



**APPENDIX A
Agenda Item No. 5A**

TEWKESBURY BOROUGH COUNCIL

Schedule of Planning Applications for the consideration of the **PLANNING COMMITTEE** at its meeting on 21 November 2017

	(NORTH)	(SOUTH)
General Development Applications Applications for Permission/Consent	(453 - 458)	(459 - 471)

PLEASE NOTE:

1. In addition to the written report given with recommendations, where applicable, schedule of consultation replies and representations received after the Report was prepared will be available at the Meeting and further oral reports may be made as appropriate during the Meeting which may result in a change to the Development Manager stated recommendations.
2. Background papers referred to in compiling this report are the Standard Conditions Booklet, the planning application documents, any third party representations and any responses from the consultees listed under each application number. The Schedule of third party representations received after the Report was printed, and any reported orally at the Meeting, will also constitute background papers and be open for inspection.

CONTAINING PAGE NOS. (453 - 471)

Codes for Application Types

OUT	Outline Application
FUL	Full Application
APP	Application for Approval of Reserved Matters
LBC	Application for Listed Building Consent
ADV	Application for Advertisement Control
CAC	Application for Conservation Area Consent
LA3/LA4	Development by a Local Authority
TPO	Tree Preservation Order
TCA	Tree(s) in Conservation Area

National Planning Policy

National Planning Policy Framework (NPPF)

Technical Guidance to the National Planning Policy Framework

Planning Policy for Traveller Sites

Planning Policy Statement 10: Planning for Sustainable Waste Management

Planning Policy Statement 11: Regional Spatial Strategies

INDEX TO PLANNING SCHEDULE (RECOMMENDATIONS) 21st November 2017

Parish and Reference	Address	Recommendation	Item/page number
Ashleworth 17/00783/APP Click Here To View	Land off Nup End Ashleworth Gloucester	Approve	1 / 453
Churchdown 17/00901/FUL Click Here To View	34 Pelham Crescent Churchdown Gloucester	Permit	3 / 463
Hucclecote 15/00045/APP Click Here To View	Land to the West & South of Gloucester Business Park Brockworth	Approve	4 / 466
Woodmancote 17/00896/FUL Click Here To View	Cartref Stockwell Lane Woodmancote	Permit	2 / 459

17/00783/APP

Land off Nup End, Ashleworth, Gloucester

1

Valid 17.07.2017

Application for the approval of reserved matters (appearance, landscaping, layout, and scale) pursuant to outline planning application no.15/00965/OUT as allowed under appeal no.APP/G1630/W/16/3150236 for the erection of 35 dwellings.

Grid Ref 381078 225944

Parish Ashleworth

Ward Highnam With Haw Bridge

Redcliffe Homes Ltd.

Holly House
4 High Street
Chipping Sodbury
Bristol
BS37 6AH

RECOMMENDATION Approve

Policies and Constraints

NPPF

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policies GNL2, TPT1, EVT9, LND3, LND7, NCN5

Adoption Version Joint Core Strategy (2017) (AVJCS) - SD5, SD7, SD15, INF3

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Ashleworth Parish Council:

- Impact of the development on local flooding and drainage.
- Surface water flowing from the development site will exacerbate current problems.
- Storm water and sewerage overflows are not infrequent.
- Has not been resolved by Severn Trent or Highways
- Mitigation measures can contain heavy rainfall or increased frequency
- Sewage deposited on a number of roads in the area
- Mitigation in outline application flood risk assessment does not give confidence

County Highways Authority - No objections

Borough Landscape Officer - No objections

Urban Design Officer - No objections

Strategic Housing & Enabling Officer - No objections

Environmental Health Officer - No objections.

Local residents - 5 letters of representation have been received raising the following comments:

- 35 dwellings are disproportionate to size and requirements of village
- Village does not have adequate infrastructure to cope
- Plans provide opportunity to develop adjoining field
- Rainfall runs off site into nearby gardens
- Development will make situation worse
- Nup End Lane is already a pinch point
- Application should provide road widening and pavement
- Preferred previous configuration
- Part of Public Right of Way is on private land
- Object to planting of 5 trees adjacent to property

- Trees will affect light
- Have suffered subsidence in past
- Very limited street lighting in village
- Village benefits from low light pollution
- Would not want street lighting
- Concerned with proposed farmers access
- Sufficient access to field from village
- Leaves open prospect for future development to south
- Assurances that track is not used for future residential development

Planning Officers Comments: Bob Ristic

1.0 Introduction

1.1 The application site comprises an area of agricultural land located adjacent to Nup End/Lawn Road and situated to the north-western side of Ashleworth. The site is roughly rectangular in shape, running parallel to Lawn Road. The land is set at a slightly higher level than the adjacent road and rises gently in a north-western direction away from the settlement.

1.2 There is a public right of way running along the south-east boundary of the site, beyond which there are a number of traditional dwellings and a sheet metal fabrication business. There is modern residential development located opposite the site at Sawyers Rise. The site is adjoined by open countryside to its southern and western boundaries and comprises the northern part of a larger field which is enclosed by a mature hedge to the northern and western boundaries.

1.4 The site is located adjacent to but not within the Residential Development Boundary of the village as defined in the Tewkesbury Borough Local Plan to 2011 (TBLP). The site is also located in the Landscape Protection Zone as defined in the TBLP.

2.0 Planning History

2.1 Planning Application 15/00965/OUT - Development of up to 35 dwellings on land off Nup End, Ashleworth with all matters except for "access" reserved for future consideration - **Refused** and subsequent appeal no. APP/G1630/W/16/3150236 **Allowed**

3.0 Current Application

3.1 The original outline application considered the number of dwellings and the means of access to the site, from Lawn Road. The layout, scale, appearance and landscaping were reserved for future consideration and this application seeks the approval of these reserved matters.

3.2 The properties would back onto the southern and eastern boundaries of the site, fronting onto the proposed estate road. A further block of dwellings would be provided to the northern part of the site including a number of properties which would either front directly or have a dual aspect towards the northern boundary with Lawn Road and would be separated by the existing field hedge which would be retained.

3.3 The dwellings would be 2 storeys high and the proposal would provide a mix of house types and sizes comprising 4 x 1 bed apartments, 7 x 2 bed houses, 9 x 3 bed houses, 12 x 4 bed houses and 3 x 5 bed houses.

3.4 The proposed dwellings would have a traditional appearance drawing on architectural features identified within the village, such as porches, bays and brick detailing to window heads and eaves.

3.5 The proposal would provide an informal area of open space and landscaping to the northern and eastern parts of the site and the proposal would retain and enhance the existing hedgerows to the northern and western boundaries of the site. Further planting would be provided within the development including new hedge and tree planting to the southern boundary of the site with the adjoining field. Further tree and shrub planting would be provided throughout the development.

Plans will be displayed at Committee.

4.0 Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan comprises the saved policies of the Tewkesbury Borough Local Plan to 2011 - March 2006.

4.2 Other material policy considerations include National Planning Guidance contained within the National Planning Policy Framework (NPPF), and the Adoption Version JCS (AVJCS). Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

4.3 The JCS Inspector's report was received in October 2017 and concluded that, subject to the main modifications and an immediate partial review, the JCS is sound and legally compliant. Therefore, in accordance with paragraph 216 of the NPPF, it is considered that the JCS policies can be given very significant weight.

4.4 The relevant policies are set out in the appropriate sections of this report.

5.0 Analysis

5.1 This application seeks approval of reserved matters pursuant to Outline Planning Permission 15/00965/OUT. The reserved matters for which approval is sought are layout, scale, appearance and landscaping.

Design

5.2 The NPPF sets out at paragraph 56 that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. At paragraph 57 the NPPF advises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

5.3 Policy SD5 of the AVJCS sets out that new development should respond positively to, and respect the character of the site and its surroundings and enhance local distinctiveness, in terms of layout, mass and form. Furthermore, development should be of a scale, type, density and materials appropriate to the site and its setting.

5.4 The proposal would provide a range of dwellings from 1 bed apartments to 5 bed detached dwelling houses. All the buildings across the site would be 2 storey high and would be in keeping with the prevailing scale of development within the village.

5.5 In terms of the detailed design, the proposed development would provide a mixture of dwellings and the submitted design statement sets out how the design of the scheme draws on the character of existing development within the village in terms of form and materials. The design statement has also identified that brick is the predominant material in the area with occasional property finished in render and a variety of roof finishes. Other identified characteristics include chimneys, brick detailing to eaves, heads and cills and a storm porch canopies.

5.6 The proposed houses would have a 'traditional' appearance and would incorporate a variety of design features found in the local area, including brick banding to the eaves of the rendered properties, brick window detailing, chimneys and porches resulting in a development with good local distinctiveness which would relate to and integrate into the varied character of the village.

5.7 The external materials include two different red brick types and an off white render for the walls and reconstituted slate and duo plain tiles for the roofs. The front doors and where applicable garage doors would be colour coordinated in two pastel colours which would result in an attractive and well-designed development.

5.8 The application proposes a variety of house types and designs, which include short terraces, link detached semi's and detached houses which would provide a mixed and inclusive development which would contribute to the housing offer of the village.

5.9 The one bed apartments would have one parking space each whereas the remainder of the dwellings would have a minimum of two off street parking spaces. A further 7 visitor parking bays would also be provided. The level of parking proposed is considered appropriate to serve the reasonable requirements of future occupiers.

5.10 It is considered that the proposed layout appearance and scale would be of an appropriately high standard, which would draw upon the local distinctiveness of Ashleworth and result in an acceptable high quality development.

Landscaping

5.11 One of the core planning principles of the NPPF sets out that the planning system should recognise the intrinsic character and beauty of the countryside. Section 11 of the NPPF sets out that the planning system should contribute to and enhance the local environment by, amongst other things, protecting and enhancing valued landscapes. Policy SD5 of the AVJCS sets out that new development should ensure that the design of landscaped areas, open space and public realm are of high quality, provide a clear structure and constitute an integral and cohesive element within the design.

5.12 The proposed landscaping scheme would provide an informal area of public open space to the eastern part of the site adjacent to the access drive and public right of way. This area would include enhancements to the existing pond and additional tree planting. The existing boundary hedges to the northern and western boundaries would be retained and enhanced with further tree planting which would enhance these existing natural features of the site and provide screening from the wider area.

5.13 The southwestern rear boundary to the site along the rear boundaries to plots 1-14 would include the planting of a new hedge and additional tree planting to soften the urban character of the development when viewed from the southwest.

5.14 The residential part of the site would provide areas of soft landscaping to the property frontages, which would include open areas of lawn, with additional tree and shrub planting within frontages. Each of the properties would benefit from private garden areas appropriate to the size of the dwellings.

5.15 The landscaping details have been reviewed by the Borough Landscape Officer who is satisfied with the details provided. It is therefore considered that the proposed landscaping scheme is appropriate for the site and will result in an enhancement for the built and natural environments.

Affordable Housing

5.16 The s106 obligations attached to the outline application require 40% provision on site. The application proposes 14 affordable homes which equates to precisely 40%. The 66.6% of the overall proposed affordable housing will be affordable rented, with the remaining 33.3% being shared ownership with the housing mix as follows:

Affordable rented

1 Bedroom x3
2 Bedroom x5
3 Bedroom x1

Shared Ownership

1 Bedroom x1
2 Bedroom x2
3 Bedroom x2

5.17 The Strategic Housing & Enabling Officer been consulted and has no objection to the proposals which are in line with the requirements contained in the s106 obligations.

Other Matters

5.18 A number of issues have been raised by the Parish Council and local residents, including concerns with regards to drainage and flooding. The suitability of the site for residential development and the impacts upon drainage in the area were considered at the outline application stage and are covered by appropriate conditions relating to foul and surface water drainage provision.

5.19 This application has been accompanied by a scheme of surface water drainage and SUDS provision which addresses the requirements of condition 10 of the outline planning consent. The proposals include provision for on-site attenuation of rainwater with restricted discharge rates to a storm water drainage pond. The technical details have been assessed by the Lead Local Flood Authority and are considered to be appropriate to mitigate the impacts of the development and not exacerbate the risk of flooding elsewhere.

5.20 Concerns have been raised with regards to light pollution from the proposed development. It is noted that Condition 7 of the outline permission restricts the installation of external lighting to any part of the development. Any new streetlighting would be a matter for the County Highway Authority who would consult with the local community on any proposals for streetlighting in the future.

5.21 Condition 11 of the outline consent required a noise assessment to be submitted as part of the reserved matters application in order to assess the potential night time noise impact from the adjacent industrial unit. While it has been identified that business does not operate at night times a range of mitigation measures including acoustic fencing to part of the site boundary and glazing specification to the nearest dwellings have been proposed. The submitted details have been assessed by the Councils Environmental Health Consultant who is satisfied with the proposals.

5.22 The development would provide an access drive to the remaining field to the south. Concerns have been raised by residents that this may give rise to the future development of the adjoining field. It is noted that any such proposal to develop the adjoining land would require planning permission and would be considered in accordance with planning policy and on its own merits.

6.0 Conclusions

6.1 The proposal accords with the parameters of the outline planning permission and proposes a suitably high quality development that would integrate well with the built and natural environment of Ashleworth. It is therefore recommended that this reserved matters application is **approved**.

