

GLOUCESTER CITY COUNCIL
EMPLOYMENT MONITORING REPORT
2018/19

1. INTRODUCTION AND OVERVIEW

This is the Gloucester City Employment Land Report for the 2018/19 monitoring period. It covers 1st April 2018 to 31st March 2019 and monitors the status of all planning permissions that generate employment. Historically the City Council has monitored such applications every two years, but for this year, to support the emerging Gloucester City Plan (GCP), it covers a period of only one year. Monitoring has been undertaken by the City Council since 1991, providing an important means to understand the delivery and loss of employment land and employment generating uses, inform emerging planning policies, and understand the effectiveness of existing planning policies.

In previous years, the report has monitored the delivery of draft allocations in emerging plans at that time. However, given the advanced stage of the GCP, the focus is now on the delivery of sites allocated in the plan, where they will deliver employment related uses. Residential site allocations are addressed through the Housing Monitoring Report.

The report is structured as follows:

- Section 1 – Introduction and overview: Provides a summary gains and losses for the different use classes, and commentary on the delivery of allocated sites, windfall sites, lapsed planning applications and consented delivery.
- Section 2 – Site allocations: Provides a detailed analysis on the delivery of allocated sites in the GCP.
- Section 3 – Completions 2018/19: Provides a detailed analysis of all other planning applications for employment generating uses that have been completed during the monitoring year.
- Section 4 – Extant consents: Provides a breakdown of all extant planning permissions for employment generating uses with a live consent as of the end of the monitoring period.
- Section 5 - Prior approvals/permitted development consents
- Section 6 – Lapses: Details planning permissions that have lapsed (i.e. not started) within the monitoring year.
- Appendix 1 – Use Classes: Provides information of the different use classes.

Headline statistics for 2018/19 monitoring period:

- Within the monitoring period there were net gains of 20,005sqm of internal floorspace delivered within the city (all job generating uses).
- 68 (51%) of planning consents were completed within the monitoring period.
- 63 (47%) of planning consents remain extant as of 31st March 2019. This provides a supply of over 36,000sqm of employment floorspace (all job generating uses), equivalent to 73.86 hectares of land, gross site area. This includes Gloucester university site (42.2hectares).
- Three (2%) planning consents lapsed within this monitoring period. Of these, two have been replaced with different consents for alternative schemes and construction has begun. The third has come forward for housing.
- Within the monitoring period 1,020 sqm of B1 Class floorspace has been lost through permitted development (PD) rights to residential development. This was at the Former Royal Mail Sorting Office, Eastern Avenue, which delivered 48 new homes (flats). A further loss of 3,013 sqm of B1 floorspace through PD remains unimplemented at the end of the monitoring period.
- The biggest net gain of floorspace delivered within the monitoring period was for those within the B Use Classes (+8,706 sqm net). Delivery of new B Use Class employment remains strong, including new purpose-built units and expansion of existing businesses on the same sites. Recycling/expansion of existing employment sites is increasingly common.
- Looking forward, extant consents forecast a net gain of 24,640sqm internal floorspace of B class uses. Net loss is largely due to the incremental loss of B1 floorspace through PD rights, plus and two larger sites at the former Norville site and Allstone Gravel which have planning consent for residential development. This has been counterbalanced by the development of Land at Barnwood Link Road adjacent to Walls Factory for 27,917sqm of employment floorspace.
- There continue to be applications for change of use within the primary shopping area and district / local centres, away from traditional A1 retail to alternative main town centre uses. In relation to the city centre, this is particularly true in the more peripheral locations (secondary shopping frontages).
- The biggest retail gains were for two Lidl/Aldi supermarkets and a new Next at the Peel Centre, all in out-of-centre locations, amounting to approximately 4,400 sq m (gross). The biggest single loss of retail floorspace was at Gloucester Quays, where almost 1,400 sq m has been subject to change of use from retail to D2 (leisure).
- Against past trends (drawing on previous monitoring reports), there has been an increase in changes of use to D1 (non-residential institutions) and D2 (assembly and leisure) use classes. This is in largely due to the extant consent for a new 10,000 sqm business school at Gloucestershire University. Of the 10,000 sqm approximately 5,000sqm have been built out. The other 5,000 sqm remains extant.
- A total of 17.3 hectares of land have been allocated through the Gloucester City Plan for employment use (all job generating uses) and mixed use. The delivery of these sites will be monitored through future monitoring reports.
- A summary of gains and losses completed within the monitoring period, and gains and losses that form a part of the city's supply:

Table 1: Net loss/gain during 2018/19 monitoring period (completions)

Use Class	Floorspace (sqm)		
	Gains	Losses	Net
A – Retail	+7,861	-4,220	+3,641
B – Business	+11,505	-2,779	+8,706
D – Assembly and leisure	+7,456	765	+6,691
Sui Gen	+1,030	0	+1,030
		TOTAL	+20,055sqm

Table 2: Net loss/gain for extant supply/consents (commitments)

Use Class	Floorspace (sqm)		
	Gains	Losses	Net
A – Retail	1,232	5,508	-4,276
B – Business	34,008	9,368	+24,640
D – Assembly and leisure	7,523	1,858	+5665
Sui Gen	43	3,050	-3,007
		TOTAL	+23,022sqm

2. SITE ALLOCATIONS

In previous monitoring years, the monitoring of employment sites has been framed within the context of the Local Plan (2002). The Gloucester City Plan (GCP) has now reached an advanced stage, the Pre-Submission version being put to Full Council for agreement on 26th September 2019. The future supply of land and floorspace for employment purposes is to be delivered through strategic allocations in the adopted Joint Core Strategy and smaller-scale site allocations in each of the district plans. Collectively, this will deliver around 192 hectares of B Use Class employment land, supporting approximately 39,500 jobs.

