

Application for Removal or Variation of a Condition following Grant of Planning Permission or
 Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
 Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Alan

Surname

Steele

Company Name

AGS Development Consultants

Address

Address line 1

Corse Grange

Address line 2

Gloucester Road

Address line 3

Town/City

Corse

Country

undefined

Postcode

GL19 3RQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use from B1 (Business) to 3 bungalows C3 (Dwellinghouses)

Reference number

18/01353/COU

Date of decision (date must be pre-application submission)

27/03/2018

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

27/03/2018

Has the development been completed?

- Yes
 No

If Yes, please state when the development was completed (date must be pre-application submission)

27/03/2018

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Please see the covering letter attached to this application

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Alan

Surname

Steele

Declaration Date

16/03/2022

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Alan Steele

Date

16/03/2022

AGS DEVELOPMENT CONSULTANTS LTD

Corse Grange, Gloucester Road, Corse, Glos. GL19 3RQ

Tel. 01452 849190 Mobile No. 07785 570580 agsdevcon@aol.com

Our ref: AGS/SJS/646/8

15th March 2022

Gloucester City Council
Planning Dept.
PO Box 3252
Gloucester
GL1 9FW

Dear Sirs,

Re: Condition 2 of Planning Permission 18/01353/COU
Field View, West Lodge Drive, Coney Hill, Glos. GL4 4QH

The above planning permission was granted on 28th March, 2019 and immediately lawfully commenced. For clarity, these properties are occupied by adults with learning difficulties of various levels. All residents are provided with differing levels of assistance, together with supported living supervision and care as required. Each resident having their own personal care package to ensure they receive the correct level of care and support. Previously each bungalow had a floor plan design which provided an extent of shared communal space. The applicants have assessed the benefit of this style of accommodation and elected to improve the living standards of each occupant by providing a bespoke floor plan design which enables a more independent single-occupancy living experience. In doing so there are some minor alterations to the approved elevations and as such we suspect that Condition2 should be varied.

“The development hereby permitted shall be carried out in accordance with the application form and drawings 646/10 Rev. A (proposed bungalow elevations 2 & 3), 646/09 (proposed bungalow floor plans 2 & 3), 646/02 (site plan) and 646/11 (proposed bungalow/plans & elevations), except where these may be modified by any other conditions attached to this permission.”

Reason

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

It is possible that these works are Permitted Development on the basis that the consent confirms a C3 use, meaning sub-sections (a), (b) & (c) inclusive.

We note that no planning permission is required to move from a use within Class C3 to another use within Class C3. As such, moving from group occupancy to single person use should be permitted. However, to ensure this proposal meets with the LPA's support we have deposited this Section 73 application. We stress that we are not seeking to create a number of separate dwellings, as each revised layout has an

element of interconnectivity and share services, i.e., water, electricity, heating, hot water etc.

The external changes are noted on the deposited plans and elevations for ease of reference.

We trust that this proposal meets with your support but if officers have any concerns or queries, we would be grateful if they could make contact with us before determining this application.

We look forward to working with officers in due course.

Alan Steele

Encs.

APPLICATION NO: 18/01353/COU
VALIDATED ON: 28th November 2018

TO

Holmleigh Properties Ltd
c/o AGS Development Consultants
FAO: Alan Steele
Corse Grange
Corse
Gloucestershire
GL19 3RQ

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Location: Field View West Lodge Drive Gloucester GL4 4QH

Proposal: Change of use from B1 (Business) to 3 bungalows C3 (Dwellinghouses)

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

Condition 1

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

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, and drawings 646/10 Rev A (proposed bungalow elevations 2 and 3), 646/09 (proposed bungalow floor plans 2 and 3), 646/02 (Site Plan) and 646/11 (proposed bungalow 1 plans and elevations).

except where these may be modified by any other conditions attached to this permission.

Reason

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

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 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:

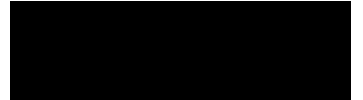
- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

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 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls - explanatory booklet.

Note 3

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Date: 28th March 2019



City Growth and Delivery Manager

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET

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rev. | date | description

A 8/12/21 Doors and windows altered.

B 15/12/21 Flat 2 bathroom removed and Flat 4 new kitchen door added.

C 5/1/22 New door added to Flat 1 lounge. Door removed from Flat 4 lounge and garden room added.



