G3Y	MEYB	22/10/2007
First floor extension above garage to provide bedroom and bathroom. 29 The Lawns Gloucester GL4 5YZ		
07/01169/FUL G3Y	MEYB	16/10/2007
Single storey extension to front 83 Swift Road Gloucester GL4 4XJ		
07/01100/FUL G3Y	MEYB	22/10/2007
Demolition of existing conservatory, replaced by a single storey sun lounge extension 3 Rumsey Close Gloucester GL4 5JY		

Barnwood

07/00991/FUL G3Y	ADAMS	24/10/2007
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		

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
07/01152/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 Snowhills Close Gloucester GL4 3GE	CJR	05/10/2007
07/01116/FUL G3Y Single storey extension (revised proposal - previously granted under planning permission ref: 07/00413/FUL) 52 Naunton Road Gloucester GL4 4RD	FEH	05/10/2007
07/00979/OUT REF 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	ADAMS	19/10/2007
07/01137/FUL REF Erection of first floor side extension. 7 Snowhills Close Gloucester GL4 3GE	SARAHB	15/10/2007
07/01130/FUL G3Y Erection of replacement double garage (conversion of existing garage into habitable room) 39 Church Lane Gloucester GL4 3EJ	MEYB	02/10/2007
07/01087/LAW GSC Proposed single storey extension at rear incorporating pitched roof over existing lounge extension. 57 Brookfield Road Gloucester GL3 3HF	ML	08/10/2007

Barton & Tredworth

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

07/01126/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

07/00962/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

07/01004/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

07/01027/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

Grange

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

Hucclecote

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

07/00965/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

07/01075/FUL
 G3Y MG 03/10/2007
 Erection of conservatory at rear.
 10 Pitt Mill Gardens Gloucester GL3 3ND

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

07/01103/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

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

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

07/00968/FUL G3Y Erection of a single storey extension to rear & replacement garage to side. 83 Oxstalls Drive Gloucester GL2 9DD	BOBR	11/10/2007
07/01105/FUL G3Y Conservatory to rear. (amended description) 4 Langdale Gardens Gloucester GL2 0EB	CJR	08/10/2007
07/01133/LAW REF Conversion of garage into study/utility room and external alterations. 9 Cypress Gardens Gloucester GL2 0RB	ML	09/10/2007
07/01157/FUL G3Y Single storey extension to rear. 4 The Hedgerow Gloucester GL2 9JE	BOBR	11/10/2007
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
07/01085/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	MEYB	19/10/2007
Demolition of existing garage and erection of replacement garage and single storey extension to side and rear.		
9 Cranwell Close Gloucester GL4 6JR		
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		
07/00915/FUL		
G3Y	BOBR	11/10/2007
Construction of 14 no. 2 bed apartments and ancillary parking provision.		
68 Weston Road Gloucester GL1 5AX		
07/01108/FUL		
G3Y	CJR	18/10/2007
Single storey extension at rear.		
13 Hartland Road Gloucester GL1 4RU		
07/01173/FUL		
G3Y	SARAHB	22/10/2007
Conservatory to rear.		
197 Bristol Road Gloucester GL1 5TQ		
07/00819/FUL		
REFREA	JOLM	15/10/2007
Two storey and single storey extension to the rear of both dwellings. (Revised scheme)		
142 And 144 Seymour Road Gloucester GL1 5HR		

Podsmead

07/00973/FUL
 G3Y FEH 08/10/2007
 Two storey side extension including front and rear dormer roof extensions.
 27 Redwood Close Gloucester GL1 5TZ

07/01154/FUL
 G3Y BOBR 18/10/2007
 Two storey and single storey extensions to rear (revised application).
 28 Milton Avenue Gloucester GL2 5AR

07/01040/FUL
 G3Y BOBR 01/10/2007
 Erection of two storey extension to office.
 Joseph Griggs 276 Bristol Road Gloucester GL1 5TD

07/01084/ADV
 GFY BOBR 09/10/2007
 Installation of various Toyota signage.
 3 Ramsdale Road Gloucester GL2 5FE

Quedgeley Fieldcourt

07/01013/FUL
 G3Y SARAHB 19/10/2007
 Erection of two dwellings at rear with associated access road and parking.
 Stoke Leigh And Stanley Dene Naas Lane Quedgeley Gloucester GL2 2SA

07/01121/FUL
 G3Y SARAHB 11/10/2007
 Extension to existing car park to rear and new vehicular access to existing
 service yard.
 Quedgeley District Centre Olympus Park Quedgeley Gloucester GL2 4NF

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

07/01259/LAW
 GSC ML 24/10/2007
 Conversion of integral garage into family/dining room and external alterations.
 4 Knollys End Quedgeley Gloucester GL2 4YN

07/01143/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

Quedgeley Severn Vale

07/01158/LAW GSC Proposed conservatory at rear. 43 Deerhurst Place Quedgeley Gloucester GL2 4WN	ML	16/10/2007
07/01104/FUL G3Y Single storey extension at side of industrial unit. 34 Sabre Close Quedgeley Gloucester GL2 4NZ	SARAHB	08/10/2007
07/01057/FUL G3Y Erection of conservatory at rear. 57 The Willows Quedgeley Gloucester GL2 4XG	MEYB	16/10/2007

Tuffley

07/01024/FUL G3Y Dormer extension to south side of property (enlarged bathroom and storage space) (Revised Application) 9 St Barnabas Close Gloucester GL1 5LH	ADAMS	11/10/2007
07/01047/FUL G3Y Single storey extension at rear. 37 Forest View Road Gloucester GL4 0BX	SARAHB	09/10/2007
07/01118/FUL G3Y Single storey extension at rear. 40 Falfield Road Gloucester GL4 0NE	SARAHB	09/10/2007
07/01145/FUL GSC 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	ADAMS	18/10/2007
07/01076/LAW GSC 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	ML	18/10/2007

Westgate

07/00216/LBC G3L 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	ADAMS	09/10/2007
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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		
07/01008/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		
07/00935/LBC G3L	SARAHB	09/10/2007
Repainting of shopfront. 3 College Street Gloucester GL1 2NE		
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		
07/01131/ADV GFY	SARAHB	12/10/2007
Installation of halo-illuminated fascia lettering. 102 Westgate Street Gloucester GL1 2PE		
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

07/01030/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