RECOMMENDATION Approve

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the approved drawings as set out on the BHP Harwood - Architectural drawing schedule received by the Local Planning Authority on 9th November 2017 and any other conditions attached to this permission.
- 2 The development shall be carried out in accordance with the 'Ashleworth External Finishes Schedule' Rev.E received by the Local Planning authority on 5th October 2017 and Drawing no.3219.P121 Rev.M, received by the Local Planning authority on 9th November 2017.
- 3 No works shall commence (including site preparation or clearance) or machinery brought onto site until the tree protection measures as set out on drawing no. EDP40008/01J and EDP 'Arboricultural Method Statement' EDP4008_03D have been installed on site in accordance with the submitted details. These protection measures shall be retained on site for the duration of the construction works.
- 4 The landscaping scheme hereby approved shall be carried out concurrently with the development and shall be completed no later than the first planting season following the completion of the development and shall thereafter be maintained in accordance with the EDP 'Landscape Management Plan' EDP4008_01c. If during this time any trees, shrubs or other plants are removed, die, or are seriously retarded these 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.

- 5 No part of the development shall be occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority.
- 6 No dwelling shall be occupied until the noise mitigation measures and acoustic fencing have been installed in accordance with the details set out within the Clarke Saunders Acoustic report AS8236.150714.NIA.1.5.

Reasons:

- 1 To a satisfactory external appearance to the development in the interests of visual amenity and in accordance with the NPPF.
- 2 To ensure a satisfactory appearance to the development in the interests of visual amenity in accordance with the NPPF.
- 3 To preserve and enhance the quality of the environment in accordance with advice contained in the NPPF.
- 4 To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with advice contained in the NPPF.
- 5 To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.
- 6 To ensure satisfactory living conditions for future occupiers in accordance with advice contained in the NPPF.

Notes:

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating measures to reduce the risk of flooding and improve the quality of the development to secure an acceptable development.
- 2 The applicant is advised to contact the Gloucestershire Highways - Public Rights of Way Officer on 0800 514 514 prior to undertaking any works to the Right of Way.
- 3 The surface water drainage details accompanying this application satisfy the requirements of Condition 10 of outline planning permission no.15/00965/OUT.

NOTES
 1. All dimensions are in millimetres unless otherwise stated.
 2. All walls are to be constructed in accordance with the Building Regulations.
 3. All ground levels are to be as shown unless otherwise stated.
 4. All levels are to be finished unless otherwise stated.
 5. All levels are to be in accordance with BS 3892-1:1997.

REVISIONS

No.	Date	Description
1	10/11/17	Issue for approval
2	10/11/17	Issue for approval
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20	10/11/17	Issue for approval

In accordance to the 'Manual for Gloucestershire Streets':

- Visitor parking (6m x 2m)
- Cycle parking (allocated in garages (see drawing 3219.1.20))
- On plot parking at right angles to cartogeways are 4.8m x 2.4m

Client: Redcliffe
 Job: Nup End
 Athleworth
 Gloucester
 Drawing No: Site Plan

Scale: 1:500 @ A1
 Date: Sep 17
 Drawn by: SP
 Checked by: SP
 Drawing No: 3219.P.101
 Revision: 0

PLANNING

BHP HARWOOD ARCHITECTS

140 High Street, Gloucester, Gloucestershire, GL1 2AA
 Tel: 01452 441111
 Fax: 01452 441112
 Email: info@bhp-harwood.co.uk
 Website: www.bhp-harwood.co.uk

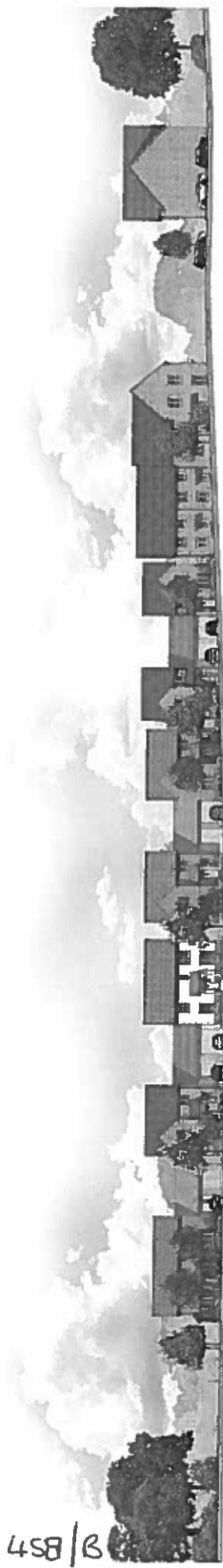


SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
■	Proposed building footprint	○	Proposed tree
●	Proposed tree	■	Proposed wall
▲	Proposed tree	○	Proposed tree
○	Proposed tree	■	Proposed wall
×	Proposed tree	○	Proposed tree



458/A

458/B



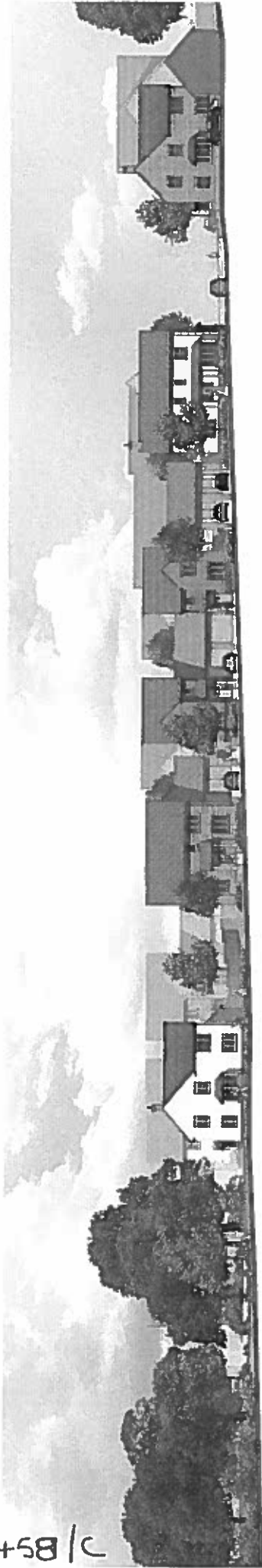
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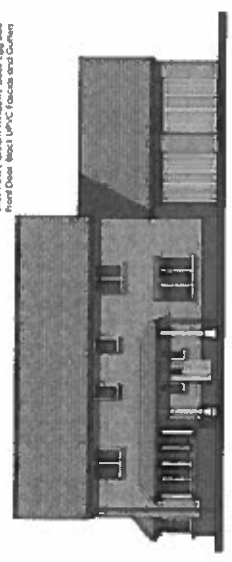
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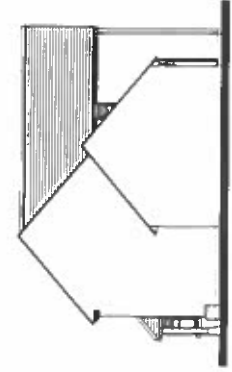
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 2. All materials to be used shall be of a standard approved by the Building Regulations.
 3. All work to be done in accordance with the Building Regulations.
 4. All work to be done in accordance with the Building Regulations.
 5. All work to be done in accordance with the Building Regulations.

REVISIONS
 Rev. Description
 1. Issue

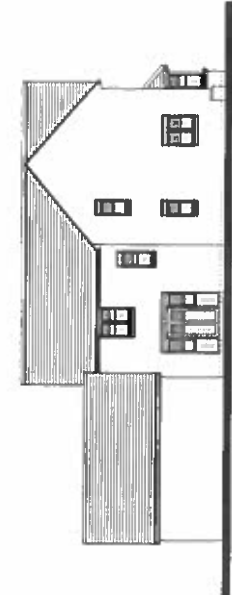
Material Schedule
 Front Elevation: Red Brick, Red Paint Orange
 Side Elevation: Red Brick, Red Paint Orange
 Rear Elevation: Red Brick, Red Paint Orange
 Roof: Slate
 Windows: White UPVC
 Front Door: Black UPVC
 Front Windows: Black UPVC
 Front Porch: Black UPVC
 Front Terrace: Black UPVC
 Front Steps: Black UPVC
 Front Path: Cream
 Front Garden: Grass
 Front Fence: Black UPVC
 Front Gate: Black UPVC



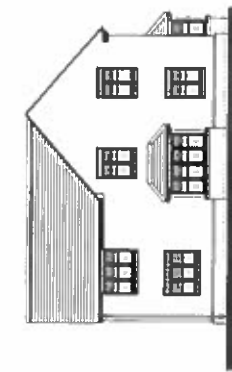
Front Elevation



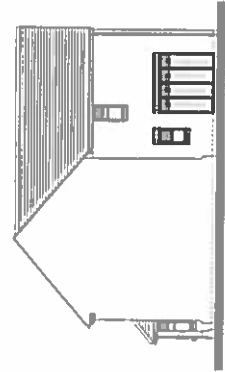
Side Elevation



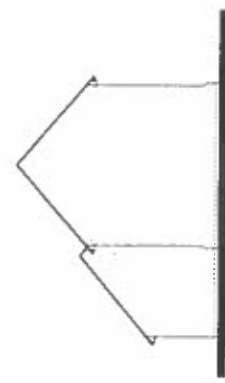
Rear Elevation



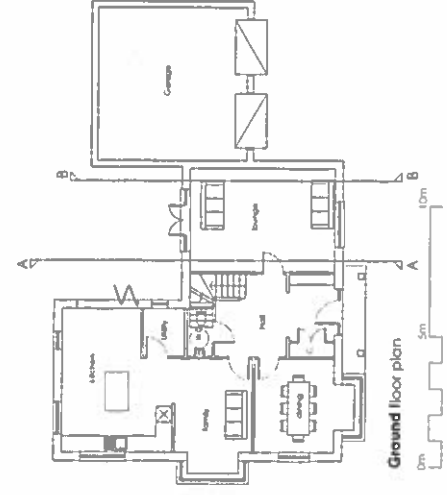
Side Elevation



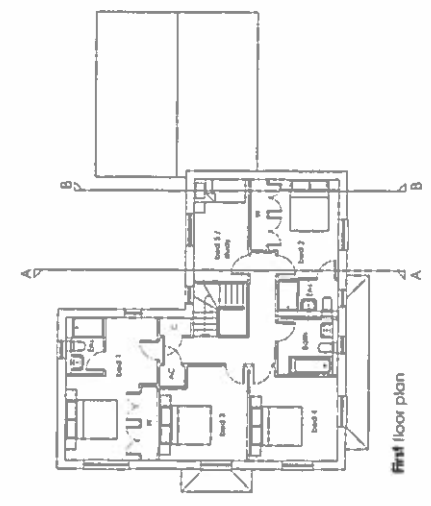
SECTION A-A



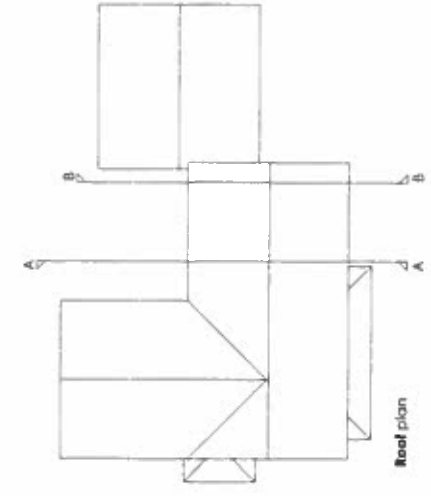
SECTION B-B



Ground floor plan



First floor plan



Roof plan

CLIENT
 Redcliffe Homes

NO:
 Nup End
 Athlewarth
 Gloucester
Drawing No:
 Plans, Elevations
 and Sections

Scale:
 1:100 @ A1
Date:
 July 17
Drawn by:
 SR
Checked by:
 RN
Project:
 3219.P.104
Client:
 C

PLANNING

BHP HARWOOD
 Architects
 100 High Street
 Exeter, Devon, EX1 1AA
 T 01392 33333
 F 01392 33333
 E info@bhp-harwood.co.uk
 www.bhp-harwood.co.uk

458/0

1. All drawings are the property of BHP Harwood Architects and shall remain their property whether or not the drawings are used for any purpose.

 2. The drawings are for the use of the client only and shall not be used for any other purpose without the written consent of BHP Harwood Architects.

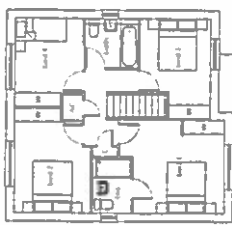
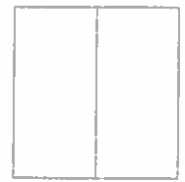
 3. The drawings are not to be used for any other purpose without the written consent of BHP Harwood Architects.

 4. The drawings are not to be used for any other purpose without the written consent of BHP Harwood Architects.

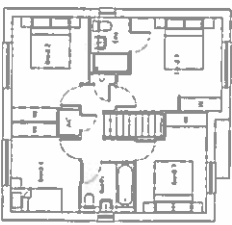
 5. The drawings are not to be used for any other purpose without the written consent of BHP Harwood Architects.