Proposed North Elevation



Proposed East Elevation



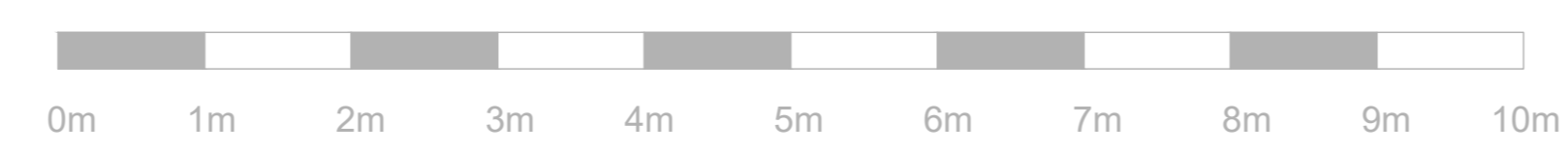
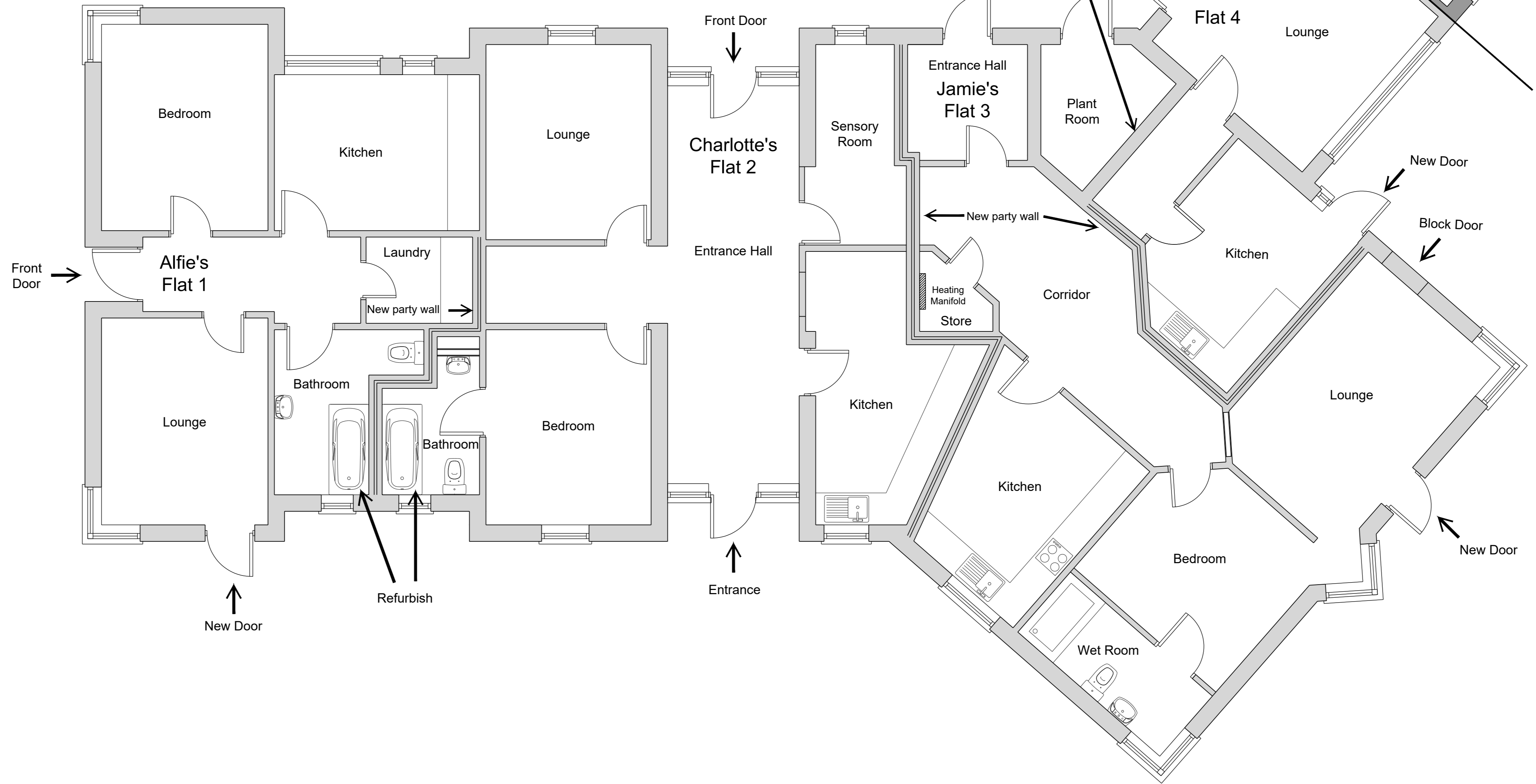
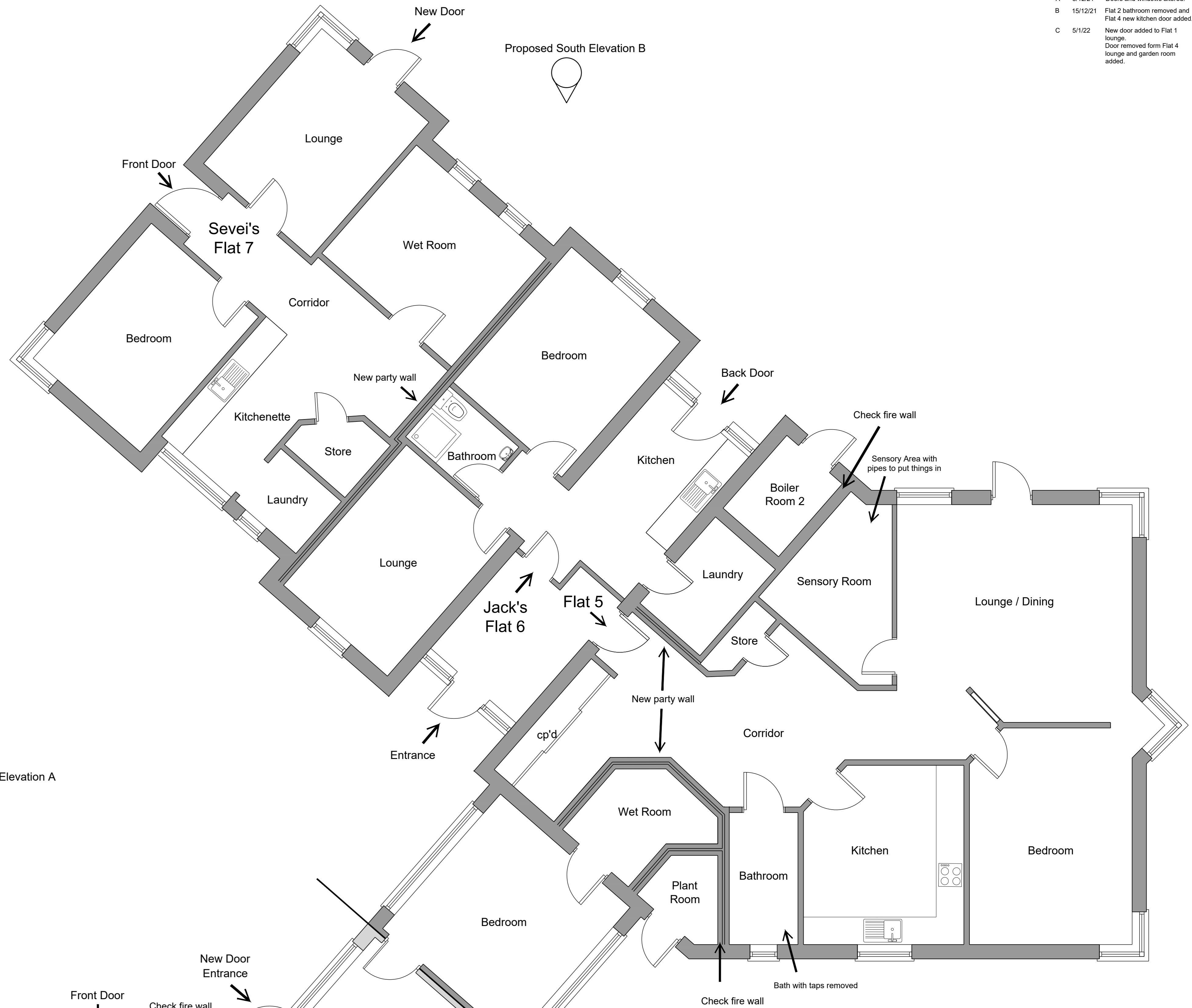
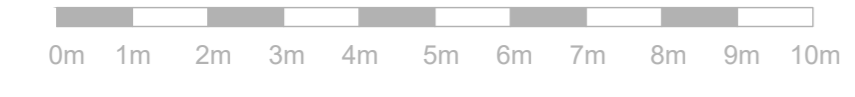
Proposed South Elevation A