For Gloucester, allocations made for employment use (all job generating uses) through the GCP are set out below. They include allocations for a specific land use or as part of mixed-use development, including employment generating uses. For the purposes of the 2018/19 Employment Monitoring Report, these represent new allocations and in most cases no progress has been made in their delivery. The exception is King's Quarter, which is currently subject to a planning application for a mix of 'main town centre uses', including B1 offices. Progress in the delivery of these sites will be monitored via future reports.

Policy	Site	Allocation	Site area (ha)
SA01	Land at the Wheatridge	Two Form Entry Primary School and approximately 10 residential dwellings.	2.0
SA07	Lynton Fields, Land East of Waterwells Business Park	'B' class employment uses.	2.0
SA08	King's Quarter	Mixed use 'main town centre uses'.	4.5
SA09	Former Quayside House, Blackfriars	B1 offices, combined GP practice, pharmacy, approximately 50 residential dwellings.	1.6
SA10	Former Fleece Hotel/Longsmith Street Car Park	Mixed use 'main town centre uses' and approximately 25 residential dwellings.	1.6
SA17	Land south of Triangle Park (Southern Railway Triangle)	B1/B8 class employment uses.	4.2
SA21	Part of West Quay, The Docks	Mixed use 'main town centre uses' and approximately 20 residential dwellings	0.7

SA22	Land adjacent to Secunda Way Industrial Estate	'B' class employment uses	0.7
		TOTAL	17.3 ha

In addition, the following two sites are allocated for community uses that may or may not yield employment, depending on the nature of the scheme that is for delivered. Given this position, they are identified within the monitoring report so that their impact can be recorded once a scheme has been delivered.

Policy	Site	Allocation	Site area (ha)
SA06	Blackbridge Sports and Community Hub	Multi-use sports, physical activity and community hub, including a multi-functional health and wellbeing building.	9.7
SA20	White City Replacement Community Facility	Replacement community facility	0.4

3. COMPLETED DEVELOPMENTS (NON-ALLOCATIONS)

The following tables set out completions and losses for all employment generating uses in Gloucester City during the 2018/19 monitoring year. For ease of reference, they are split between 'A' use classes, 'B' use classes, 'C' use classes, 'D' use classes and sui generis/other use classes. All of the following sites are windfall planning consents (i.e. not allocated). In some cases, the same application will appear in two tables; this is because the application resulted the change of use from one floorspace to another.

A USE CLASSES			
Reference	Address	Description	Floorspace (sq m)
16/00013/FUL	Lidl, Eastern Avenue	Demolition of existing discount food store and construction of replacement discount food store with associated car parking, servicing and landscaping.	+1,397
16/00753/FUL	Allcooper Security, 7 Hucclecote Road, Gloucester	Demolition of existing buildings, erection of new Class A1 retail store with associated access, parking and landscaping.	+1,254 (A1 gain)
17/00480/COU	11 Stanley Road	Change of use on part of ground floor from dwelling house (C3 use) to retail unit (A1 use).	+36
18/00203/FUL	Aldi Stores Ltd, Unit 1, Clifton Road	New external plant and extended plant enclosure required by the internal refurbishment of the Aldi food store.	+60
16/01258/FUL	Kingsway Business Park, Naas Lane, Quedgeley	Erection of new building (974 sqm GIA) for healthcare facility (use class D1) and ancillary retail pharmacy (use class A1) (110 sqm), associated access, car parking, landscaping and boundary treatment. Framework Plan 5 area.	+110
16/00005/OUT	Peel Centre, St Anne Way	Hybrid application seeking planning permission for the redevelopment of the Peel Centre comprising: a) full application for the conversion of former cinema to Class A1 including mezzanine; and b) outline application for demolition of existing units and erection of extensions to the former cinema building, to provide four new Class A1 units in total.	+1,700 (Next unit)
16/00005/OUT	Peel Centre, St Anne Way	Hybrid application seeking planning permission for the redevelopment of the Peel Centre comprising: a) full application for the conversion of former cinema to Class A1 including	-840 (A3 loss)