REVISIONS

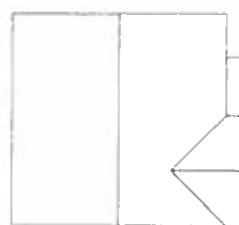
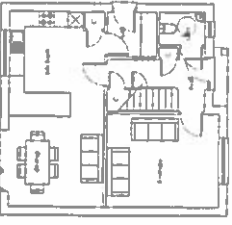
No.	Revision	Date



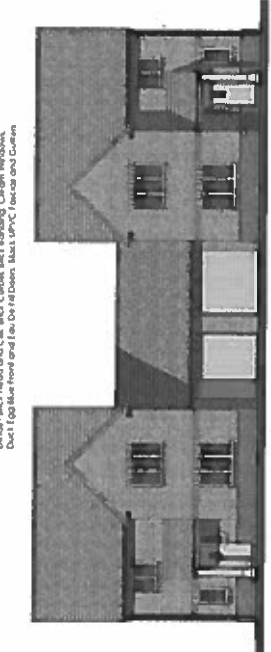
First floor plan



Ground floor plan



Roof plan



Front Elevation

Client:
 Redcliffe Homes

Job:
 Nup End
 Athleworth
 Gloucester

Drawing Title:
 Plots 4-5
 Plans and Elevations

Scale:
 1:100 @ A1
 Date:
 July 17

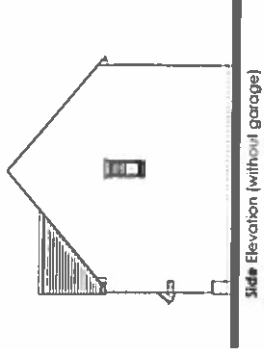
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PLANNING

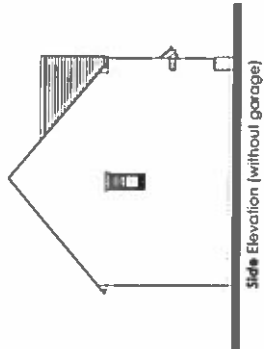
BHP HARWOOD ARCHITECTS
 111 High Street, Gloucester, Gloucestershire, GL1 2AQ
 Gloucester, Gloucestershire, GL1 2AQ
 Tel: 01452 743327 Fax: 01452 743325
 Email: info@bhparchitects.co.uk
 Website: www.bhparchitects.co.uk



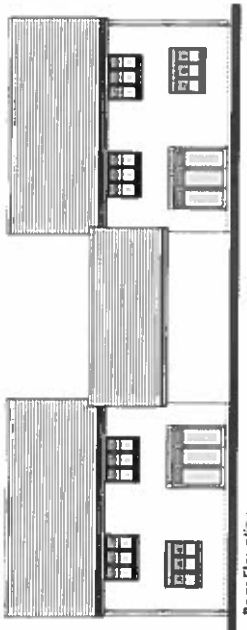
458/E



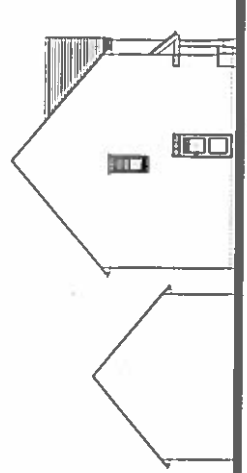
Side Elevation (without garage)



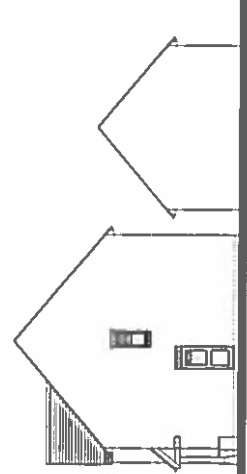
Side Elevation (without garage)



Rear Elevation



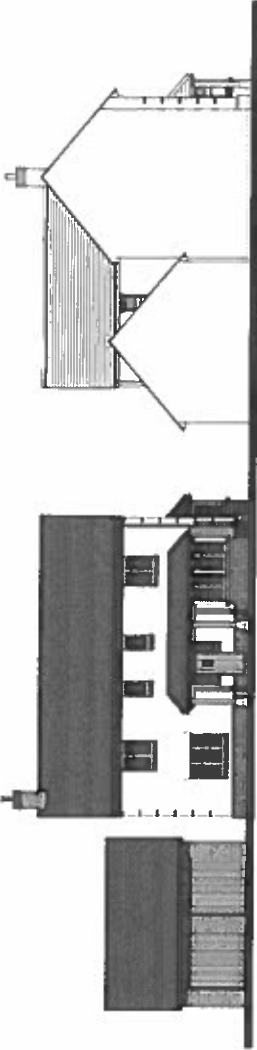
Side Elevation



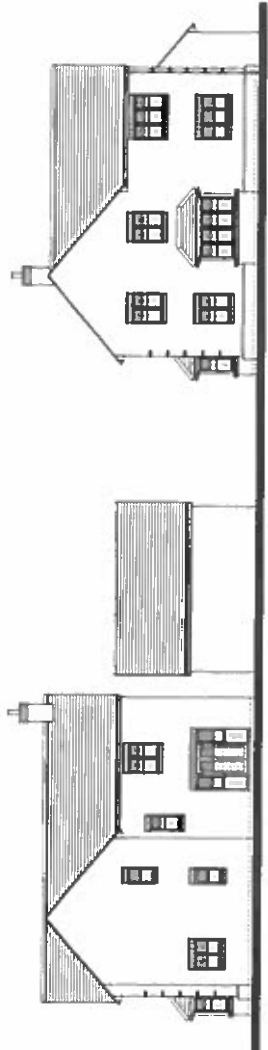
Side Elevation

P13 approved
 Walls: Bricks colour Prime Sandy Earth (approx. only). Inset to all other elevations to be Black's Heritage Cottage
 roof: Plain tile
 Windows: Black's Heritage Cottage
 Doors: Black's Heritage Cottage
 Details for doors, sills and panes to be Black's Heritage Yellow Red, Carbine and sashes to be plain tile casing
 and handrail. Windows: Black Prime, Duct Egg Blue Front Door, Black UPVC fascia and Gutter

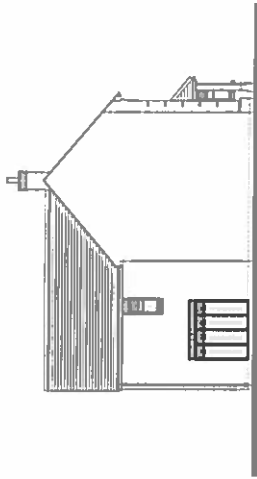
REVISIONS
 Date: _____
 By: _____
 Reason: _____



Front Elevation Side Elevation



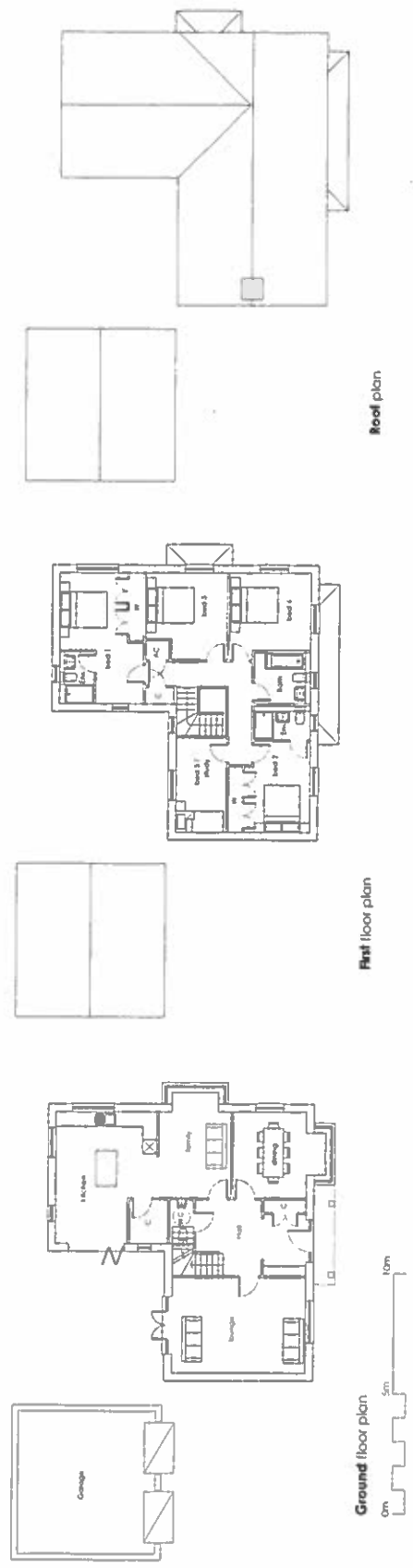
Rear Elevation Side Elevation



Side Elevation (without garage)

Client: Redcliffe Homes
 JMB: Nup End
 Athleworth
 Gloucester
 Drawing Title: Plot 30
 Plans and Elevations

Scale: 1:100 @ A1
 Date: July 17
 Checked by: SR
 Drawing No: 3219.P.114 D
 Remark: PLANNING
 BHP HARWOOD
 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



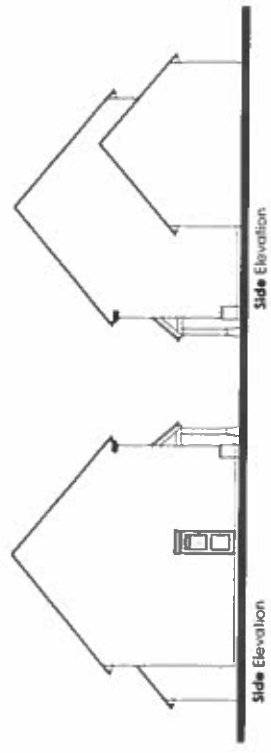
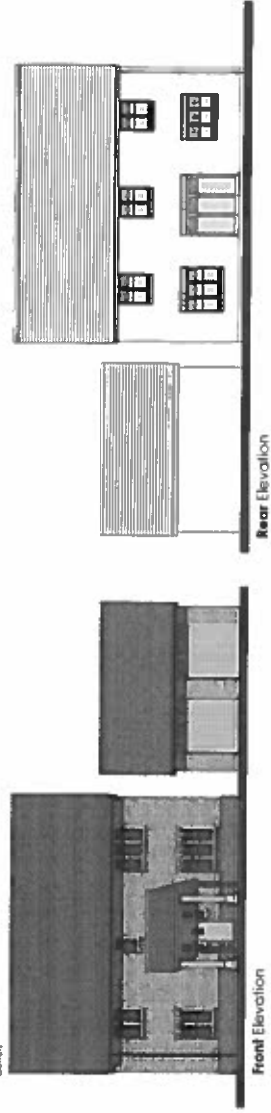
Ground floor plan 0m 5m 10m
 First floor plan
 Roof plan

458/F

NOTES:
 1. All work to be in accordance with the Building Regulations and Approved Documents.
 2. The client is responsible for obtaining all necessary permissions and consents.
 3. The contractor is responsible for obtaining all necessary permissions and consents.
 4. The contractor is responsible for obtaining all necessary permissions and consents.

REVISIONS
 Rev: 1
 Description: [Blank]

#133320000
 Walls - Brick & Larch
 Roof - Slate
 Windows - UPVC
 Doors - UPVC
 Floor - Stone
 Kitchen - UPVC
 Bathrooms - UPVC
 Heating - Gas



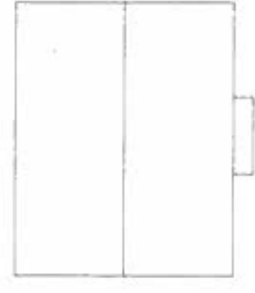
Client: Redcliffe Homes

Site: Nup End
 Ashleworth
 Gloucester

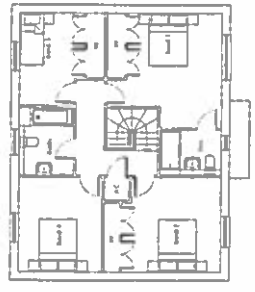
Drawing Title: Plans and Elevations
 Plot: 33

Scale: 1:100 @ A1
 Date: July 17
 Drawn by: SR
 Checked by: RN
 Drawing No: 3219.P.117
 Project: B

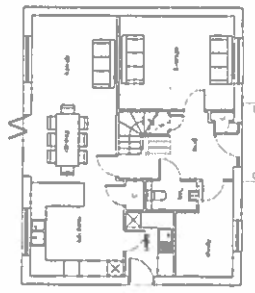
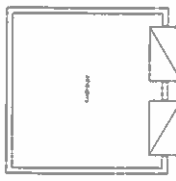
PLANNING
 For the proposed development at the site of the former Ashleworth Works, Ashleworth, Gloucestershire, GL52 5AA.
 Planning Application No: 15/0150/01
 Planning Officer: [Name]
 Planning Department: [Name]



Roof plan



First floor plan



Ground floor plan
 0m 5m 10m

458/G

Valid 01.09.2017
 Grid Ref 397293 227199
 Parish Woodmancote
 Ward Cleeve Hill

Two storey side extension with balcony to rear

Mr Marc Minall
 Cartref
 Stockwell Lane
 Woodmancote

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (NPPF) - 2012
 National Planning Practice Guidance (NPPG)
 Joint Core Strategy (JCS) - Adoption Version - November 2017
 Tewkesbury Borough Local Plan to 2011 (March 2006) - Policies HOU8 and HEN2
 Planning (Listed Buildings and Conservation Areas) Act 1990

Consultations and Representations

Woodmancote Parish Council - Voted 5-4 against the proposal. Highlight that the property is within a Conservation Area and the Council Conservation Officer should be consulted. There is also concern that the development and balcony will overlook properties in Denham Close, Woodmancote, and that the size and style of balcony obscure glass is visually intrusive.