Proposed South Elevation B



Proposed West Elevation



Proposed North Elevation

Field View, Coney Hill, Gloucestershire
Client: Holmleigh Care Ltd

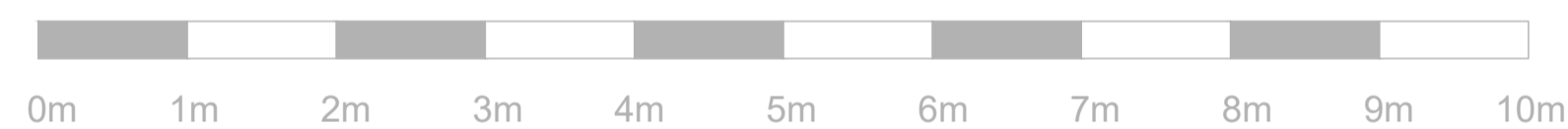
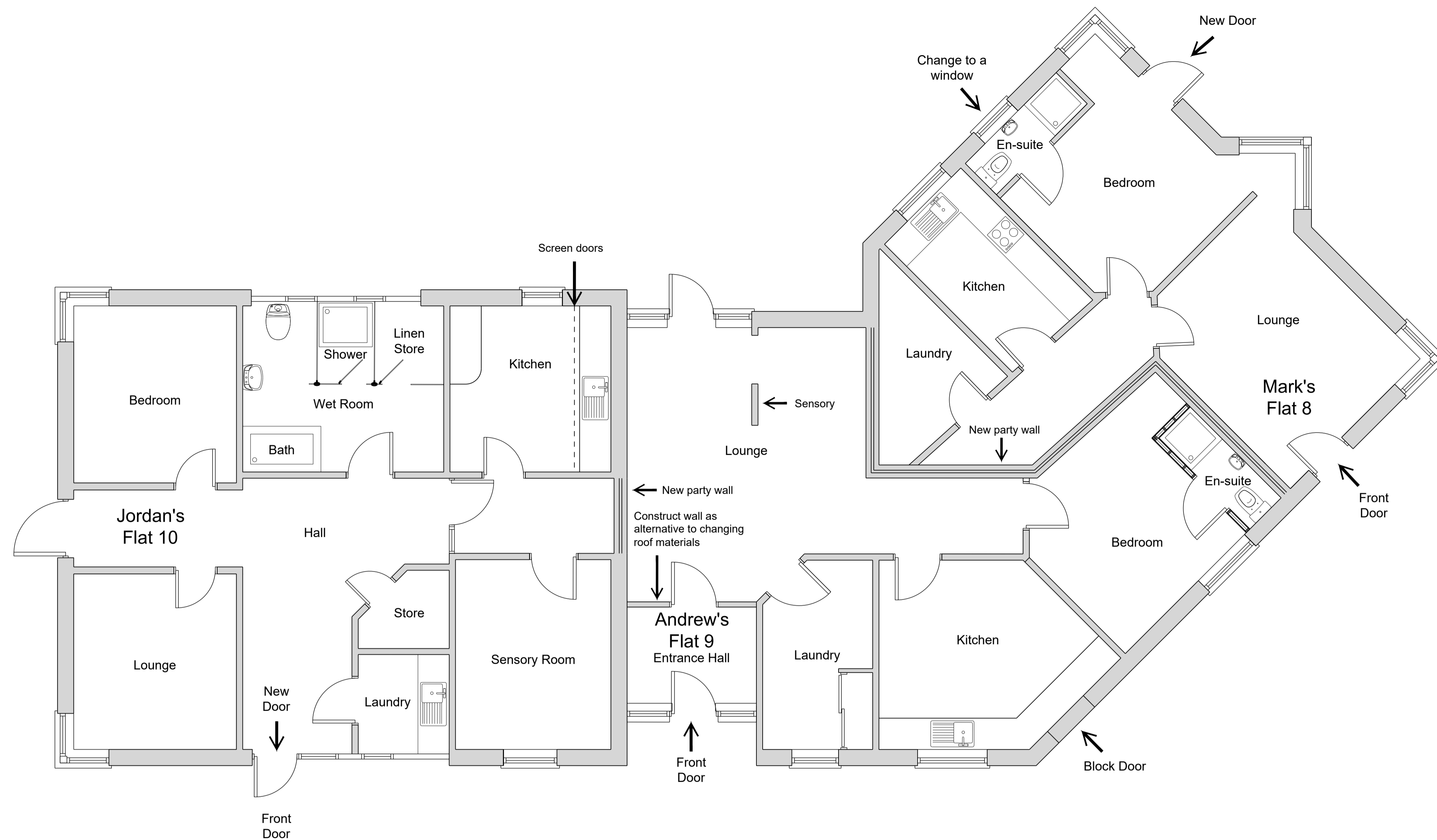
Proposed Plans - 7 Assisted Living Flats Date: Oct 21