		mezzanine; and b) outline application for demolition of existing units and erection of extensions to the former cinema building, to provide four new Class A1 units in total.	
16/00260/COU	26A Westgate Street	Change of use from office to retail space.	+130
16/00088/FUL	Former Gloscat Media Studies Centre, 13 Brunswick Road, Gloucester	Construction of 14 No. residential units, the delivery of 148 sq.m of retail (A1), 200 sq.m of community space and the provision of 14 No. car parking spaces and 14 No. cycle spaces with associated landscaping.	+148
16/00346/COU	Units 73, 87, 88, 89, Gloucester Quays	Change of Use of Units 73, 87, 88 and 89 (ground floor) of outlet centre from factory outlet retail use to food and drink use (Use Classes A3, A4 and A5) including external seating area.	-307 (A1 loss), +307 (A3/A4/A5 gain)
17/00158/COU	8 School Lane, Quedgeley	Change of Use from existing dwelling (Use Class C3) to offices (Use classes A2 and B1).	+98
16/00192/COU	Unit 1, Former Orchard, Olympus Park, Quedgeley	Change of use of Unit 1 from Use Class A3/A5 (cafe/takeaway) to Use Class A2 (estate agent).	0
18/01372/COU	Co-operative Bank, 23A St Aldate Street, Gloucester	Change of use from B1 (Vacant Offices) to A2 (Employment Agency).	+63
16/01331/FUL	Hungry Horse, Newhaven Road, Quedgeley	Erection of part single storey/ part two storey restaurant / public house (Class A3/A4) with ancillary residential accommodation at first floor together with means of access, car parking, landscaping and ancillary works.	+475
16/01484/COU	6 - 8 The Oxebode	Change of use from A1 (Retail) to A3 (Cafe).	-153 (+153 A1 loss, +153 (A3 gain)
15/00228/FUL	Indian Aroma, 69 Southgate Street, Gloucester	Change of use of first floor flat (Class C3) into extended seating area for restaurant (Class A3).	+180
17/01378/FUL	160A Barton Street, Gloucester	Change of use of the ground floor shop storage area into 2 bedsits and retention of retail area at front.	-122

18/00178/COU	Former Double Gloucester 82 – 84, Cheltenham Road Gloucester	Change of use and alterations to former public house to create fourteen apartments with associated car parking.	-835
18/00986/FUL	60 Hucclecote Road, Gloucester	Proposed change of use from Class D1 (non-residential institution) to Class C3 (dwelling house).	-57
16/00040/COU	58 Eastgate Street	Works to facilitate change of use of first and second floors to form 4 self-contained flats including internal alterations; removal of fire escape from south elevation; new down pipes to east and west elevation; repositioning of downpipe on east elevation	-226
16/00217/COU	69 Eastgate Street	Change of use of basement, first, second and third floors to HMO and use of ground floor as Class A2 (professional services), with associated internal alterations.	-174
15/00929/FUL	Land At 1 Kings Barton Street, Gloucester	Extension to existing outbuilding to create living space. Change of use of outbuilding from A1 (outbuilding is within curtilage of commercial unit) to C3 (dwelling house).	-161
16/01371/FUL	Former Orchard, Olympus Park, Quedgeley	Erection of a flexible use building encompassing Use Classes A1, A2 & A3 (within the scope of Class V of Part 3 to schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	+179
18/00170/FUL	Gloucester Quays Designer Outlet, St Ann Way, Gloucester	Change of use of existing factory outlet shopping floorspace (A1) to D2 (Assembly and Leisure).	+1,391
18/01364/COU	1 Longsmith Street, Gloucester	Change of use from A1 to D2 (Escape rooms).	-605
18/00326/FUL	Hayden Taylor 60 Westgate Street	Change of Use from A1 (shops and retail outlets) to A3 (food and drink).	+/-180
17/00007/FUL	Fab & Faded, 1 Longsmith Street	Change of use A1 to D1 with associated ancillary office accommodation at first floor level.	+/-560
TOTAL			+4,323 sqm

B USE CLASSES -

Reference	Address	Description	Floorspace (sq m)
18/00036/FUL	76 Kingsholm Road, Gloucester	Internal and external alterations to existing office, storage and distribution centre occupied by Allcoopers to provide additional offices on the ground floor and new first floor mezzanine. Change of use of existing storage and garage buildings to self-contained offices with ancillary improvements to the existing car park and site (retrospective).	+403
16/00158/FUL	Triangle Park (Plot D).	The construction of 22. no trade units in 5 separate blocks under use classes B1, B2 and B8 ranging in size from 116.13 sqm to 232.26 sqm including new vehicular access and associated forecourts, parking and landscaping.	+4,053
16/01260/FUL	Woodrow House, 1 Telford Way, Quedgeley, Gloucester, , GL2 2AB	2no. two-storey extensions to northern and southern elevations to extend the existing office building to provide improved training and conference facilities on the ground floor. Improved office and staff welfare facilities at first floor.	+366
17/01142/FUL	Old Gas Works, Bristol Road, Gloucester	The construction of a building for office use with associated storage and showroom in connection with the existing open storage and auction site, car park and associated development.	+900
16/01022/FUL	Land to East of Stephenson Drive, Quedgeley	Erection of 6 B1/B8 Industrial Units together with associated parking and landscaping.	+1,705
17/00158/COU	8 School Lane, Quedgeley	Change of Use from existing dwelling (Use Class C3) to offices (Use classes A2 and B1).	+98
18/00480/FUL & 17/01425/PRIOR	Severn Farm Elmore Lane West Quedgeley Gloucester	Proposed elevational treatments and physical works to the building, to facilitate the commercial building as previously approved under 17/01425/PRIOR.	+453
17/01178/FUL	Imperial Commercials, Land Off Tip Access Road, Hempsted Lane, Gloucester	Erection of new industrial building (Use Classes B2/B8) for the servicing of vans and heavy goods vehicles; with ancillary offices, spare parts stores and trade counter. External yard areas for lorry and trailer parking and staff and visitor car park. In addition, the sale of new vans under a 'sui generis' use class.	+2,780
15/00670/JPA	Berkeley House, Falcon Close	Conversion of offices to 13 flats.	-825