Conservation Officer - has been consulted and has raised no objections to these proposals

Local Residents - The application has been publicised through a press notice. Additionally a site notice was displayed on Stockwell Lane, as well as also to the rear of the application site, in Denham Close, directly in front of those properties adjacent to the application site. No letters of representation have been received in the 21 day statutory consultation period or since.

Planning Officers Comments: Mr Andy Birchley

1.0 Application Site

1.1 This application relates to a detached 'one and a half storey' dwelling located within the Woodmancote Residential Development Boundary. The dwelling house is situated in a predominantly residential area surrounded by properties of very differing styles, sizes and ages.

1.2 The property lies within the Woodmancote Conservation Area.

1.3 The property is well screened from its neighbours, both to the sides and rear, by high and well maintained hedges, and a high wall.

1.4 The property has a small extension, and a garage, both to the side of the property where these proposals relate.

2.0 Relevant Planning History

2.1 In May 2014 a Certificate of Lawful Development was issued for "Proposed single storey rear extension and insertion of roof lights to the rear of the property" and this has been built.

2.2 Pre-application advice was sought, and discussions held, regarding this current proposal. The officer view given was that the proposals were acceptable in principle subject to more detail being provided.

3.0 Current Application - see attached plans

3.1 The current application seeks to demolish the existing garage and side extension, and replace with the works described below.

3.2 The proposal is for the construction of a 'one and a half storey' side extension to the right hand side of the property, with a footprint measuring approximately 4m wide by 13.2m deep, and meeting the front and rear building lines of the property, as extended. The extension would be used for garaging, a gym, and a 'loft room'. Materials would match those on the existing property.

3.3 The roof would replicate the pitch, materials and height of the existing dwelling, but would include a small dormer to the front and a larger dormer to the rear of the property. From the rear dormer there would be access onto the 'flat roof' of the extension, to create a balcony. This balcony would be surrounded by a 1.1m high glazed balustrade, rising to 1.8m at the elevation where it looks towards the neighbour's property, at which point it would also be obscure glazed.

3.4 There would be no windows on the side elevation, one at the front dormer, one at the rear ground floor extension, and glazed bi-fold doors leading from the rear dormer onto the balcony.

4.0 Policy context

4.1 Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and is indivisible from good planning.

4.2 Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 sets out, inter alia, that extension to existing dwellings will be permitted provided that the proposal respects the character, scale, and proportion of the existing dwelling. The policy requires that proposals must not have an unacceptable impact on adjacent property in terms of bulk, massing, size and overlooking. The proposal must also respect the character and appearance of the surrounding area.

4.3 Policy HOU8 is considered to be consistent with the NPPF and should therefore be afforded full weight when determining this application in accordance with Paragraph 215 of Annex 1 of the NPPF.

4.4 Policy HEN 2 of the Local Plan states that development within or in close proximity to a Conservation Area particular attention should be paid to the development's impact on the Conservation Area and its setting, and must be of a high standard of design and preserve or enhance the character or the appearance of the Conservation Area in terms of scale, form, materials and quality.

4.5 The JCS Inspector's report was received in October 2017 and concluded that, subject to the main modifications and an immediate partial review, the JCS is sound and legally compliant. Therefore, in accordance with paragraph 216 of the NPPF, it is considered that the JCS policies can be given very significant weight. Policy SD4 (Design Requirements) encourages high quality, well thought out design.

5.0 Analysis

5.1 The main issues to be considered with this application are the impacts on the neighbouring property, and the impact on the Woodmancote Conservation Area.

Design

5.2 The proposed works respect the building lines, roof pitches and materials of the existing property, are in keeping with the character of the existing building, and sit comfortably within the curtilage of the property.

5.3 There are a wide range of different sizes and styles of buildings in the surrounding area. The application property is well set back from the main road, and is well screened from neighbouring properties, and Stockwell Lane.

5.4 These works would not be prominent and barely visible within the Conservation Area. While the building would be of a unique style to those around it, there is no discernible shared style within the Conservation Area, which is made up of a large number of 'individual' buildings of different designs and sizes. The Council's Conservation Officer has raised no objection to these proposals.

5.5 Overall it is therefore considered that the proposal would be acceptable with regards to design and its impact upon the character of the surrounding area, and do not detract from the character of the Conservation Area.

Residential Amenity

5.6 These proposals most directly affect the neighbouring property to the right hand side of the application property. However, the extension would be set back slightly from the side boundary, and the neighbouring property itself is also set back over 2m from this boundary, with the properties divided by a high wall. No objection has been received from this neighbour.

5.7 The proposed balcony would be screened, and obscured glazed on the side facing this neighbour, restricting any views to a small area of the rear garden only. The boundary to rear of the application property is screened by mature hedges. No objections have been received from those neighbours backing onto the site.

5.8 By virtue of the scale and form of the proposed development and its proximity to adjacent buildings, it is considered that there would be no significant adverse effect on adjoining occupiers in terms of overshadowing, overbearing impact, loss of privacy or amenity. The proposal is therefore considered to result in no significant adverse impact upon residential amenity.

6.0 Conclusion

6.1 Overall, it is considered that the proposal would not result in an unacceptable loss of residential amenity to neighbouring dwellings and would be of an acceptable size and design, not detracting from the character of the Conservation Area. The proposal would therefore accord with the NPPF and Policies HOU8 and HEN2 of the Local Plan and is **recommended for permission**.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The external materials of the proposed extension shall match as near as possible the materials of the existing building.
- 3 The proposed balcony shall not be brought into use until the proposed side panels have been completed in accordance with approved plan 'Proposed Elevations', dated 1st August 2017. The north-eastern side panel of the balustrade shall be etched 10mm toughened glass and shall remain as such thereafter unless a suitable alternative is approved in writing by the Local Planning Authority.
- 4 This decision relates to the following plans:
Site plan received 1st August 2017
Unreferenced Plan - 'Proposed Elevations', dated 10th August 2017

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that the extension is in keeping with the existing building in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
- 3 To protect the residential amenities currently enjoyed by the occupiers of adjacent properties, and prevent overlooking, in accordance with policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
- 4 To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Tewkesbury Borough Local Plan to 2011 - March 2006.

Notes:

- 1 **Statement of Positive and Proactive Engagement** In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area.
- 2 Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following: Work on an existing wall or structure shared with another property; Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property; Excavating near a neighbouring building. The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet
- 3 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.

17/00896/FUL

Cartref Stockwell Lane Woodmancote Cheltenham Gloucestershire GL52 9QB



Site Plan shows area bounded by: 397197.66, 227059.37 397397.66, 227259.37 (at a scale of 1:1250), OSGridRef: SO97292715. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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462/A



Existing Left Elevation 1:100

Existing Front Elevation 1:100

Existing Right Elevation 1:100

Existing Rear Elevation 1:100



Proposed Left Elevation 1:100

Proposed Front Elevation 1:100

Proposed Right Elevation 1:100

Proposed Rear Elevation 1:100



Existing Ground Floor Plan 100

Proposed Ground Floor Plan 100



Existing First Floor Plan 1:100

Proposed First Floor Plan 1:100

Existing Roof Plan 1:100

Proposed Roof Plan 1:100

462/B

REVISION	DATE	DESCRIPTION
CLIENT		Mr M Minall
PROJECT		Cairref Stockwell Lane GL52 9GB
DRAWING TITLE		Proposed Extension(s)
SCALE	DATE	DRAWN BY
1:100	01 08 17	VJM
DRAWING NUMBER	REV	

17/00901/FUL

34 Pelham Crescent, Churchdown, Gloucester

3

Valid 24.08.2017

Grid Ref 387333 220502

Parish Churchdown

Ward Churchdown St Johns

Combined double storey and single storey extension to side and rear

Mr Timothy Milchard

34 Pelham Crescent

Churchdown

GL3 2BN

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policy HOU8

JCS Adoption Version (November 2017)

Consultations and Representations

Churchdown Parish Council - Object to the proposal, making the following comments:

- Development represents overdevelopment of the site
- Very close to the boundary with adjacent property
- Development will compromise the aesthetic of the street scene
- If permitted, a condition to install an obscured window overlooking the adjacent property should be seriously considered

Representations - None received

Planning Officers Comments: Suzanne D'Arcy

1.0 Introduction

1.1 34 Pelham Crescent is sited amongst similar style semi-detached properties, within the settlement boundary of Churchdown.

1.2 The adjoining neighbour has been extended with a two storey side extension and there are various other two storey side extensions in the street scene.

2.0 Relevant Planning History

2.1 None relevant

3.0 Current application

3.1 This is a full application for the erection of a two storey side extension and single storey rear extension with materials to match the existing dwelling. The proposed side extension would be set approx. 1.5m back from the front elevation and project 3m. It would be 10m deep. The proposed two storey extension would be 5m high to the eaves and rise to a height of 6.8m at the ridge.

3.2 The proposed single storey element would project 3m from the rear elevation and be 5.5m wide. It would be 2.5m high to the eaves and rise to a height of 4m at the ridge.

4.0 Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

Development Plan

4.2 The development plan comprises the saved policies of the Tewkesbury Borough Local Plan to 2011 - March 2006. Policy HOU8 states that extensions to existing properties will be permitted provided that the proposal respects the character, scale and proportions of the existing dwelling and should respect the character and appearance of the street scene. The policy requires that proposals must not have an unacceptable impact on the adjacent property, in terms of bulk, massing, size and overlooking.

Emerging Development Plan

4.3 The JCS Inspector's report was received in October 2017 and concluded that, subject to the main modifications and an immediate partial review, the JCS is sound and legally compliant. Therefore, in accordance with paragraph 216 of the NPPF, it is considered that the JCS policies can be given very significant weight. Policy SD4 (Design Requirements) encourages high quality, well thought out design.

National Planning Policy Framework (NPPF)

4.4 Section 7 of the NPPF makes clear that the great importance should be attached to the design of the built environment. Good design is a key aspect of sustainable development and is indivisible from good planning.

5.0 Analysis

5.1 The main issues to be considered are impact on the street scene and impact on residential amenity.

Impact on the street scene

5.2 The proposed two storey extension would be set back from the front building line of the host dwelling, which results in a visual break. Similarly, the proposed extension would be set down from the ridge of the host dwelling. In view of this, the proposal clearly reads as an extension from the front elevation and would be subservient to the existing dwelling.

5.3 Due to the orientation of the property and its relationship with the adjacent neighbour, the proposed extension would not result in a terracing effect between the properties. The adjoining property has previously been extended with a very similar two storey side extension, though this is set further back into the site than that proposed by this application. However, it is not considered that the proposed extension would result in an unbalanced appearance on the pair of semi-detached properties.

5.4 The proposed single storey extension would be subservient to the host dwelling, due to its size, scale and design.

5.5 The proposed extensions would be constructed of matching materials and would not dominate the host dwelling. Due to the adjacent extension, there would not be an imbalance between the pair of properties. It is therefore not considered that there will be any adverse impacts on the street scene.

Impact on residential amenity

5.6 The adjacent neighbour at number 32 is set an angle away from the proposed two storey extensions. Due to the relationship between the properties, there would be no significant overbearing impact. It is proposed to have a window in the first floor side elevation. This would serve a bathroom and a condition is proposed to ensure that it is obscure glazed. Screening is provided by a 2m high boundary fence and therefore there would be no overlooking from ground floor level.

5.7 The adjoining neighbour at number 36 has a single storey rear extension that would project to approximately level with the proposed single storey extension. There would be no adverse impacts on the residential amenity of the adjoining neighbour as a result of this proposal.

6.0 Conclusion

6.1 The proposed extension would be subservient to the host dwelling and would not result in an imbalance in the pair of semi-detached properties. It is not therefore considered that there would be any significant adverse impacts on the street scene as a result of this proposal. Due to the relationship with adjacent properties, it is not considered that there would be any significant adverse impacts on residential amenity. The application is therefore recommended for **PERMISSION**.

RECOMMENDATION Permit

Conditions:

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

- 2 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

7 unnumbered, undated plans, received by the Council on 14th August 2017 and 1 unnumbered, undated plan, received by the Council on 24th August 2017.