Scale: 1/50 & 1/100 @ A0 Drawing No: 646 / 23 Rev C



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| rev. | date | description |
|------|---------|----------------------------|
| A | 8/12/21 | Doors and windows altered. |



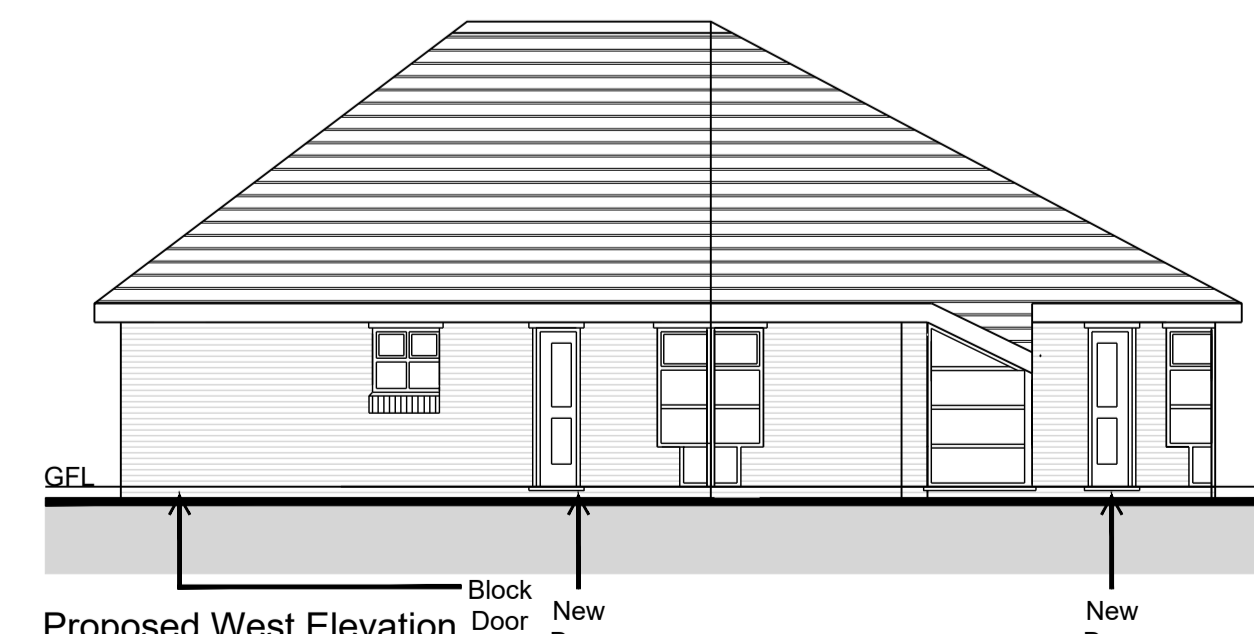
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Field View , Coney Hill ,
Gloucestershire
Client : Holmleigh Care Ltd

Proposed Plans and Elevations - 3 Assisted Living Flats Date: Oct 21

Scale: 1/50 & 100 @ A1

Drawing No: 646 /24 Rev A

Development Consultants
AGS
 Course Garage, Course, Glos GL19 3RQ

Subject to correct printing. See top left.

| rev. | date | description |
|------|----------|---|
| A | 01/2/21 | Rooms altered, office building and car parking added. |
| B | 15/12/21 | Flat 2 bedroom removed and Flat 4 new kitchen door added. |
| C | 5/1/22 | Showers added to office WC. New door added to Flat 1 lounge. Door removed from Flat 4 lounge and garden room added. |