18/00394/LBC	111 Westgate Street Gloucester	Conversion of upper two floors from offices into x3 self-contained flats. (amendment to approved plans 15/01555/LBC).	-162
17/00768/COU	71 - 75 Frampton Road	Change of use from B1 to D1	-335
15/01350/FUL (14/00848/FUL)	Unit 2, Hemmingsdale Road, Gloucester, GL2 5HN	The proposed change of use from Use Class B1 to D2 for use as a Weightlifting Club. (Erection of two commercial units - B1 and B8 uses)	-102
16/00459/FUL	Suite 4, Fullers Court, Lower Quay Street	Change of use of ground floor offices to yoga studio (Class D2 assembly and leisure) and insertion of window vinyls.	-86
16/00790/COU	Unit D, Goodridge Business Park, Goodridge Avenue	Change of Use from B2 (General Industrial) to D2 (Gym) and ancillary therapy suite.	-320
16/00148/COU	Phoenix House, Stanley Court, Edison Close, Quedgeley	Change of use from Use Class B1/B8 to sui generis Police use, erection of security fence, gates, external storage containers, external lighting and back up electricity generator.	-540
18/00023/FUL & 18/00012/LBC	30 Brunswick Road Gloucester	Change of use from office (Use Class B1) to 9-bedroom House in Multiple Occupation (Sui Generis).	-242
18/01372/COU	Co-operative Bank, 23A St Aldate Street, Gloucester	Change of use from B1 (Vacant Offices) to A2 (Employment Agency).	- 63
16/00505/COU	25 The Glenmore Centre, Jessop Court	Change of use of existing commercial unit (B1) to an Art Studio and Tattoo Studio (B1/Sui Generis)	-124
16/00498/FUL	28 Tuffley Lane	Proposed conservatory to rear to allow for increase nursery numbers from 39 to 49 in total.	+27
15/00657/FUL	Bybrook House, Lower Tuffley Lane	Extension of existing offices with a three-storey extension being provided	+720
TOTAL			+8,726 sqm

D USE CLASSES			
Reference	Address	Description	Floorspace (sq m)

18/01174/FUL	2 Church Lane Gloucester	Change of use from residential to D1 Children's Day Nursery.	+412
17/01001/COU	Gladiator Inn Tuffley Lane	Change of use from Finance Offices (A2) to children's day nursery and internal alterations	+618
16/01190/COU	Pullman Place, Great Western Road	Change of use of ground floor from a 'call centre office' to outpatient suite Class D1 and associated alterations.	+945
17/00768/COU	71 - 75 Frampton Road	Change of use from B1 to D1	+335
16/01258/FUL	Kingsway Business Park, Naas Lane, Quedgeley	Erection of new building (974 sqm GIA) for healthcare facility (use class D1) and ancillary retail pharmacy (use class A1) (110 sqm), associated access, car parking, landscaping and boundary treatment. Framework Plan 5 area.	+974
17/00522/COU	139 Bristol Road, Quedgeley	Change in use of land and building from C3 (residential) to D1 (day nursery for children).	+233
16/00686/COU	2 Three Cocks Lane	Proposed change of use from Day Care Centre to Dental Surgery and changes to front elevation with creation of new disabled entrance.	+/- 92
18/00752/LBC & 18/00751/COU	6 Pitt Street, Gloucester	Change of use from C3 (Residential) to D1 (Education), minor refurbishment and repairs.	+182
18/01247/COU	Unit 6, Glevum Works, Upton Street, Gloucester	Retrospective change of use from B8 (storage warehouse) to D2 (Acrobatics Gymnasium).	-592
16/00868/FUL	Gloucester Rugby Football Club, Kingsholm Road	Change of use of land from car sales (sui generis) to stadium use (Class D2), demolition of existing brickwork wall between sites & erection of new boundary fence, relocation of existing turnstiles and cabins, and installation of rugby posts.	+/- 81
16/00359/FUL	239 Bristol Road	Use of building at 239A Bristol Road as children's nursery.	+320
15/01350/FUL (14/00848/FUL)	Unit 2, Hemmingsdale Road, Gloucester, GL2 5HN	The proposed change of use from Use Class B1 to D2 for use as a Weightlifting Club. (Erection of two commercial units - B1 and B8 uses)	+102
16/00459/FUL	Suite 4, Fullers Court, Lower Quay Street	Change of use of ground floor offices to yoga studio (Class D2 assembly and leisure) and insertion of window vinyls.	+86