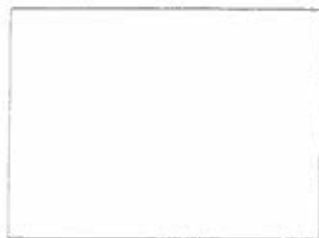
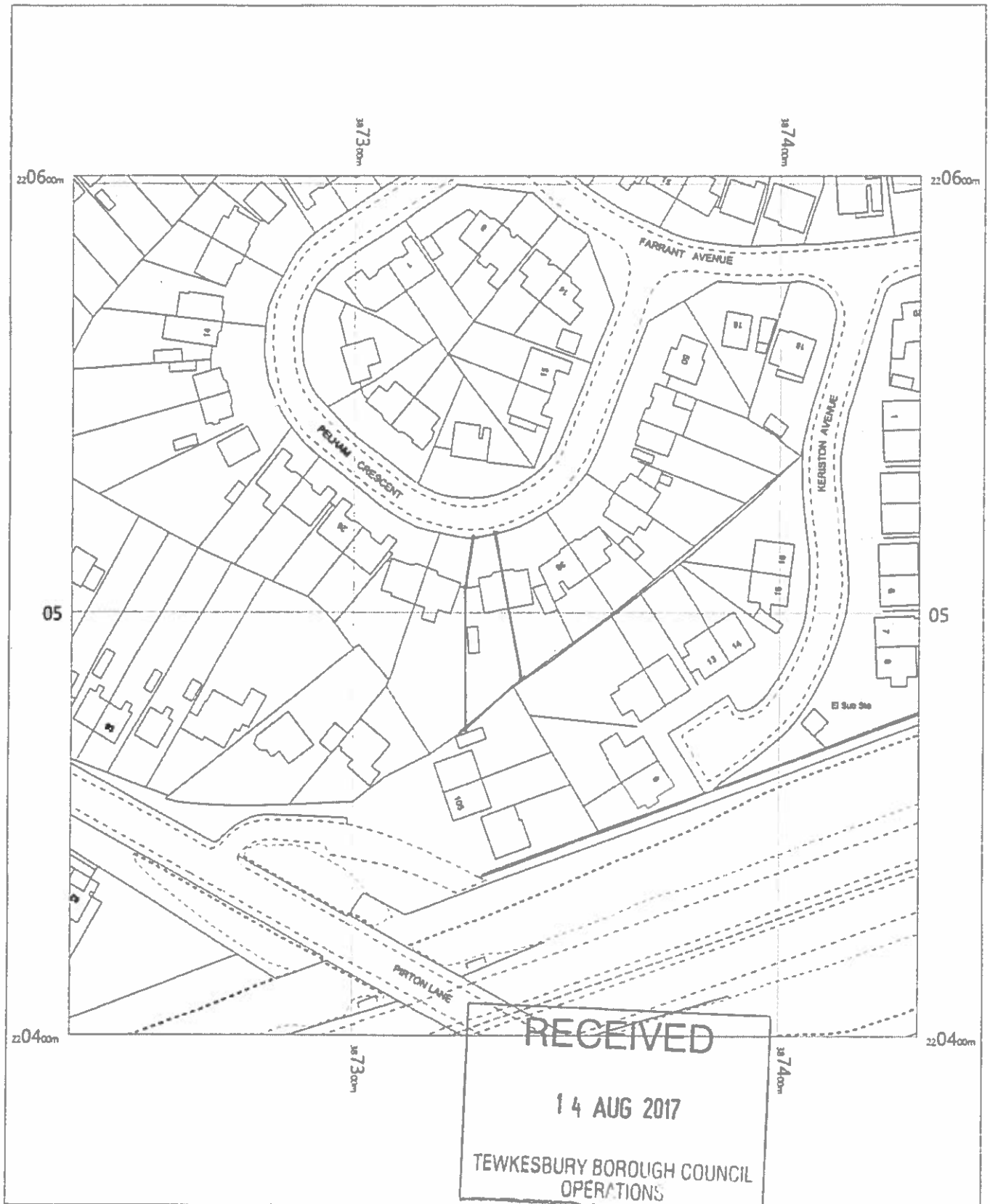
Reason: To define the terms and extent of the permission.

- 3 The proposed first floor window in the side elevation shall be obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.

Reason: To safeguard the residential amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan.

- 4 The external materials of the proposed extensions shall match as near as possible the materials of the existing dwelling.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan.



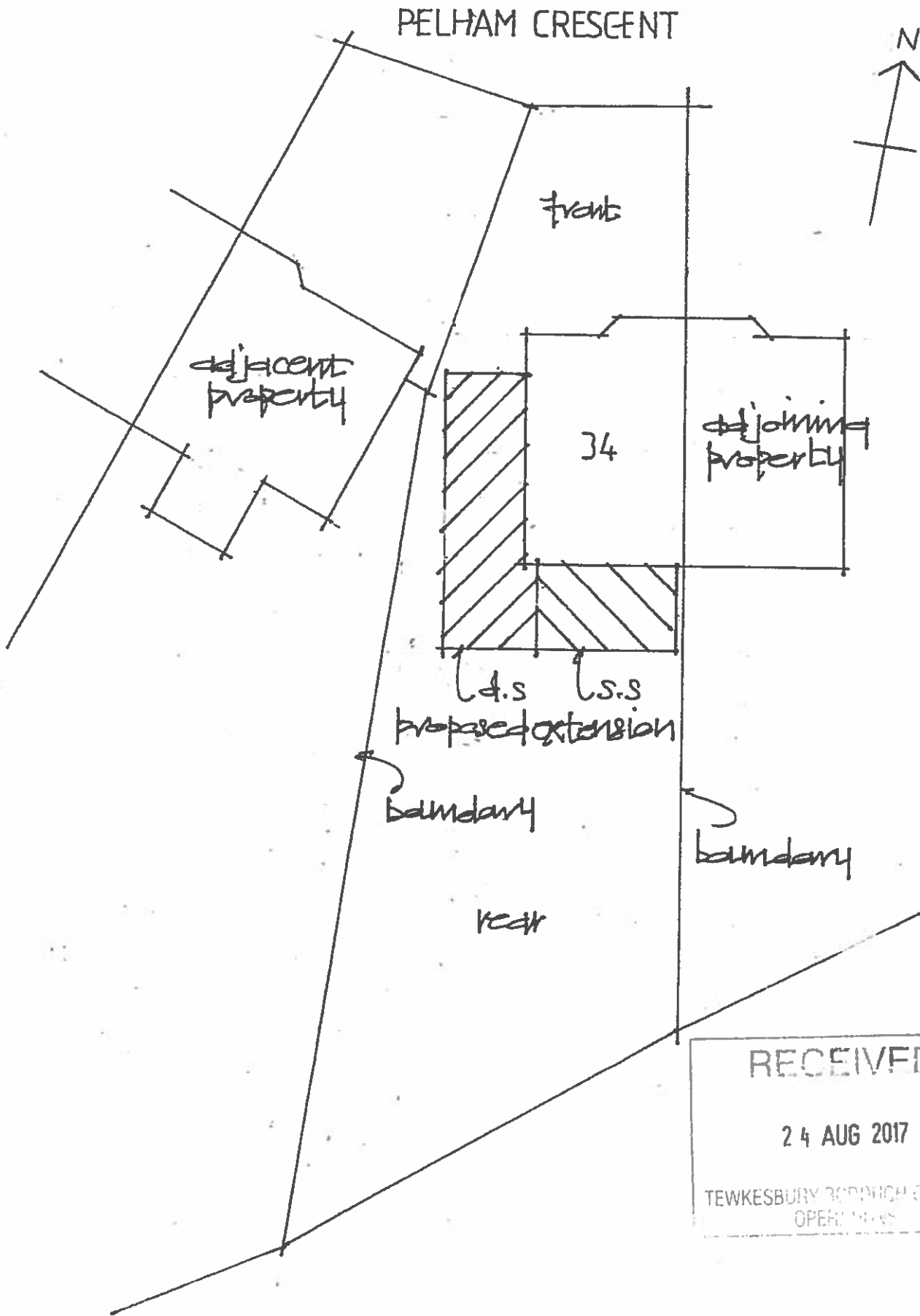
OS MasterMap 1250/2500/10000 scale
 Thursday, July 27, 2017, ID: HMC-00643135
 www.themapcentre.com

1:1250 scale print at A4, Centre: 387333 E, 220502 N

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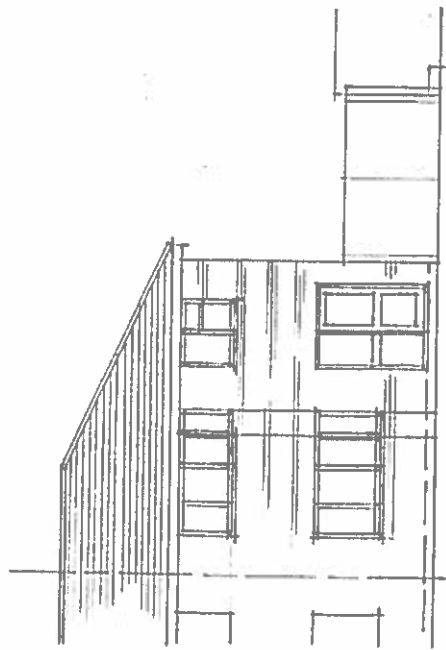
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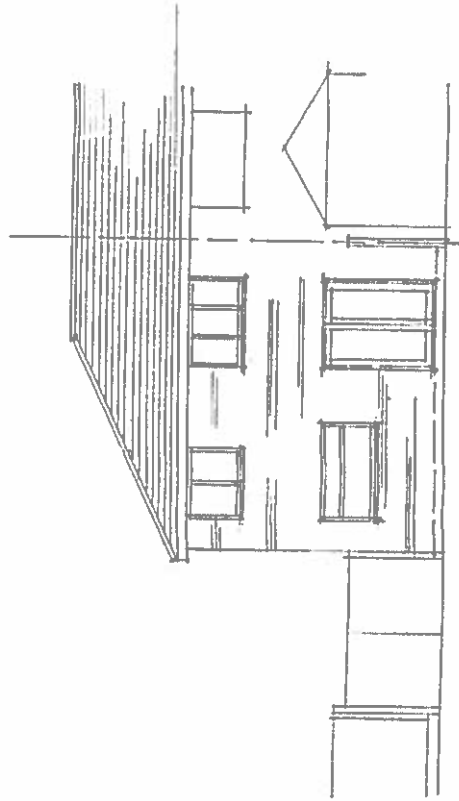
RECEIVED
 24 AUG 2017
 TEWKESBURY BOROUGH COUNCIL
 OPERATIONS