Field View , Coney Hill ,
Gloucestershire
Client : Holmleigh Care Ltd



Proposed Site Plan Date: Oct 21

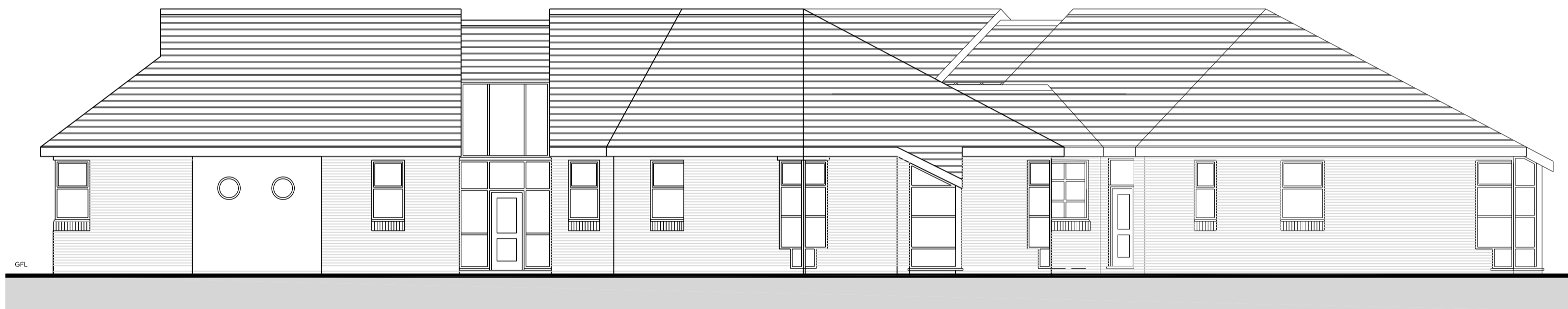
Scale: 1/100 @ A0 Drawing No: 646 / 25 Rev C

Subject to current printing. See for all

| rev. | date | description |
|------|----------|------------------------------|
| A | 28/07/18 | Plan moved to drawing 646-09 |



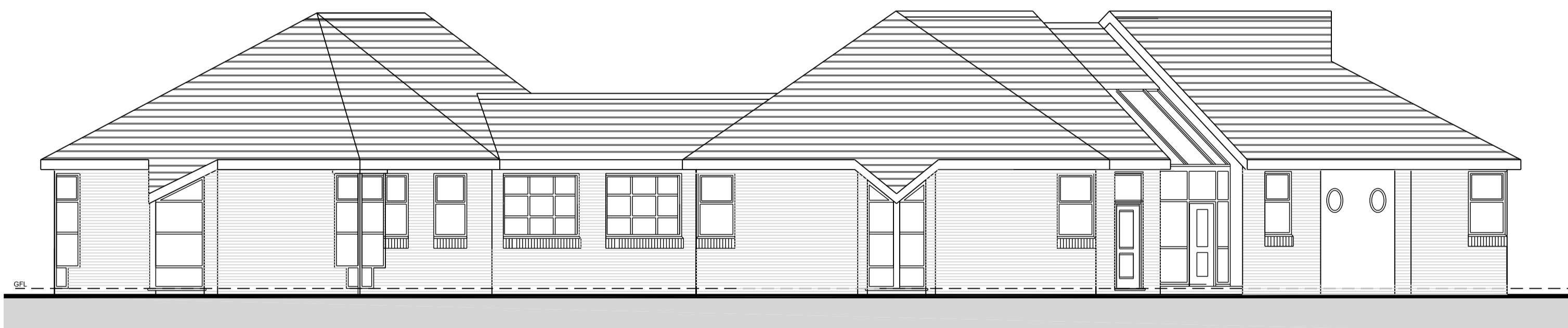
Proposed East Elevation



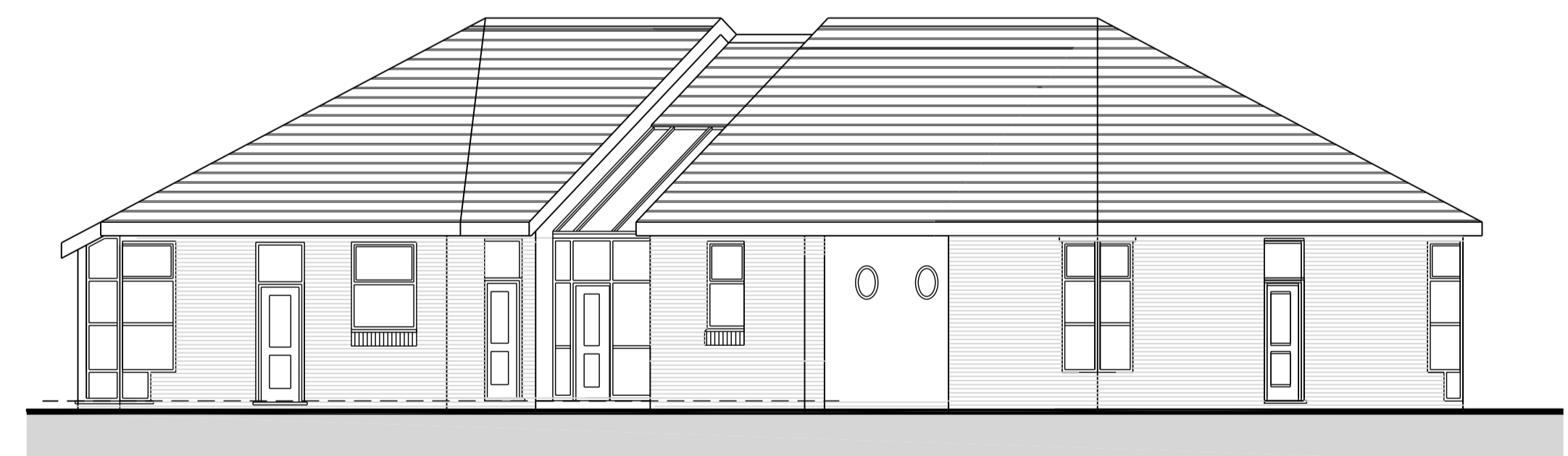
Proposed North Elevation



Proposed South Elevation A



Proposed West Elevation



Proposed South Elevation B

Field View , Coney Hill ,
Gloucestershire
Client : Holmeigh Care Ltd

Development Consultants
AGS
Coney Grange, Coney Hill, Stroud, Gloucestershire, GL9 3RQ