16/00790/COU	Unit D, Goodridge Business Park, Goodridge Avenue	Change of Use from B2 (General Industrial) to D2 (Gym) and ancillary therapy suite.	+320
18/00170/FUL	Gloucester Quays Designer Outlet, St Ann Way, Gloucester	Change of use of existing factory outlet shopping floorspace (A1) to D2 (Assembly and Leisure).	+1,391
18/01364/COU	1 Longsmith Street, Gloucester	Change of use from A1 o D2 (Escape rooms).	+605
16/00088/FUL	Former Gloscat Media Studies Centre, 13 Brunswick Road, Gloucester	Construction of 14 No. residential units, the delivery of 148 sqm of retail (A1), 200 sqm of community space and the provision of 14 No. car parking spaces and 14 No. cycle spaces with associated landscaping.	+200
TOTAL			+6,723 sqm

SUI GENERIS / OTHER USE CLASSES			
Reference	Address	Description	Floorspace (sq m)
17/00086/FUL/ 16/00435/FUL	Asda Supermarket, Bruton Way	Change of use of part of store car park to a petrol filling station, ancillary drive to pay kiosks and associated infrastructure.	+36
18/00162/FUL / 18/00163/LBC	60 Worcester Street Gloucester	Change of use of the basement to a dwelling (Use Class C3) and the upper floors to a sui generis supported housing use, comprising 6 no. studio flats for vulnerable adults with communal ancillary accommodation; reinstatement of iron railings along the front boundary; rendering of the exposed stonework at basement level on the front elevation; reinstatement of a timber-framed sliding sash window at ground floor level on the front elevation; improving fanlight and all associated internal and external works.	+88
17/00515/FUL	Cotswold BMW, Cole Avenue	Refurbishment and re-branding of existing BMW and MINI motor retail facility to VOLVO motor retail facility to provide new vehicle display showroom, used vehicle display showroom, workshop, MOT, vehicle valeting, customer, service vehicle and used vehicle.	0

16/00148/COU	Phoenix House, Stanley Court, Edison Close, Quedgeley	Change of use from Use Class B1/B8 to sui generis Police use, erection of security fence, gates, external storage containers, external lighting and back up electricity generator.	+540
16/00505/COU	25 The Glenmore Centre, Jessop Court	Change of use of existing commercial unit (B1) to an Art Studio and Tattoo Studio (B1/Sui Generis)	+124
18/00023/FUL & 18/00012/LBC	30 Brunswick Road Gloucester	Change of use from office (Use Class B1) to 9-bedroom House in Multiple Occupation (Sui Generis).	+242
TOTAL			+1,030 sqm

4. EXTANT PLANNING CONSENTS

These are planning consents that remain unimplemented or under constructions, and which still have a valid planning permission, as of the end of the 2018/19 monitoring period.

EXTANT CONSENTS 2018/19					
Reference	Address	Description	Status	Gross Floor Space (sqm)	Gross Site Area (Ha)
16/00815/FUL	Norville Optical Co Ltd Paul Street	Demolition of existing buildings and clearance of site, and erection of 63 affordable homes including new vehicular access.	Under construction	3,700	0.77
17/00203/COU	The Victory Hotel, 167 High Street	Change of use on ground floor only from public house and hotel to children's nursery.	Under construction	144	0.1
16/00163/FUL	Places Trading 28 Hempsted Lane	Change of use of existing office space into two residential dwellings with the construction of two entrance porches.	Under construction	244	0.07
17/00320/FUL	27 Brunswick Road	Conversion of existing first floor and second floor offices to 2 flats and 1 bedsit.	Under construction	189	0.02
17/00588/FUL	28B Hempsted Lane	Retention of use of existing office space as two residential dwellings and two entrance porches, erection of first floor extension.	Under construction	268	0.09
17/00968/COU	79-81 Northgate Street	Convert part of first floor into a 1-bedroom flat, new rear access staircase and construction of three timber storage sheds at the rear.	Under construction	65	0.41
16/00655/FUL	106 High Street Gloucester	Two storey and first floor extension to the side and rear to provide 3 no. one bedroom flats and Use Class A1 retail shop unit on part of the ground floor. Access to the proposed flats from the rear.	Under construction	234	0.02