SITE BLOCK PLAN
 34 PELHAM CRESCENT
 CHURCHDOWN
 Scale 1:200

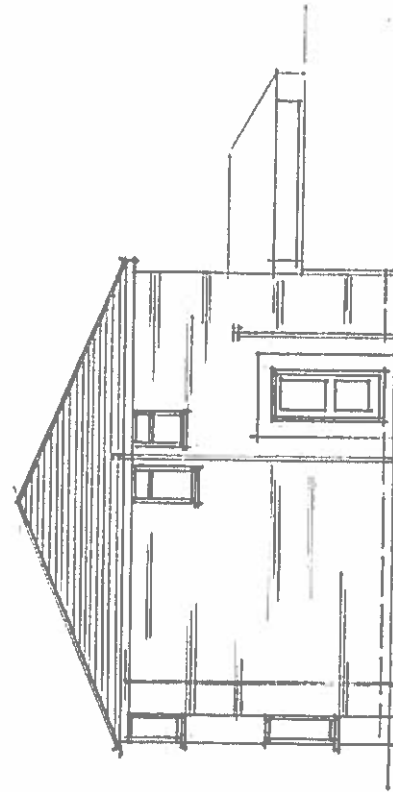
465/B



FRONT



REAR



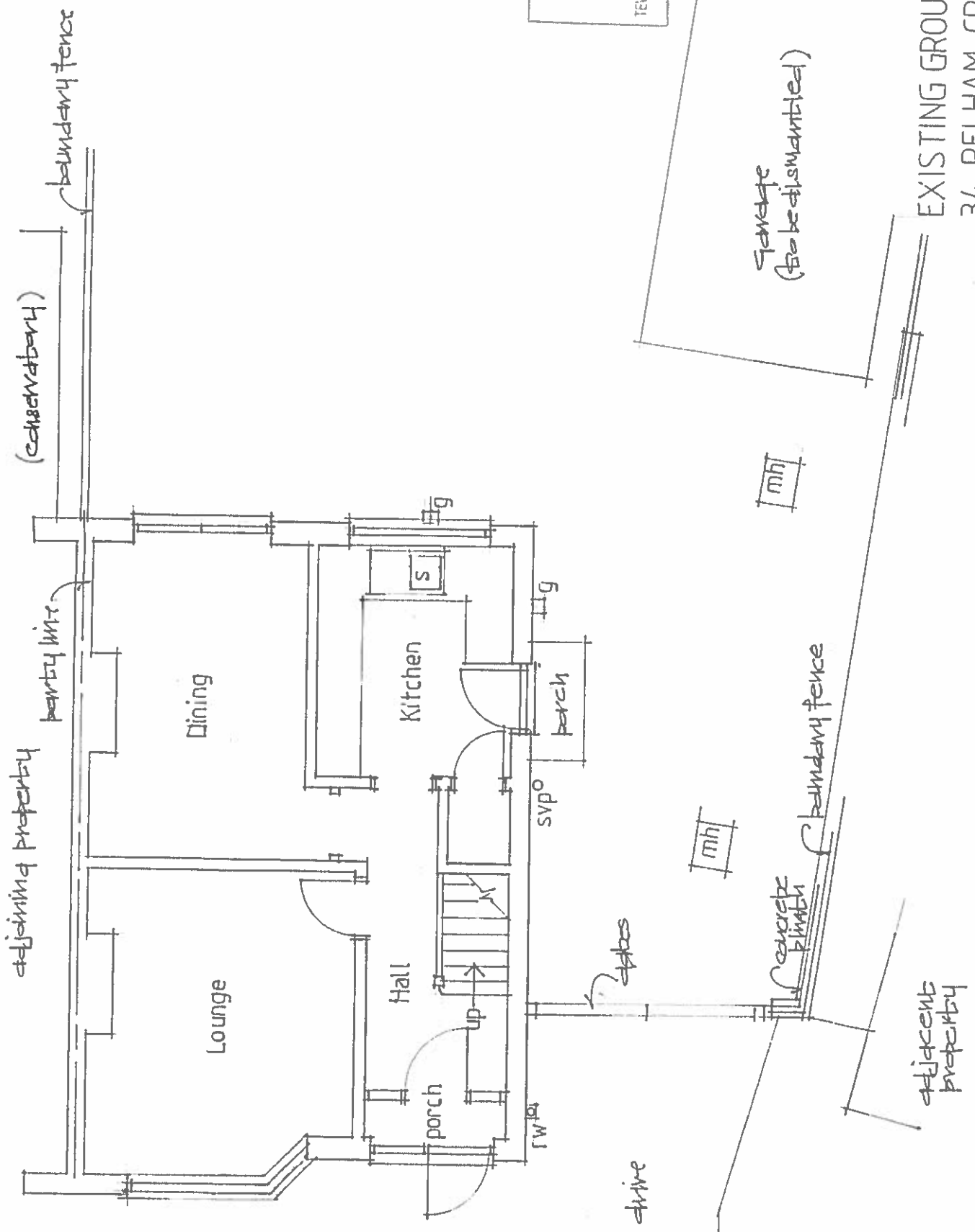
SIDE

RECEIVED
14 AUG 2017
TENNESBURY BOROUGH COUNCIL
OPERATIONS

EXISTING ELEVATIONS
34 PELHAM CRESCENT
CHURCHDOWN
Scale 1:100

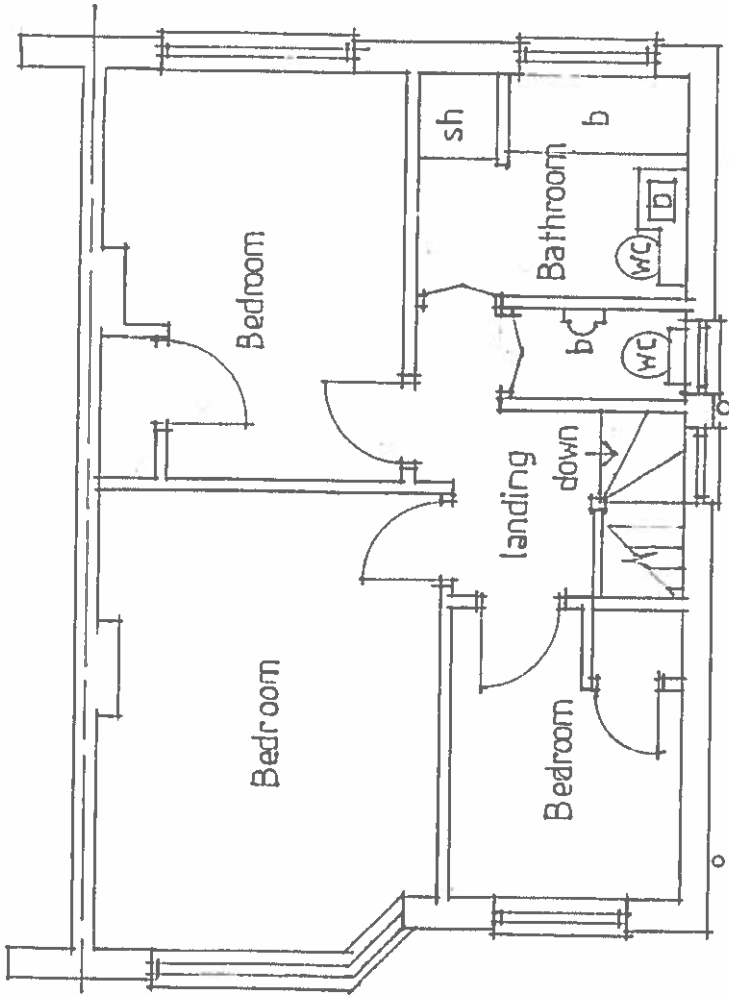
465/C

RECEIVED
14 AUG 2017
TEWKESBURY BOROUGH COUNCIL
OPERATIONS



EXISTING GROUND FLOOR
34 PELHAM CRESCENT
CHURCHDOWN
Scale 1:50

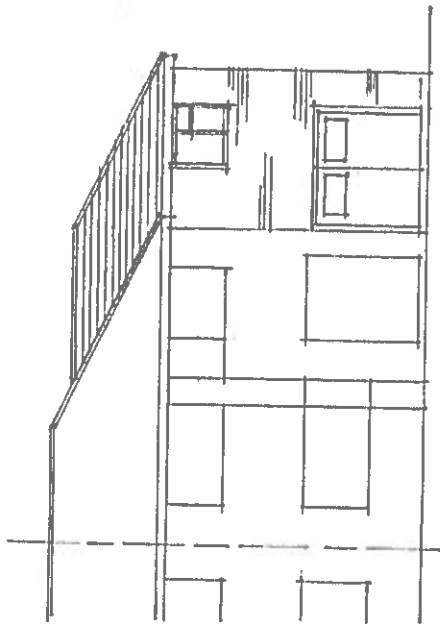
465 / 0



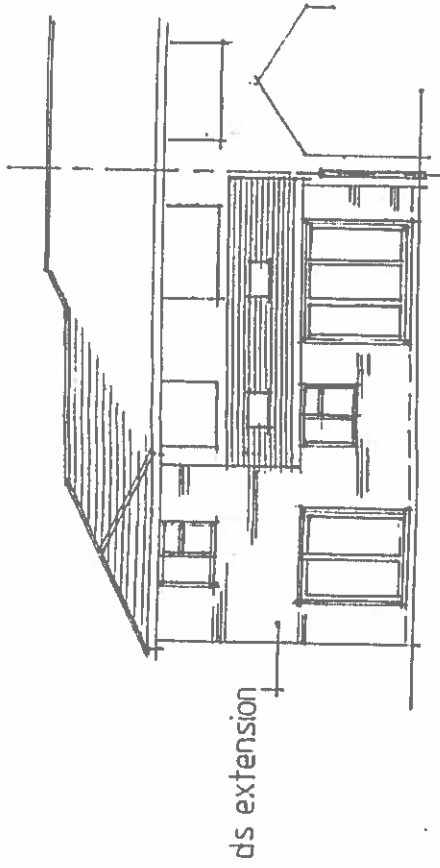
465/E

RECEIVED
14 AUG 2017
TEWKESBURY BOROUGH COUNCIL
OPERATIONS

EXISTING FIRST FLOOR
34 PELHAM CRESCENT
CHURCHDOWN
Scale 1:50

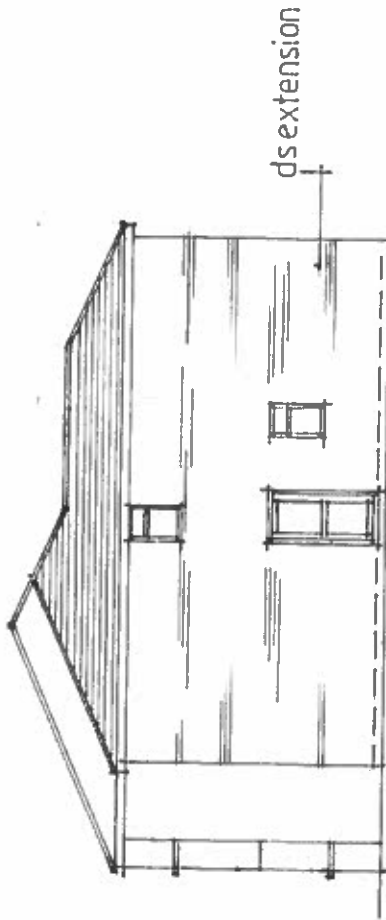


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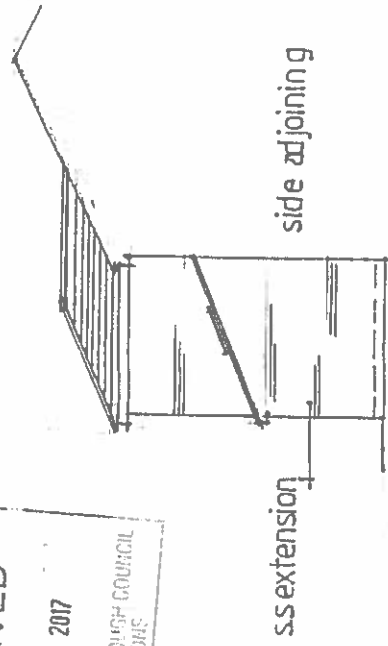


REAR

RECEIVED
14 AUG 2017
TEWKESBURY BOROUGH COUNCIL
OPERATIONS



SIDE



ds extension

ss extension

side adjoining

PROPOSED ELEVATIONS
34 PELHAM CRESCENT
CHURCHDOWN
Scale 1:100

465/F

RECEIVED

14 AUG 2017

WYKESBURY BOROUGH COUNCIL
OPERATIONS

*connecting steel support
beams over new openings
by structural engineer

EXTERNAL DOORS & WINDOW
(APPROX SIZES)

d1. side hinged timber doors

pair size 2134w x 1851 h

d2. 500w x 2100 h frame

d3. 1800w x 2100 existing

sliding patio re - used.

