

Application for Planning Permission

Town and Country Planning 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

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

3

Total proposed (including spaces retained):

3

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

College waste and recycling is managed across all of its sites. There will be no visible external waste storage.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

B2 - General industrial

Existing gross internal floorspace (square metres):

660

Gross internal floorspace to be lost by change of use or demolition (square metres):

660

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-660

Use Class:

Other (Please specify)

Other (Please specify):

Class F1 Learning (property maintenance and carpentry)

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

660

Net additional gross internal floorspace following development (square metres):

660

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	660	660	660	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

Total full-time equivalent

3.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Training in property maintenance and carpentry skills.

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

140

Suffix:

Address line 1:

London Wall

Address Line 2:

Town/City:

London

Postcode:

EC2Y 5DN

Date notice served (DD/MM/YYYY):

07/07/2022

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Philip

Surname

Staddon

Declaration Date

11/07/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission 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

philip staddon

Date

11/07/2022

Unit 3, Chancel Close, Gloucester, Gloucestershire, GL4 3SN

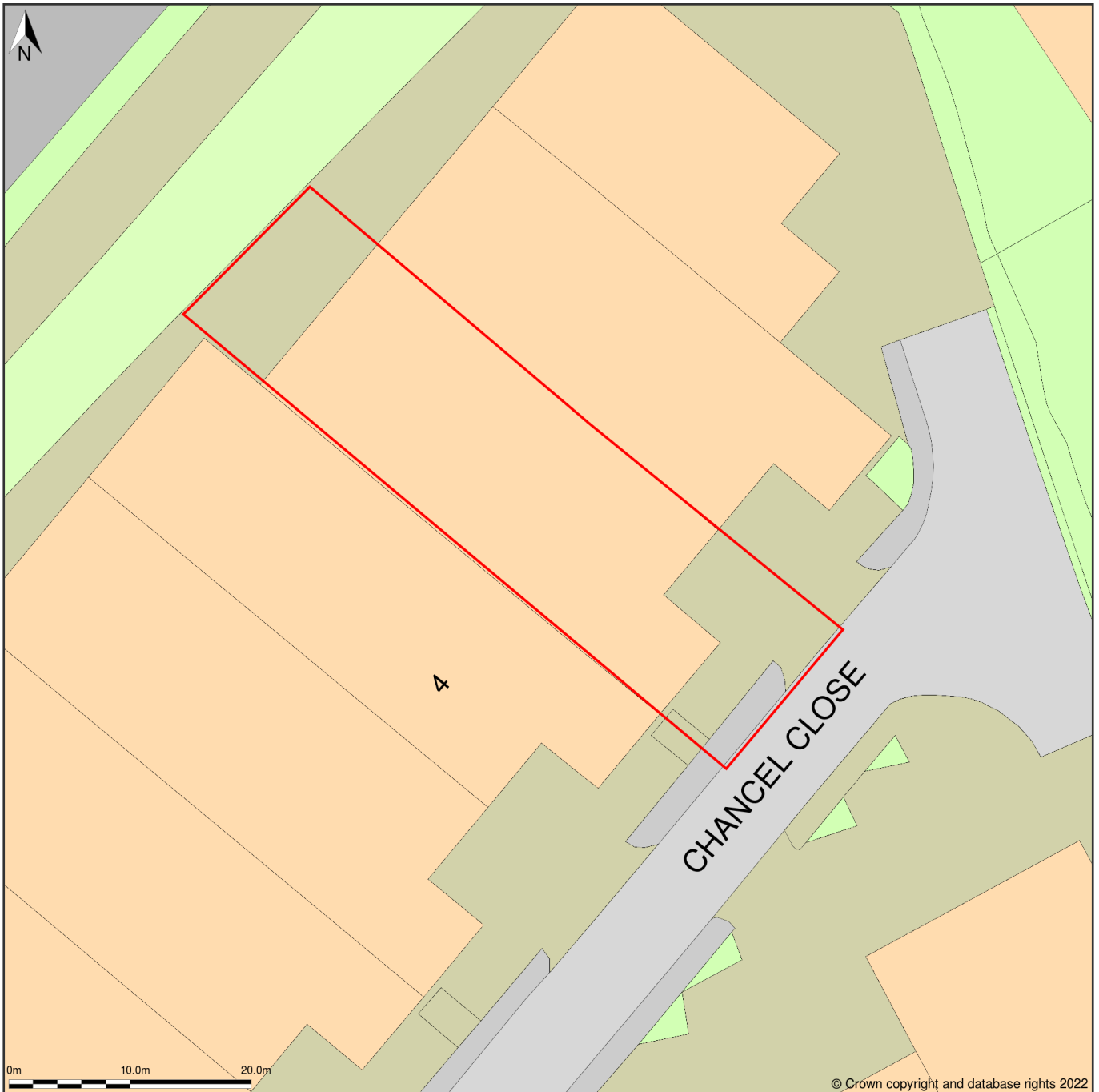


Site Plan shows area bounded by: 384896.88, 217987.89 385096.88, 218187.89 (at a scale of 1:1250), OSGridRef: SO84991808. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Unit 3, Chancel Close, Gloucester, Gloucestershire, GL4 3SN