16/00142/FUL	Former Kwik Save 103 Northgate Street Gloucester	Demolition of existing structures. Erection of 95 residential units (with associated communal areas, storage and plant) and Use Class A1 unit, with associated landscaping (amended description)	Under construction	97 (retail)	0.56
18/00165/FUL	Former 32-34 Massey Road Gloucester	demolition of existing building and erection of 4no. flats with associated pedestrian access and hard and soft landscaping.	Under construction	240	0.03
18/00991/FUL	Beechwood Funeral Services, 7A Highfield Place, Gloucester	First floor extension to provide workshop	Under construction	320	0.10
17/00975/FUL	St Nicholas House 47 London Road Gloucester	Conversion of building from offices (Use Class B1) into 9 no. residential apartments (Use class C3), and associated external works to building and associated structures, and parking provision.	Under construction	651	0.07
18/00487/FUL	49 Sherborne Street Gloucester	Demolition of 23 flats/ 1 office and construction of 9 no. one bedroom flats and 22no. two-bedroom flats with associated access, parking and landscaping.	Under construction	455	0.19
18/00267/FUL	Railway Triangle Site Metz Way Gloucester	Erection of a business and household storage unit (Use Class B8)	Under construction	1,600	0.35
15/01190/OUT	University of Gloucestershire, Oxstalls Lane	Outline planning application (with all matters reserved except for access) for the erection of a new 10,000 sq m business school, the provision of new student accommodation (up to 200 beds) & the creation of additional car parking	Under construction	10,000 (business school, 5,000 complete)	42.7

16/00100/FUL	Land Opposite SMH Fleet Solutions, Naas Lane	Proposed new workshop building and new surfacing for parking/storage of motor vehicles.	Under construction	565	3.6
18/00672/FUL	17 St James Close, Quedgeley, Gloucester	Conversion of existing communal facilities and warden's dwelling to form 3no. dwellings and communal laundry facility	Under construction	195	0.02
15/01400/FUL	The Lodge, 19 Brunswick Square, Gloucester	Demolition of the Old Gas Club building & erection of an apartment building (containing 7 no. flats) & 3 no. terraced house units with associated	Under construction	437	0.15
18/00432/DCC	111 Westgate Street	Ground floor extension to block 4 to create additional office accommodation.	Under construction	200	0.27
18/00884/FUL	Pressweld 30 Spinnaker Road	Extension of factory building (B2 use)	Under construction	122	2.98
18/00963/FUL	Swinton Insurance 35 Westgate Street	Change of use from A2 to A3 & A5. Proposed extract equipment to the rear.	Under construction	180	0.02
18/01395/FUL	37 - 39 Worcester Street Gloucester	Demolition of a single storey building. Erection of a new four-storey building incorporating an existing Grade 2 listed structure and accommodating 19 no. one-bedroom apartments and 5 no. two-bedroom apartments.	Under construction	185	0.08
16/00455/COU	Buildit Gloster, Quedgeley Court, Shepherd Road	Proposed change of use from existing builders' merchants to B2 Use Class	Under construction	594	1.27
18/00144/FUL	The Pata Centre, Grange Road, Gloucester	Conversion of vacant school house building into 7 dwellings with associated amenity, access, parking and landscaping.	Under construction	580	0.30
16/00322/FUL	Milestone School, Longford	A new two storey extension to provide disabled children therapies, including reconfiguration of the playground and parking areas	Under construction	1430	0.86

17/00514/COU	Queens, 67 Barnwood Road	Change of use from garage to office.	Not started (expires 20/07/2020)	32	0.12
16/00957/FUL	Gillmans Electrical, St Oswalds Road	Part demolition of existing building; erection of a three-storey building; single storey front extension; and new first floor link way, in connection with the existing use of the site.	Not started (expires 22/03/2020)	2,426 (+1,172)	0.30
17/00144/FUL	Winfield Medical Centre, Tewkesbury Road	Proposed extension and internal alterations forming MRI suite with associated external plant and alterations to car parking.	Not started (expires 25/04/2020)	+56.3	2.18
17/00123/FUL	106-108 Finlay Road	Demolition of two outbuildings. Extension to existing mixed use building (comprising retail unit, toilet, cycle store and refuse store on the ground floor and two-bedroom apartment at first floor level). New vehicle access with driveway and amenity space. Alteration of flue and additional flue.	Not started (expires 11/08/2020)	143	0.04
16/01016/FUL	1st Call Auto Rentals, Lower Tuffley Lane	Redevelopment of site to provide 12 commercial units with Use Class B1, B2, B8 and A3 café (one unit), following the demolition of the existing commercial buildings.	Not started (expires 19/04/2020)	889	0.27
17/00159/COU	8 School Lane Quedgeley	Change of Use from existing dwelling to Nursery Use	Not started (expires 05/04/2020)	99	0.128
16/00152/FUL	106 Eastgate Street	Demolition of a non-listed building and replacement with hot food takeaway and 2 bed flat above.	Not started (expires 16/06/2020)	89	0.02
16/01041/FUL	Fusion, 1 Station Road Gloucester	Change of use from a public house and residential accommodation (A4/C3) to a children's nursery (D1 use) to include external alterations.	Not started (expires 21/11/2019)	408	0.03