d4. 2400w x 2100h 2x leaf

bi-fold 6m x 5m single open door

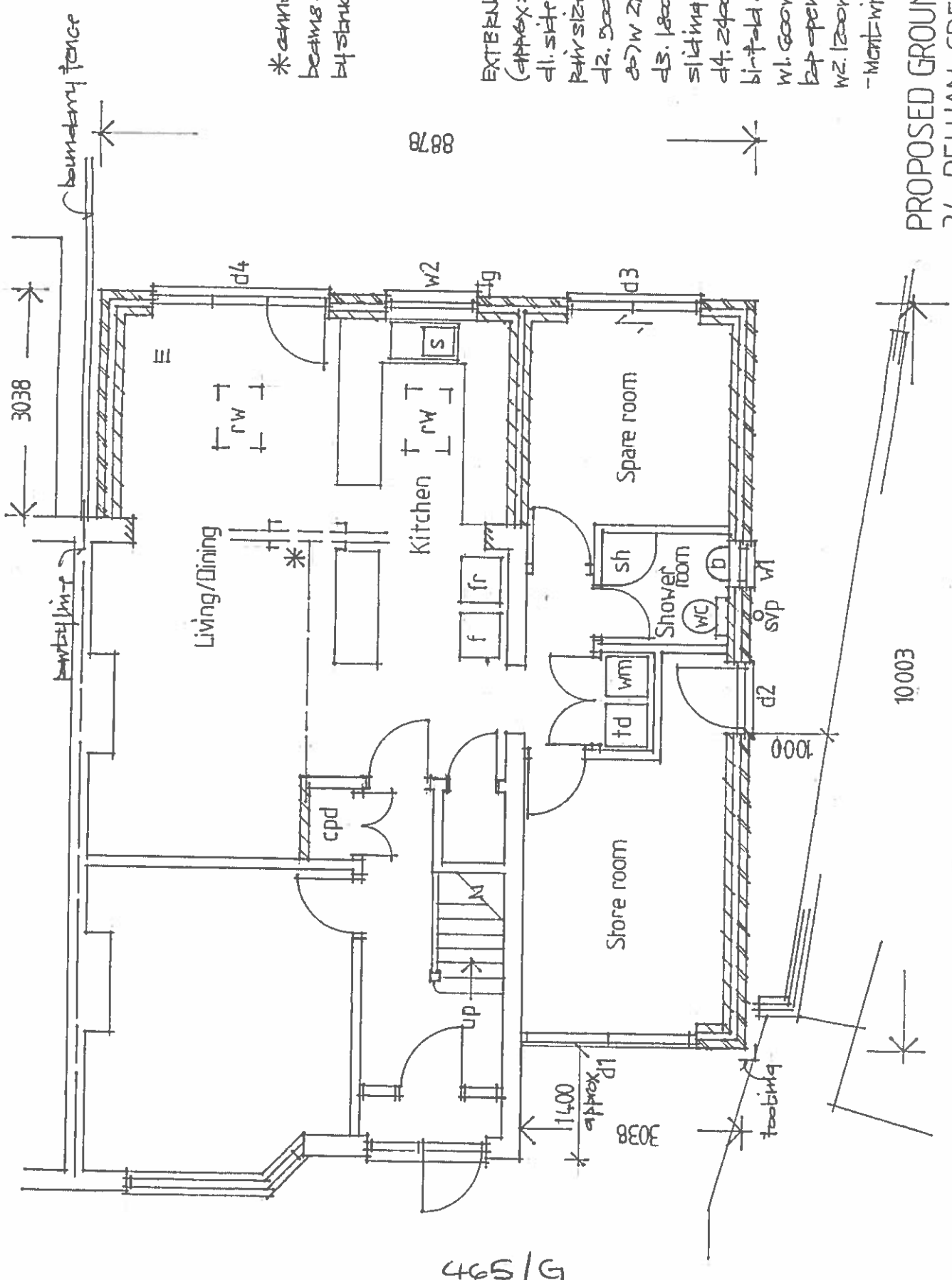
w1. 600w x 1850h

top opening casement o.d

w2. 1200w x 1850h double cas

ment with top opening vents

PROPOSED GROUND FLOOR
34 PELHAM CRESCENT
CHURCHDOWN
Scale 1:50



8878

465/G

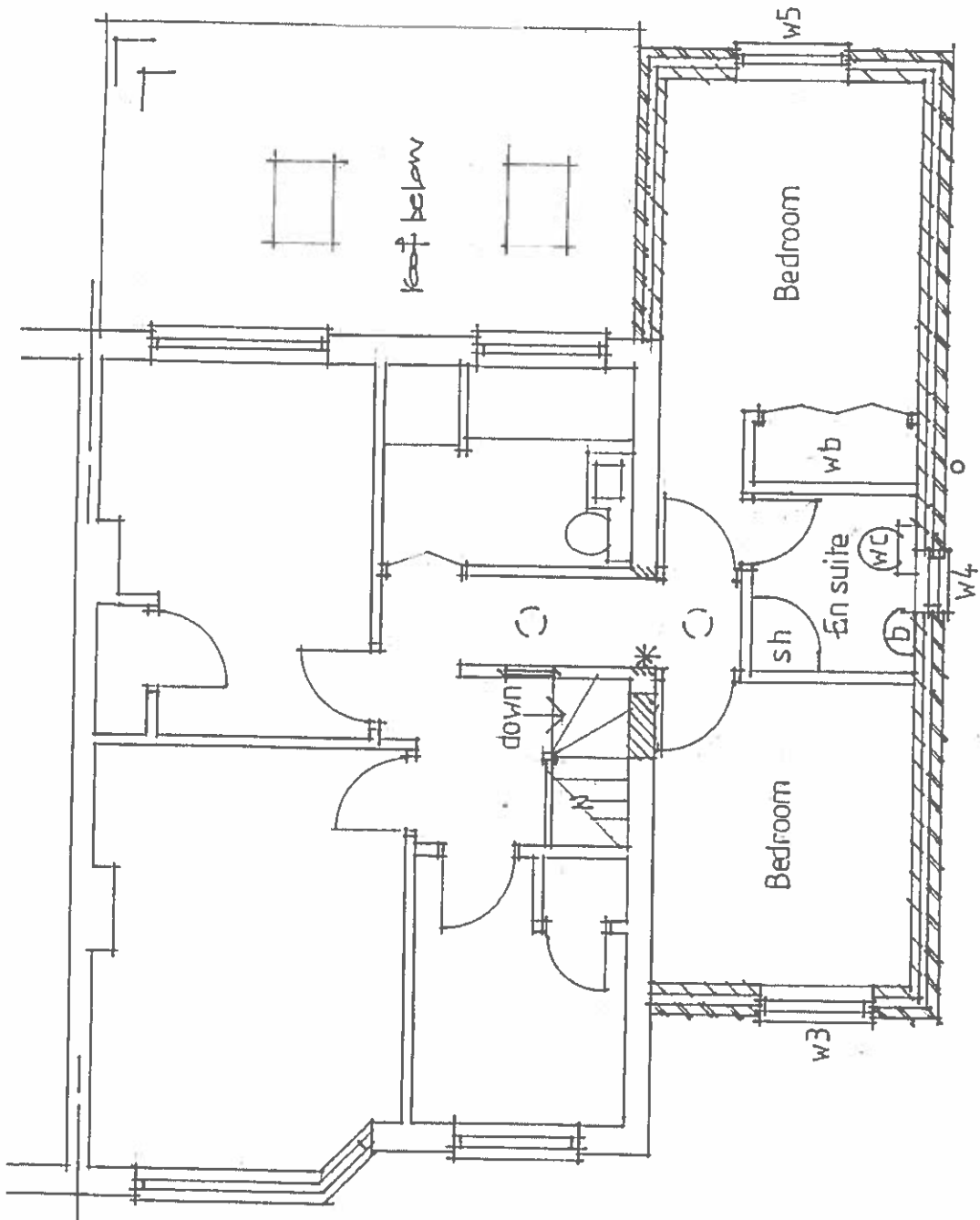
* new opening formed & adjacent window opening blocked up

EXTERNAL WINDOWS (APPROX SIZES)

- W3. 1200W X 1000H
slate casement & top vent
- W4. 600W X 1000H
top opening vents o.g
- W5. 1200W X 1000H
slate casement & top vent

RECEIVED
14 AUG 2017
TENNESBURG BOROUGH COUNCIL
OPERATIONS

PROPOSED FIRST FLOOR
34 PELHAM CRESCENT
CHURCHDOWN
Scale 1:50



465/H

15/00045/APP

Land to the west & south of Gloucester Business Park,
Brockworth

4

Valid 27.01.2015

Public Open Space 1 (POS 1), sports facilities and associated landscape works comprising: football pitch, rugby pitch, Multi Use Games Areas (MUGA), changing room and maintenance room building, allotments area and footpaths.

Grid Ref 387601 216165

Parish Hucclecote

Ward Hucclecote

Mr J Cook

Bovis/Barratt/Persimmon Homes

Cleeve Hall

Bishops Cleeve

Cheltenham

RECOMMENDATION Approve

Policies and Constraints

NPPF

Planning Practice Guidance

The Tewkesbury Borough Local Plan to 2011 – March 2006 – GNL2, GNL11, TPT1, EVT2, EVT3, EVT5, EVT9, LND7, RCN2, RCN9, RCN10

Joint Core Strategy Submission Version November 2014 – SD1, SD4, SD7, INF3, INF5

Consultations and Representations

Hucclecote Parish Council – comments made on the original application submission raise objections on two main points:

Allotments - The agreed Master Plan showed that land for allotments had been positioned by POS 5 but this proposal has included the land close to the new sports pavilion. If the allotment site was to be changed the Parish Council and residents would like some assurance that the POS 5 would remain as open space and not be used for further housing development.

Parking provision - The allocation of 20 spaces plus coach parking will be not be anywhere near sufficient to support a rugby pitch, football pitch and two all weather pitches. Without sufficient parking spaces, when these facilities are in use, all the residential roads will be clogged up with cars.

Comments received on the revised application maintain this objection - Whilst the increase in parking spaces (from 20 to 27) is welcomed it will be nowhere near enough to service all the facilities proposed. In our view the developers should provide the allotments on the site shown on the Master Plan and then use the space now being shown to provide allotments to provide extra parking spaces. We also note that no amendments have been made to the size of the football pitch and layout of the changing rooms, as per Sport England's comments.

Brockworth Parish Council - neither support nor object to this application. However, there are concerns that the allocation of 20 car parking spaces is far short of what will be required when all sports pitches are in use. Suggest that the area on the plan allocated to allotments be considered for extra parking, whilst allotments are located away from the motorway.

No comments have been received from the Parish Council on the revised application

Stroud District Council – No comments received to date

County Highways – No objection

Community Team – No objection raised but comments provided in relation to the proposed changing facilities, pitch drainage, water provision on the allotments, inspection of sports facilities upon completion and ongoing management.

Comments on the revised application are still awaited – Members will be updated prior to the meeting of the Planning Committee

Sport England – comments provided on a non-statutory consultee basis in relation to whether or not the proposed sports provision is fit for purpose. Concern raised in relation to the size of the proposed football pitch and further info requested in relation to the MUGA facilities, the sports lighting, fencing and changing rooms. Conditions recommended to secure drainage details, management and maintenance details and details of the sports lighting.

Environmental Health – No comments received to date.

County Archaeologist - no objection in principle but condition recommended to secure an appropriate programme of work to record any significant archaeological remains which would be adversely affected by this scheme.

Natural England – No objections

Local residents – 3 objections received raising the following concerns:

- * The proposed parking provision is insufficient and will cause dangerous parking in the area;
- * The new location of the allotments has reduced wildlife potential and will have a limited growing capability;
- * The football pitch does not meet FA standards;
- * There is a lack of information in relation to the MUGA facilities;
- * The changing room facilities should have individual shower cubicles.

Planning Officers Comments: Suzanne D'Arcy

1.0 Site location, planning history and current application

1.1 In January 2005 Outline Planning Permission was granted for residential development involving approximately 1900 dwellings and associated physical and community infrastructure including a neighbourhood centre on 70 hectares of land to the south and west of Gloucester Business Park (ref. 01/10875/1124/OUT - hereinafter referred to as 'the outline permission').

1.2 This application site relates to Public Open Space 1 (POS1) located to the north west of Coopers Edge in Brockworth. POS1 is the largest of the 7 public open spaces which will be distributed throughout the development as set out in the approved masterplan for the outline permission. The application site sits adjacent to the M5 motorway and immediately to the north of the existing POS1 play facilities (the subject of approved reserved matter application 12/01171/APP) to the north of Lobleys Drive.

1.3 This is a reserved matters application for the Public Open Space 1 (POS1) sports facilities in pursuance of the outline permission. The application is in revised form. The car parking provision has been increased from 20 spaces to 27 spaces and the internal layout of the proposed changing room building has been amended in line with comments received from the Council's Community and Economic Development Manager.

2.0 Analysis

2.1 As part of the outline permission an Outline Public Open Spaces Design Strategy was produced (hereinafter referred to as 'the POS design strategy'). This describes the key design features, characteristics and contents of the major POSs proposed within the masterplan area. The S106 agreement for the outline permission provides an obligation for the landowners and developers to provide and lay out public open space in accordance with the POS design strategy, and to submit as part of the reserved matters application a detailed specification for the public open space and play areas and such specifications to be prepared in accordance with the POS design strategy. This is reflected by Condition 21 of the outline permission which requires that reserved matters applications are made in accordance with the POS design strategy.

2.2 The POS design strategy for POS1 is appended to this report. In summary, the key design criteria and proposals for POS1 (as relevant to this application) are:

- * Sports pitches and courts: rugby, soccer, multi-use sports courts;
- * Changing facilities and car park for 20 no. cars approximately;
- * Grounds maintenance building

2.3 Members are advised that certain proposals within the POS design strategy for POS 1 (i.e. the NEAP play area and flood storage attenuation area) have already been approved as part of the POS1 play facilities 12/01171/APP.

2.4 The sports provisions for this reserved matters application are in substantial accordance with the POS design strategy and the general layout of the POS area is in accordance with the approved masterplan. There are not therefore considered to be any issues associated with the type of sports provisions provided and their position within the site, and the application is considered to be acceptable in this respect. Members are however advised that the potential allotment provision featured within this application does not form part of the POS design strategy. Officers are mindful of the objections raised by Hucclecote Parish Council and a number of local residents in relation to this matter and also in relation to the proposed car parking provision. These are considered to be the main issues to address in the assessment of this application. Officers are also mindful of the comments made by Sport England and the Council's Community and Economic Development Manager in relation to this application and these will be considered below.

Allotment provision

2.5 The allotment provision featured on the proposed site layout plan was originally intended to be located within POS5 which is a parcel of land located to the south-west of the masterplan area. The location of POS5 is highlighted on the attached masterplan. It is understood that the rationale for the provision of allotments in POS1 is for improved access compared to the previous location. A main access road to POS1 is being provided which is designed to cater for larger vehicles, such as skip lorries which are likely to require access to the allotments several times a year. The proposed location in POS1 is also less remote than POS 5 and could more easily managed/policed being adjacent the formal sports area, and would be less prone to vandalism and acts of anti-social behaviour due to the surveillance associated with adjacent occupied areas.

2.6 Officers recognise the benefits associated with the new location as described above and raise no objection to this matter in principle. It is however considered that the proposed allotments in this location would be more prominent than the previous location and it is important to ensure that this facility is suitably integrated within the surrounding area. It is recommended that landscaping is provided around the allotments to help assimilate them into the area and provide suitable screening. An appropriate landscaping scheme should form part of detailed proposals for the allotments and this matter should be secured by a condition attached to any reserved matters approval.

2.7 It is also noted that the location of the allotments in POS1 rather than POS5 would conflict with the S106 and the Outline POS design strategy. A deed of variation to the S106 will therefore be required in order to reflect the proposed allotment provision and allow for transfer to Tewkesbury Borough Council rather than Stroud District Council (as previously required).

2.8 The concerns of Hucclecote Parish Council that the previous allotment area in POS5 would now be used for further housing development are noted, but Members are advised that this area would remain to be allocated as public open space in the masterplan for the area and acknowledged as such in the S106. Further housing development on this area, or any other use other than public open space, would also be subject to planning permission and would require a variation to the S106.

Car Parking

2.9 The application features a car parking area providing a total of 29 car parking spaces including 2 no disabled spaces and 2 no. van parking spaces. Two coach parking bays are also available on the adjoining access road which has already been approved by reserved matter application ref. 08/00132/APP (Construction of access Road from the rugby pitch to Wotton Brook). This level of provision is over and above the parking requirement within the POS design strategy.

2.10 Officers are aware of the concerns raised by Hucclecote and Brockworth Parish Councils and a number of nearby occupiers in relation to the proposed parking provision being inadequate to support the level of facilities proposed. There are concerns that without sufficient parking spaces when all the facilities are in use the surrounding residential roads will be used for car parking. In response to this matter officers would comment that the POS design strategy for the outline permission places a restriction on the number of parking spaces in POS1 of approximately 20 spaces. The developer has agreed to increase the number of parking spaces from 22 spaces (including van parking) to 29 spaces in order to address the concerns raised by the Parish Councils and local residents, but officers would advise that any more significant provision would conflict with the Outline POS design strategy and its underlying sustainable transport principles.

Members are also advised that the facility is closely located to residential areas and is highly accessible by walking and cycling. It is therefore expected that not all users of the facility would access it by car. Furthermore coach parking is available on the adjacent access road which would cater for teams arriving at the facility.

2.11 No objection to the application has been raised by the County Highways Authority (CHA) in their response to the application. Further liaison with the CHA advises that if parking on the nearby streets does become a problem the CHA can look to restrict parking in dangerous locations through a Traffic Regulation Order which may involve yellow lines and/or permit holder only parking. Parking on street is not in itself considered to be an issue by the CHA.