Block Plan shows area bounded by: 384951.88, 218042.89 385041.88, 218132.89 (at a scale of 1:500), OSGridRef: SO84991808. 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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www.pjs-development-solutions.co.uk

Tel: [REDACTED]

Email: [REDACTED]

BY PLANNING PORTAL

Planning Services

Gloucester City Council

11 July 2022

Dear Planning Services,

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CHANGE OF USE OF INDUSTRIAL UNIT TO TRAINING/EDUCATION USE (PROPERTY MAINTENANCE AND CARPENTRY COURSES) AT UNIT 3, CHANCEL CLOSE, GLOUCESTER, GLOUCESTERSHIRE GL4 3SN

I refer to the above and we have pleasure in enclosing a planning application for this proposal on behalf of Gloucestershire College. This letter sets out some background information and an overview of the proposal, under self-explanatory sub-headings.

The site

The application site comprises an industrial unit on the Chancel Close Industrial Estate, situated about 1.8 kilometres to the east of Gloucester city centre. Unit 3 is one of a terrace of 7 industrial units which front Chancel Close, set behind forecourt parking/servicing areas. To the rear of the block of units is the mainline railway.

Unit 3 is a recently refurbished business premise with a floorspace of circa 660 square metres (gross internal area). It is of steel frame construction and internally comprises one large open space with a 6 metre eaves height and a small first floor office at the front of the building accessed by a staircase.

The applicant – Gloucestershire College

Gloucestershire College is the largest further education college in the county, with its three main campuses in Cheltenham, Gloucester and the Forest of Dean. The college delivers A Levels and GCSEs, vocational qualifications, work-based

learning, basic skills courses, higher education, short courses for business and part-time day and evening courses. The Gloucester campus, opened in 2007, is a state-of-the-art building located at Llanthony Road.

The proposal

The application seeks planning permission to change the use of this industrial unit to a training/education use. The use would typically entail:

- End Point Assessment for property maintenance and carpentry courses.
- Students will attend for 2 to 3 days to complete their practical tests.
- A maximum of 20 students would be on site at any time.
- Up to 3 members of staff would be on the site at any time.
- Operating hours between 8:00am to 6:00pm weekdays.

No external changes to the building are proposed.

For the avoidance of doubt, the application comprises:

- Application form, certificate and requisite fee
- This explanatory letter
- Site location plan (1:1250 scale)
- Block plan (1:500 scale)
- Photograph of unit 3

Planning main issues

Principle

The change of use applied for is a relatively subtle change. The learning element takes the use outside of the B2 (general industrial) use class, however, the use is intrinsically focused on employment training and skilling individuals for the wider workforce. As such, it should be considered as 'employment related development' for the purposes of policy SD1 of the Joint Core Strategy (adopted 2017), with which it accords.

It should not be construed as involving any 'loss' of employment floorspace or tension with policy B2 of the pre-submission draft of the Gloucester City Plan 2011 – 2031.

The applicant is content to accept planning conditions i) limiting the use to that specifically applied for and ii) further limiting the use to that operated by the applicant, i.e., Gloucestershire College. That will provide a 'belt and braces'

protection of the underlying employment use, such that, should the college use cease within, or at the end of, the lease period (anticipated to be 5 years), the use would revert to its underlying B2 use.

Design

No external changes are proposed. There are therefore no design implications arising.

Transport

The unit is situated in a sustainable location within the Gloucester built-up area. It is accessible by a choice of transport modes including walking, cycling and bus services.

Flood risk

The applicant is aware that this site falls within flood zone 3. The nature of the use falls within the 'less vulnerable' category, where the development is considered 'appropriate' under the Guidance (Table 3 paragraph: 067 Reference ID: 7-067-20140306).

Amenity implications

There are no amenity implications arising from the proposed use, which would be similar in nature and character to neighbouring commercial uses. There are no nearby residential uses.

Conclusions

This application proposal is for a straightforward change of use of a vacant industrial unit to a training/education use relating to construction skills. It is sustainably located and is considered to be acceptable in planning terms.

If the Council requires any further information, or wishes to discuss any aspect of the proposal, please do make contact and we will endeavour to assist.

Yours sincerely,



Philip Staddon BSc, Dip, MBA (Distinction), MRTPI.

Director – PJS Development Solutions Ltd

Unit 3 – Chancel Close, Gloucester