16/00890/FUL	Upper Floors, 23A St Aldate Street	Conversion of upper floors from offices into 3 No 2 bed apartments.	Not started (expires 15/11/2020)	220	0.03
17/00468/COU	Roebuck House 37A Brunswick Road	Change of use on ground floor only from café (A3 use) to tattoo studio (sui generis use).	Not started (expires 10/01/2021)	43	0.04
18/01353/COU	Field View West Lodge Drive Gloucester	Change of use from B1 (Business) to 3 bungalows C3 (Dwelling Houses)	Not started (expires 28/03/2022)	132	0.4
17/00567/FUL	101 High Street	Conversion and extension of storage building to create 2 No. residential units	Not started (expires 13/03/2021)	97	0.02
17/00586/COU	64 - 68 High Street Gloucester	Change of use from A1 retail to 3 new apartments within the existing building envelope. Demolition of vehicle workshop and construction of 3 x 2-bedroom dwellings (amended description and plans)	Not started (expires 03/05/2021)	-249	0.02
18/01279/FUL	Trust Centre, Conduit Street, Gloucester	Part change of use of ground floor nursery to include 3no. offices. Change of use of first floor offices to 6no. residential apartments. Minor external alterations to the fenestration of the building.	Not started (expires 20/02/2022)	496	0.6
17/00032/FUL	Proposed Place of Worship, Valley Gardens Kingsway Quedgeley	New place of worship building (Class D1) on allocated land in Kingsway, comprising single storey building with parking and amenity area.	Not started (expires 19/06/2021)	283	1.1
18/01176/FUL	Dulverton Building Robinswood Hill Country Park, Reservoir Road	Refurbishment and extension of the existing Gloucestershire Wildlife Trust building to improve the existing office spaces and create new visitor facilities for	Not started (expires 09/01/2022)	412	0.2

		Robinswood Hill Country park, including; cafe, community space and visitor engagement area			
18/00490/FUL	Bennetts Coaches Eastern Avenue Gloucester	Demolition of single storey offices, workshops and stores and replacement with two-storey building with offices, service bays and heavy stores on ground floor with offices, general stores and welfare accommodation over. Close existing access and reopen and modify entrance onto Eastbrook Road (previously approved 10/01066/FUL). Demolition of car sales office and replacement.	Not started (expires 19/09/2021)	-90	0.5
18/00082/FUL	Sainsbury's Supermarket Barnett Way	Change of use of 12 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy.	Not started (expires 19/07/2021)	10sqm	0.01
18/00699/FUL	6A Capitol Park, Pearce Way	Extension to existing industrial unit.	Not started (expires 31/08/2021)	197	0.09
17/00597/FUL	98 Eastgate Street	Proposed conversion from offices to 8 flats.	Not started (expires 08/01/2022)	500	0.06
17/01385/FUL	61 Southgate Street	Change of use of first and second floors from part dwelling/retail shop storage to 3no. flats.	Not started (expires 27/04/2021)	218	0.01
18/00071/FUL	47 Brunswick Road	Change of use of ground, first, second and third floors from offices (Use Class B1) to a 7-bedroom House of Multiple Occupation (Use Class C4) to include minor internal remodelling	Not started (expires 18/04/2021)	274	0.02
18/00270/FUL	37-41 Southgate Street	Conversion of ground floor Class A1 retail floor space as approved under application reference 14/00766/FUL into a reduced size Class A1 retail unit and 3 no. two-bedroom apartments.	Not started (expires 04/10/2022)	465	0.1

18/00641/FUL	12-16 Quay Street	Proposed demolition of existing buildings and redevelopment of the site for student accommodation comprising 115no. studio units, 1no. warden unit, ancillary student communal areas and servicing facilities, cycle/bin storage, soft/hard landscaping and access.	Not started (expires 30/05/2021)	3,050	0.2
18/00814/FUL	47 Brunswick Road	Change of use of office building, ground to third floor, to a single dwelling (use class C3) to include minor internal remodelling	Not started (expires 05/12/2021)	205	0.02
18/00842/FUL	53 Wellington Street	Change of use from a dental laboratory to a dwelling, single storey front extension removed, and two storey front extension constructed, and roof raised	Not started (expires 01/08/2021)	175	0.02
18/00984/FUL	26 Westgate Street	Change of use of storage unit to gym; alterations to structure including new roof coverings, new wall finishes, enlarged window openings and new porch and small front extension.	Not started (expires 16/10/2021)	103	0.03
(17/00535/JPA) / 18/00013/FUL	Friary House 46 - 50 Southgate Street Gloucester	Change of use of second floor accommodation from B1(a) offices to 12 residential flats. (Revised proposals following Prior Approval - Decision ref17/00535/JPA dated 10th July 2017.)	Not started (expires 05/02/2021)	281	0.08
17/01260/FUL	92 Barnwood Road Gloucester	Single storey extension to the existing B1 office building and re-clad of the existing structure. Removal of boundary wall and erection of fencing	Not started (expires 26/02/2021)	17	0.2