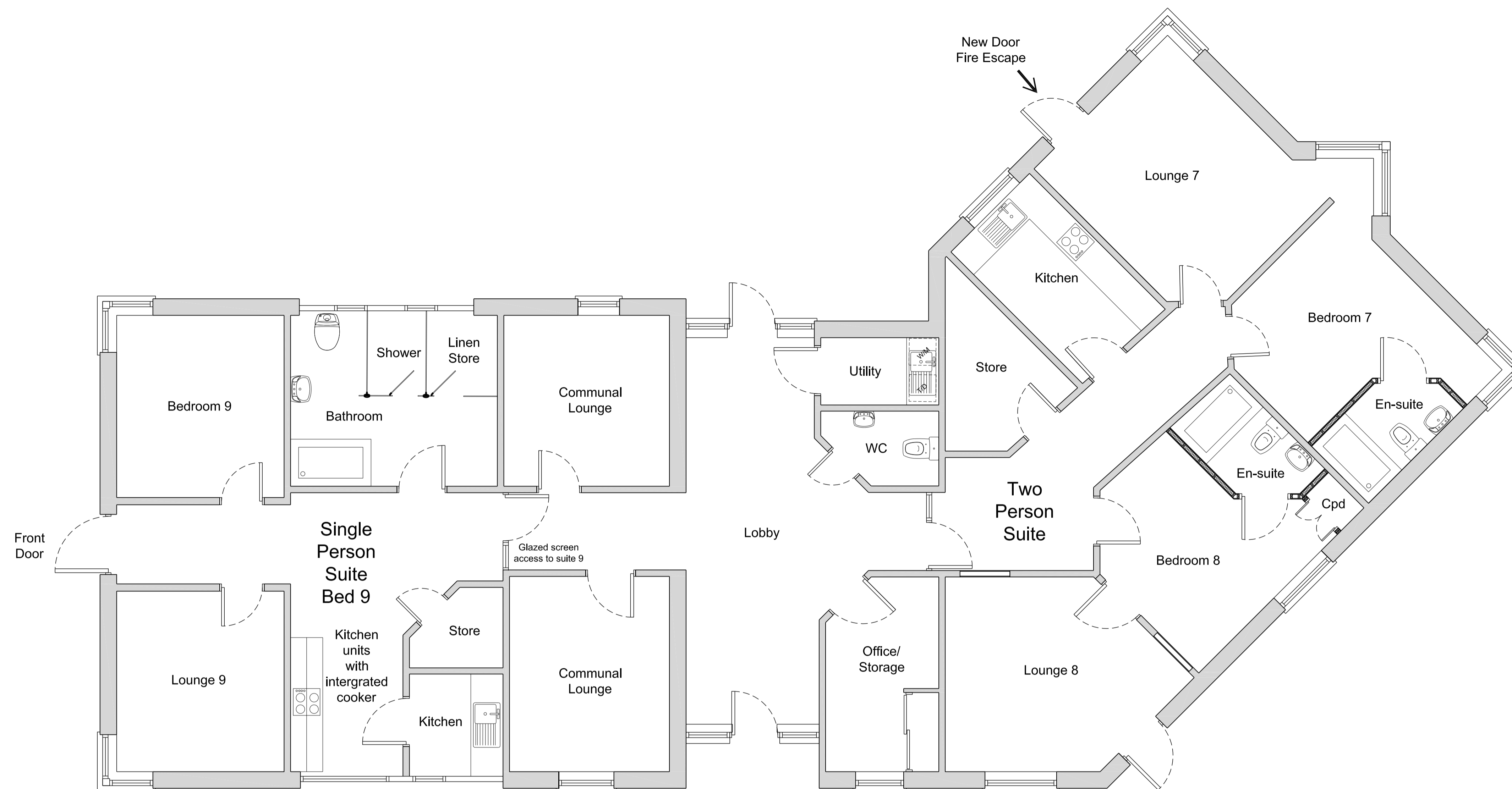
Proposed Building 2 Elevations

Date: July 18

Scale: 1/100 @ A1

Drawing No: 646 / 10 Rev A

Subject to correct pricing. See top left.