2.12 Overall, the proposed parking provision is considered to be in general accordance with the Outline POS Design Strategy and consistent with the sustainable transport objectives of the NPPF. Officers are therefore satisfied that the proposal will have no adverse impact on highway safety.

Other matters

2.13 The design of the changing room building is considered to be acceptable. It would be a typical purpose built changing room building that would be of an appropriate appearance within the context of the site.

2.14 The application states that floodlighting for the proposed MUGAs will comprise of 4 x 6m high floodlight columns which would each provide 8x400w lights. It also advises that the flood lighting will be designed to minimise light spill beyond the pitch/court surface. No details are however provided in relation to the specific design and lux levels of the lighting and measures to control glare and spill. Officers therefore recommend that a condition is imposed to secure such details.

2.15 The comments made by Sport England are noted. Members are advised that Sport England are a non-statutory consultee in this matter and as such do not object to or support the application, but provide an assessment of whether the sports provision is fit for purpose. With regard to the proposed football pitch, officers can confirm that this does in fact meet the FA's standard for adult play. The Sport England/FA standards for U17-U18 + senior play are (including run off) 93.66 x 49.16m min and 126 x 96m max. The proposed pitch (including run off) is 100m x 65m. The proposal therefore exceeds the minimum standard.

2.16 In response to Sport England's comments amended plans have been produced to increase the size of the changing rooms building to 16m².

2.17 The requirements of Sport England in relation to drainage details, MUGA details, lighting details and fencing details can be addressed by conditions attached to any reserved matters approval.

3.0 Conclusion

3.1 This reserved matters application is in accordance with the masterplan for the area, the POS design strategy and the S106 agreement for the outline permission. The concerns raised by the Local Parish Councils and local residents are noted, but the proposed allotment provision is found to be acceptable subject to a deed of variation to the S106 agreement and an appropriate landscaping scheme. The proposed parking provision is in accordance with the POS design strategy and consistent with the sustainable transport objectives of the NPPF. Officers are satisfied that the proposal will have no adverse impact on highway safety. In the event that on street parking does become a problem, this can be controlled by the highways authority by a Traffic Regulation Order. The comments made by Sport England can be addressed by conditions.

3.2 On the above basis the reserved matters application is found to be generally acceptable although further advice is awaited from the Council's Community and Economic Development Manager in respect of the revised plans for the changing room building. A deed of variation to the S106 is also required to be completed in order to reflect the proposed allotment provision and allow for transfer to Tewkesbury Borough Council rather than Stroud District Council (as previously required). It is therefore recommended that the determination of the application be **delegated to the Development Manager to permit the application upon receipt of satisfactory comments from Council's Community and Economic Development Manager in respect of the revised plans, and upon the completion of a deed of variation to the S106 agreement in respect of the proposed allotment provision.**

4.0 Update

4.1 The application was presented to the Planning Committee on 14th September 2015 when Members resolved that authority be DELEGATED to the Development Manager to APPROVE the application, subject to the receipt of satisfactory comments from the Community and Economic Development Manager in respect of the revised plans and the completion of a Deed of Variation to the s106 Agreement in respect of the allotment provision.

4.2 The Community and Economic Development Manager has confirmed that the revised plans are acceptable. Following discussions with the applicant, it has been decided to revise the scheme so that the allotments are provided in POS5, which is within Stroud District rather than within the application site. This is in line with the original permission and the details contained within the original s106, therefore the Deed of Variation is no longer required. The revised landscaping plan will be displayed at the Committee Meeting.

4.3 The JCS Inspector's report was received in October 2017 and concluded that, subject to the main modifications and an immediate partial review, the JCS is sound and legally compliant. Therefore, in accordance with paragraph 216 of the NPPF, it is considered that the JCS policies can be given very significant weight. The relevant policies outlined above have not changed since the previous Committee and therefore, the application is therefore recommended for APPROVAL.

RECOMMENDATION Approve

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers NPA 280 POS1 470 Rev P02, NPA 280 POS1 471 Rev P02, NPA 280 POS1 771 Rev P2 and 14.013 - 002 C (all received 31/07/15); Drawing Numbers NPA/280/POS1/670, NPA/280/POS1/672, NPA/280/POS1/673, NPA/280/POS1/674, NPA/280/POS1/675, NPA/280/POS1/715, NPA/280/POS1/716, NPA/280/POS1/717, NPA/280/POS1/718, NPA/280/POS1/719 (all received 16/01/15), the ball stop netting details received 27/01/15, and the specifications contained within Appendices 5, 6, 7 and 8 of the Design, Maintenance and Access Statement received 16/01/15 and drawing numbered NPA/280/POS1/370 REV P04 and Addendum Design and Access Statement, received 03/10/17.
- 2 No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
 - (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
 - (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.
- 3 Prior to the commencement of the development hereby approved, a Management and Maintenance Scheme for the Public Open Space hereby approved, including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The measures set out in the approved scheme shall be complied with in full throughout the Maintenance Period; as defined at Paragraph 1.1 of the Section 106 agreement between Tewkesbury Borough Council, Stroud District Council, Bovis Homes Ltd, Westbury Homes Holdings Ltd, P&O Property Holdings Ltd and Barrat Homes Ltd dated 13 January 2005.
- 4 No development shall commence until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting and measures to ensure sports lights are switched off when not in use has been submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in September 2010. After commencement of use of the MUGAs, the sports lighting shall be operated in accordance with the approved scheme.

- 5 No flood lighting shall be erected to the football pitch and rugby pitch hereby approved (as shown on NPA 280 POS1 370 Rev P04) without the prior written approval of the Local Planning Authority.

Reasons:

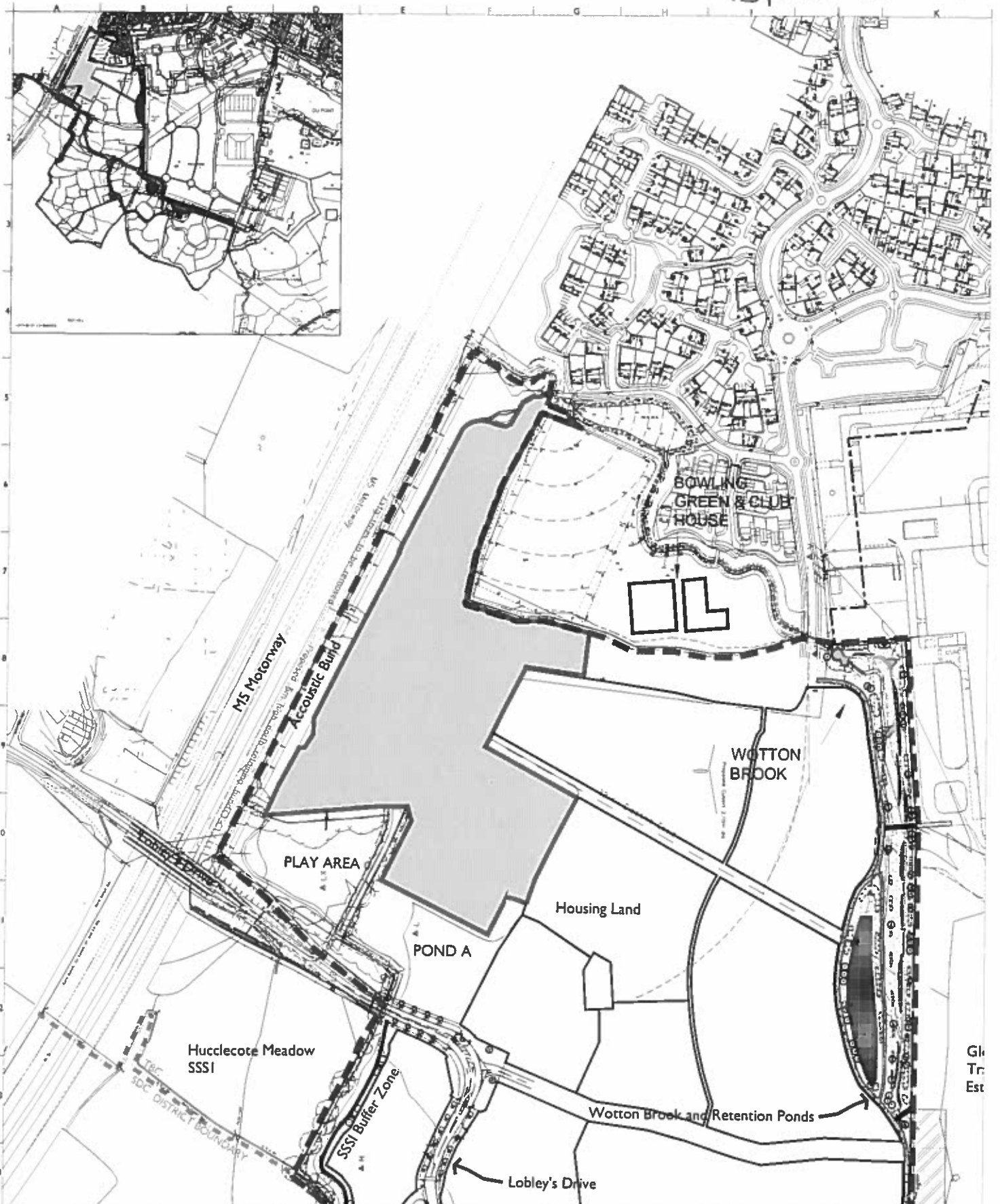
- 1 For the avoidance of doubt and in the interest of proper planning.
- 2 To ensure that the playing field is prepared to an adequate standard and is fit for purpose in accordance with Policy RCN1 of the TBLP and the advice on promoting healthy communities within the National Planning Policy Framework 2012 (NPPF).
- 3 To ensure that the new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with Policy RCN1 of the TBLP and the advice on promoting healthy communities within the National Planning Policy Framework 2012 (NPPF).
- 4 To balance illuminating the MUGAs for maximum use with the interest of amenity and sustainability, and to minimise light pollution in accordance with Policy EVT2 of the TBLP and the advice on Conserving and Enhancing the Natural Environment within the NPPF.
- 5 To minimise light pollution in accordance with policies RCN2 and EVT2 of the TBLP and the advice on Conserving and Enhancing the Natural Environment within the NPPF.

Notes:

- 1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating to increase the parking provision and changing room layout.

- 2 This decision relates to the revised plans received by the Local Planning Authority on 31/07/15.



Planning Application Road Line Boundary
 Land in ownership of development consortium
 0m 20m 40m

NICHOLAS PEARSON ASSOCIATES
 ENVIRONMENTAL PLANNERS · LANDSCAPE ARCHITECTS · ECOLOGISTS

Client: **BOVIS HOMES / PERSIMMON HOMES / BARRATT BRISTOL**

Project: **LAND TO THE WEST AND SOUTH OF GLOUCESTER
 BUSINESS PARK-PUBLIC OPEN SPACE | SPORTS FACILITIES**

Drawing: **PLANNING APPLICATION LOCATION PLAN**

Drawing No. PAPA 280 PCS1 070 Date: 15/12/14 Drawn: JF/14
 Rev: P1 Check: CB Client: LP Approved: JF Date: PLANNING

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 Tel: +44 (0) 1225 495348 Fax: +44 (0) 1225 313387 www.npa.co.uk

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BOROUGH COUNCILLORS FOR THE RESPECTIVE WARDS 2015-2019

Ward	Parishes or Wards of	Councillors	Ward	Parishes or Wards of	Councillors
Ashchurch with Walton Cardiff	Ashchurch Rural Wheatpieces	B C J Hesketh H C McLain	Hucclecote	Hucclecote	G F Blackwell
Badgeworth	Badgeworth Boddington Great Witcombe Staverton	R J E Vines	Innsworth with Down Hatherley	Down Hatherley Innsworth	G J Bocking
Brockworth	Glebe Ward Horsbere Ward Moorfield Ward Westfield Ward	R Furolo R M Hatton H A E Turbyfield	Isbourne	Buckland Dumbleton Snowhill Stanton Teddington Toddington	J H Evelts
Churchdown Brookfield	Brookfield Ward	R Bishop D T Foyle	Northway	Northway	P A Godwin E J MacTiernan
Churchdown St John's	St John's Ward	K J Berry A J Evans P E Stokes	Oxenton Hill	Gotherington Oxenton Stoke Orchard and Tredington	M A Gore
Cleeve Grange	Cleeve Grange	S E Hillier-Richardson	Shurdington	Shurdington	P D Surman
Cleeve Hill	Prescott Southam Woodmancote	M Dean A Hollaway	Tewkesbury Newtown	Tewkesbury Newtown	V D Smith
Cleeve St Michael's	Cleeve St Michael's	R D East A S Reece	Tewkesbury Prior's Park	Tewkesbury (Prior's Park) Ward	K J Cromwell J Greening
Cleeve West	Cleeve West	R A Bird R E Garnham	Tewkesbury Town with Mitton	Tewkesbury Town with Mitton Ward	M G Sztymiak P N Workman
Coombe Hill	Deerhurst Elmstone Hardwicke Leigh Longford Norton Sandhurst Twigworth Uckington	D J Waters M J Williams	Twyning	Tewkesbury (Mythe Ward) Twyning	T A Spencer
Highnam with Haw Bridge	Ashleworth Chaceley Forthampton Hasfield Highnam Maisemore Minsterworth Tirley	P W Awford D M M Davies	Winchcombe	Alderton Gretton Hawling Stanway Sudeley Winchcombe	R E Allen J E Day J R Mason

20 October 2017

Please destroy previous lists.