18/00515/FUL	Kings Walk Shopping Centre, Kings Walk Gloucester	Removal of Eastgate Shopping Centre connecting bridge and reinstatement/alteration of building facades altered Kings Walk entrances extension and facade treatment along Eastgate Street (including extension into Eastgate Street) and Kings Square alterations to Clarence Street entrance second floor extension to form Class B1 offices overall enhancements to Kings Walk and Clarence Walk including new glass atrium car park access and new public toilets cladding and alterations to the car park building and associated pedestrian footbridge providing new build extensions totalling 296 sqm of Class A1 use 893 sq of Class B1 offices and 12.5 sq m Sui generis (public toilets); change of use of 2 440 sqm from Class A1 to Classes A1 and A3 and 56sqm from Class A1 to public toilets	Not started (expires 15/12/2021)	A1 893 B1 12.5 Sui generis (public toilets); change of use of 2 440 sqm from Class A1 to Classes A1 and A3 and 56sqm from Class A1 to public toilets	0.9
16/00948/OUT	Allstone Sand and Gravel Centre Myers Road Gloucester	Outline application for housing and student accommodation; construction of new vehicular access; provision of car parking, road, footpath and drainage infrastructure; ground works; provision of open space and landscaping; and demolition of existing buildings and structures. (Access determined now with all other matters reserved)	Not started (expires 19/12/2021)	4,300	5.5
15/00892/FUL	Land to South of Waterwells	Erection of new manufacturing and distribution facility (Use Classes B2/B8) and ancillary office with associated car parking landscaping and access arrangements	Not started (expires 02/12/2021)	772	1.8
17/01364/FUL	Jessop Court Quedgeley Gloucester	Construction of a distribution warehouse with associated offices, parking, sustainable drainage and new access off Marconi Drive.	Under construction	519	1.8

18/01260/FUL	23 - 29 Commercial Road Gloucester	Extension and alterations to existing buildings to create 12 No. small restaurant units	Not started (expires 11/02/2022)	696	0.1
18/00455/FUL and 14/01035/OUT	Land at Barnwood Link Road adjacent to Walls Factory	Mixed employment development (B1, B2, B8) and car showroom Greenfield site adjacent to factory and railway line.	Not started (expires 19/10/2021)	27,917sqm	5.7
16/00288/FUL	Vauxhall Mart, 174 Barton Street	Demolition of single storey building and erection of four shops (Use Class A1). Amended scheme	Under construction	124sqm	0.6
TOTAL				+65,082	77.50ha

5. PERMITTED DEVELOPMENT RIGHTS

The following developments have received prior approval for developments involving the loss of office space through permitted development rights. Within the monitoring period one development was completed.

Reference	Address	Description of development	Date Decision Made	Status	Gross floorspace lost (sq m)
18/00336/JPA	Former Royal Mail Sorting Office, Eastern Avenue, Gloucester	Prior approval for the change of use from B1(a) office to residential use class C3 forming 14 two bed flats and 34 one bed flats.	07.06.2018	Complete	-1,020
18/00787/JPA	Avening House, Falcon Close, Quedgeley Gloucester	Prior approval from Class B1(a) offices to Class C3 dwelling (6 apartments)	24.08.2018	Not started	-340
18/00788/JPA	Arlingham House, Falcon Close, Quedgeley Gloucester	Prior approval from Class B1(a) offices to Class C3 dwelling (6 apartments)	24.08.2018	Not started	-340
18/00133/JPA	Lister House, Station Road Gloucester	Prior approval to change part of the first floor from offices (B1) to 6 x 1-bedroom flats (C3)	12.10.2018	Started	-314
18/00620/JPA	33 Southgate Street Gloucester	Prior approval to change from an office into 10 self-contained flats	27.04.2018	Not started	-407
18/01283/JPA 17/00535/JPA 18/00013/FUL	Friary House 46 - 50 Southgate Street Gloucester	Change of use of second floor accommodation from B1(a) offices to 12 residential flats. (Revised proposals following Prior Approval - Decision ref: 17/00535/JPA dated 10th July 2017.)	05.02.2019	Not started	-1,612

TOTAL

-4,033

6. LAPSED PLANNING CONSENTS

The following developments have lapsed planning permission within the monitoring period:

EXPIRED CONSENTS 2018/19				
Reference	Address	Description	Status	Gross Floor Space (sqm)
15/01534/FUL	Stephenson Drive Quedgeley	Proposed B8 Units with associated ancillary offices parking and landscape IMPLEMENTED THROUGH 17/00162/FUL	Expired 25/02/2019	0
15/00892/FUL	Land to South of Waterwells	Erection of new manufacturing and distribution facility (Use Classes B2/B8) and ancillary office with associated car parking landscaping and access arrangements IMPLEMENTED THROUGH 17/01364/FUL	Expired 29/01/2019	0
15/00112/REM	Off Naas Lane RAF Quedgeley	Erection of 2 buildings for B1 (light industrial) & B8 (storage and distribution) use with associated access road parking and landscaping. (NOT IMPLEMENTED - now consented for residential development - 17/01199/OUT - May 2018)	Expired 29/01/2018	6,860sqm
TOTAL				6,860sqm

*15/01534/FUL and 15/00892/FUL have been implemented through alternative schemes, so have been discounted from the total figure.

Appendix 1 – Use Classes

This is taken from the Planning Portal at www.planningportal.org.uk.

Part A

- A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.
- A5 Hot food takeaways - For the sale of hot food for consumption off the premises

Part B

- B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8 Storage or distribution - This class includes open air storage.

Part C

- C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- C3 Dwellinghouses - this class is formed of 3 parts: C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

- C4 Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Part D

- D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
- D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Sui Generis

- Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.