Lodge Building Proposed Ground Floor



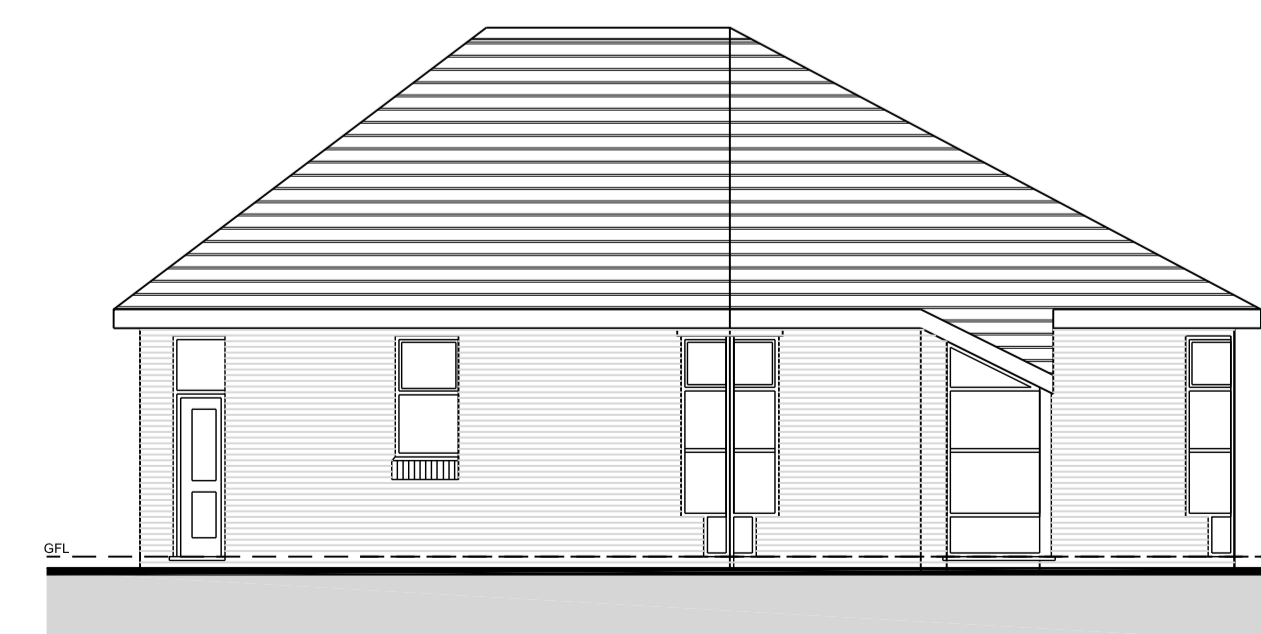
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

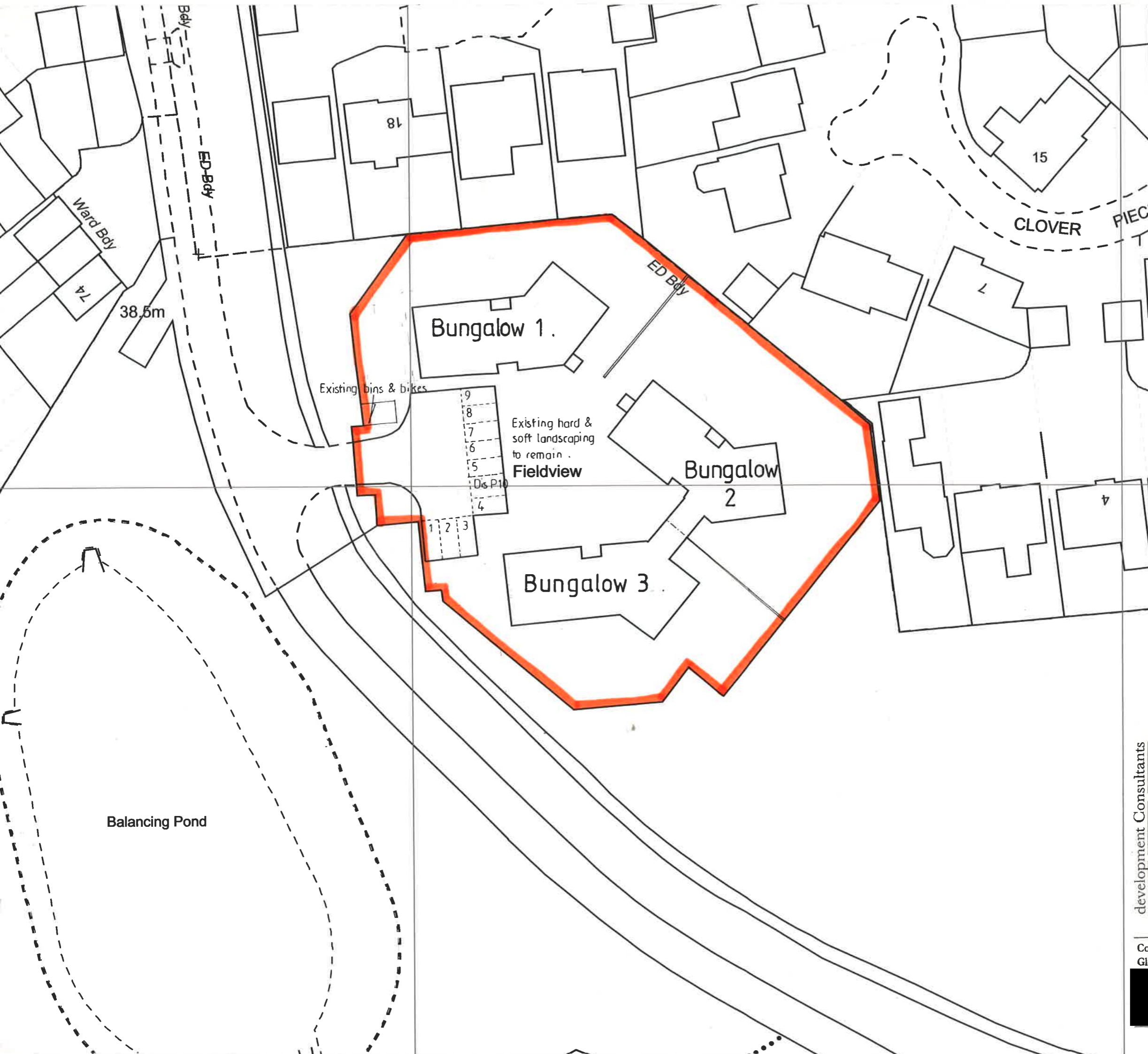
Field View , Coney Hill ,
Gloucestershire
Client : Holmleigh Care Ltd

Development Consultants
AGS
 Coney Grange, Coney Hill, Stroud, Gloucestershire, GL10 3RD

Proposed Lodge Plan and Elevations Date: July 18

Scale: 1/50 & 100 @ A1 Drawing No: 646 /11 Rev A

Subject to correct pricing. See top left.



68

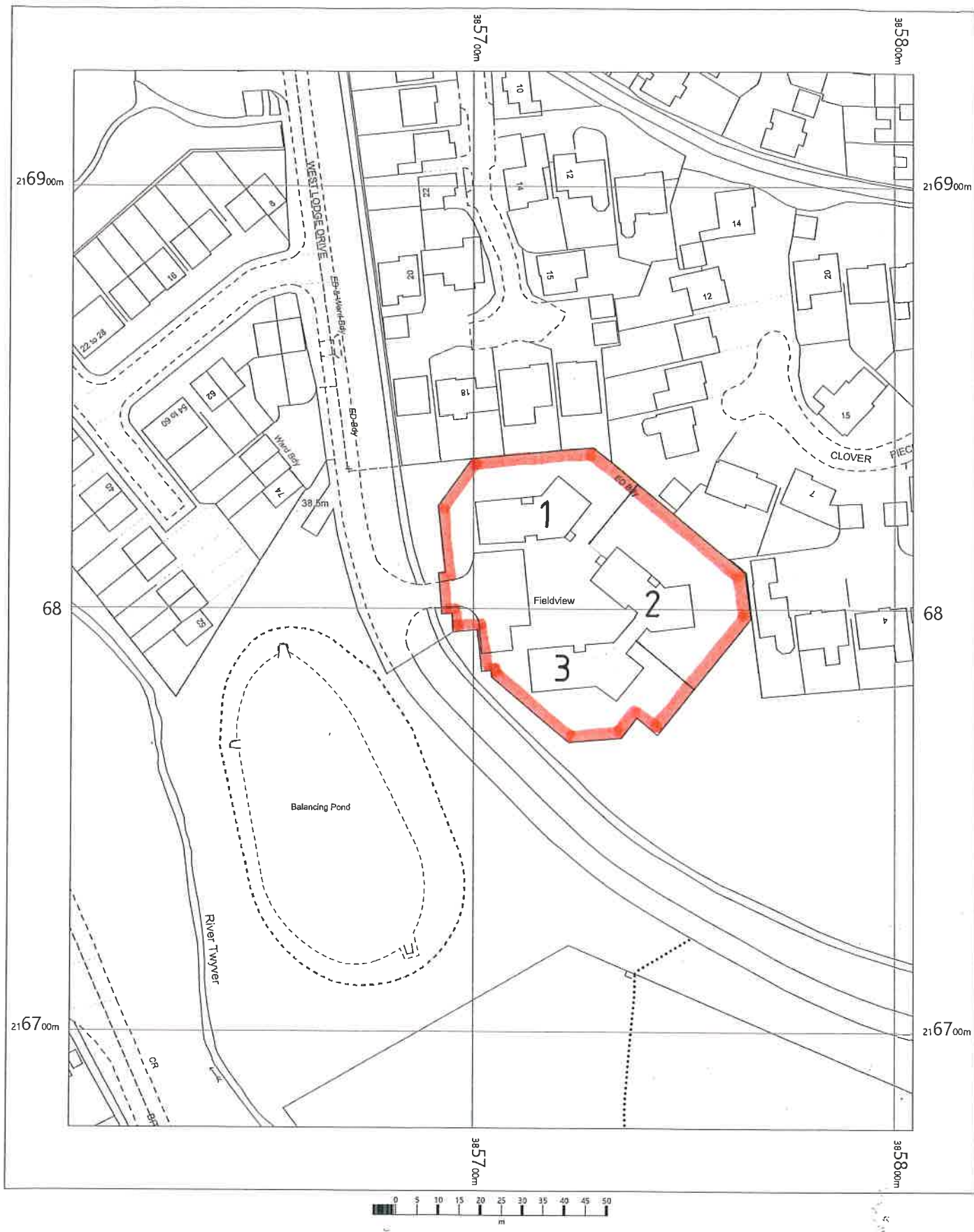


Client: HOLMLEIGH PROPERTIES LTD.
Title: SITE PLAN
Address: FIELD VIEW
 WEST LODGE DRIVE
 CONEY HILL
 GLOUCESTERSHIRE GL4 4XU
Date: Oct 2018 **Scale:** 1 : 500

Corse Grange, Corse
 Gloucestershire, GL19 3RQ



646/02



LOCATION PLAN
 FIELD VIEW
 WEST LODGE DRIVE

Drw No 646/01

OS MasterMap 1250/2500/10000 scale
 Thursday, October 4, 2018, ID: JEW-00746613
 maps.johnewright.com

1:1250 scale print at A4, Centre: 385704 E, 216802 N

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KJM Topographics





Building 2 Proposed Ground Floor

Field View , Coney Hill ,
 Gloucestershire
 Client : Holmeigh Care Ltd

Proposed Building 2 Plan Date: July 18
 Scale: 1/50 @ A0 Drawing No: 646 / 09 Rev -

