

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

If yes, please state the date when the work or change of use started (date must be pre-application submission)

Has the work or change of use been completed?

Yes

No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

Existing Use

Please describe the current use of the site

Commercial premises - retail sales to the general public

Is the site currently vacant?

- Yes
 No

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

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

301

Total proposed (including spaces retained):

301

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

All existing drainage connections to remain unaffected.

Waste Storage and Collection

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

- Yes
 No

If Yes, please provide details:

Existing commercial premises with rear service yard providing space for waste bin storage and collection.

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

- Yes
 No

If Yes, please provide details:

Existing commercial premises with rear service yard providing space for recyclable waste storage and collection.

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:

Other (Please specify)

Other (Please specify):

Class E (Commercial, Business and Service uses)

Existing gross internal floorspace (square metres):

4021

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):

4021

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

0

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)
	4021	0	4021	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

15

Part-time

0

Total full-time equivalent

15.00

Proposed Employees

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

Full-time

15

Part-time

0

Total full-time equivalent

15.00

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:

Currently commercial activity is retail sale of finished goods to the general public. No processes carried out or end products created. Building has existing roof-mounted air handling plant, not affected by this application for continuation of the existing use.

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

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

Andrew

Surname

Watt

Declaration Date

22/07/2022

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

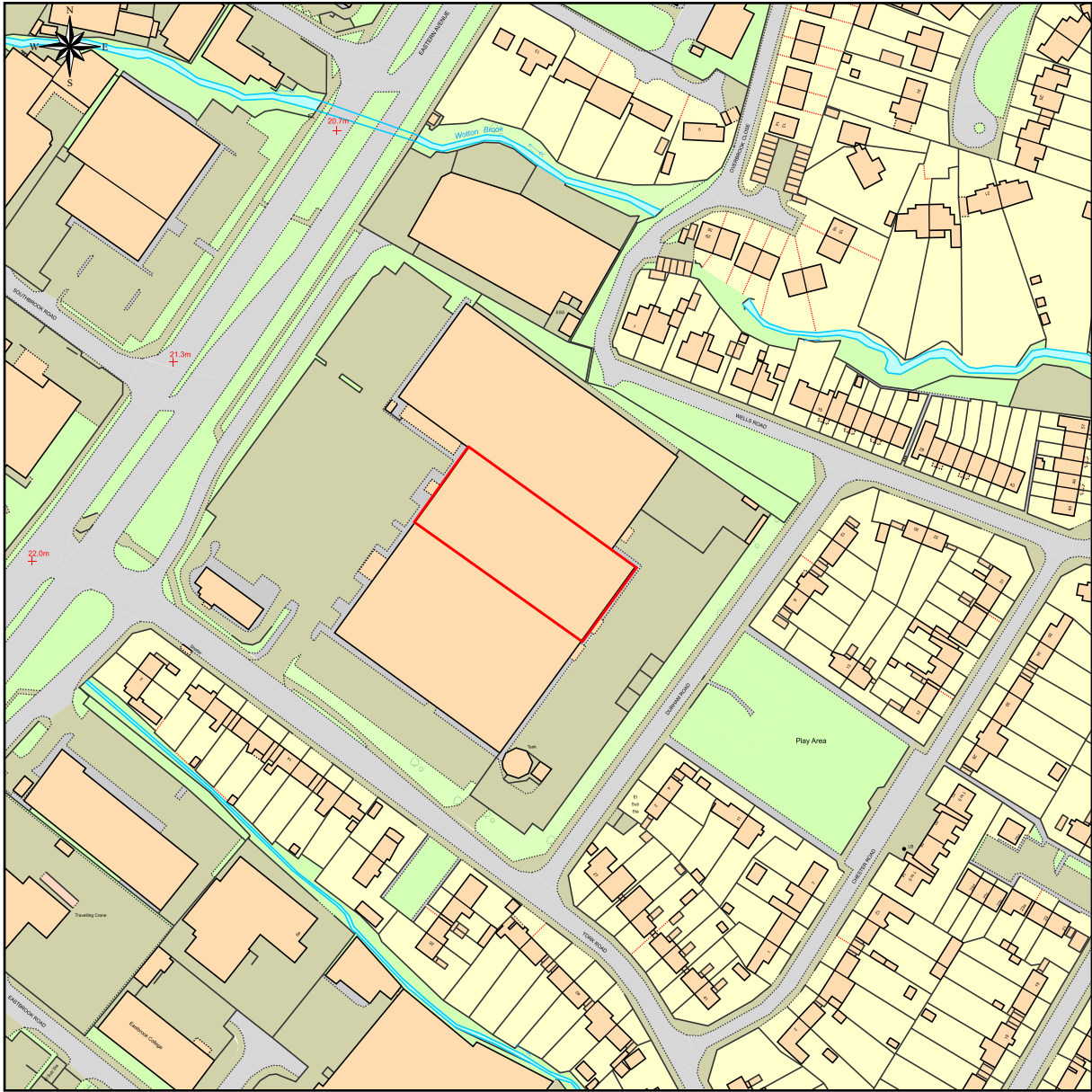
Signed

Andrew Watt

Date

22/07/2022

UNIT 2 GLOUCESTER RETAIL PARK GL4 3BY



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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

MPS-419-02

SITE LOCATION AND BLOCK PLAN



Prepared by: Andrew Watt, 21-06-2022

Your ref: PP-11300247
Maze ref: F419.01



Gloucester City Council

Development Control

Via Planning Portal

22 July 2022

Dear Development Control Team

Unit 2, Gloucester Retail Park Eastern Avenue, Gloucester GL4 3BY

Continuation of existing use within Use Class E (Commercial, Business and Service uses)

1. This is an application for planning permission to allow the continuation of an existing shop use within Use Class E (commercial, business and service uses). The application is made on behalf of the building owner, **Picton***.

[*Picton UK Real Estate Trust (Property) Limited]

Application documents

2. Planning application documents submitted for the Council's consideration are listed in **Annex A**. This letter is the Applicant's **Planning Statement**. It provides brief information about the property and considers the main planning issues relevant to the City Council's assessment of the application.

Application fee

3. The planning application fee for change of use is **£462.00**. Payment has been made to the Council via the Planning Portal.

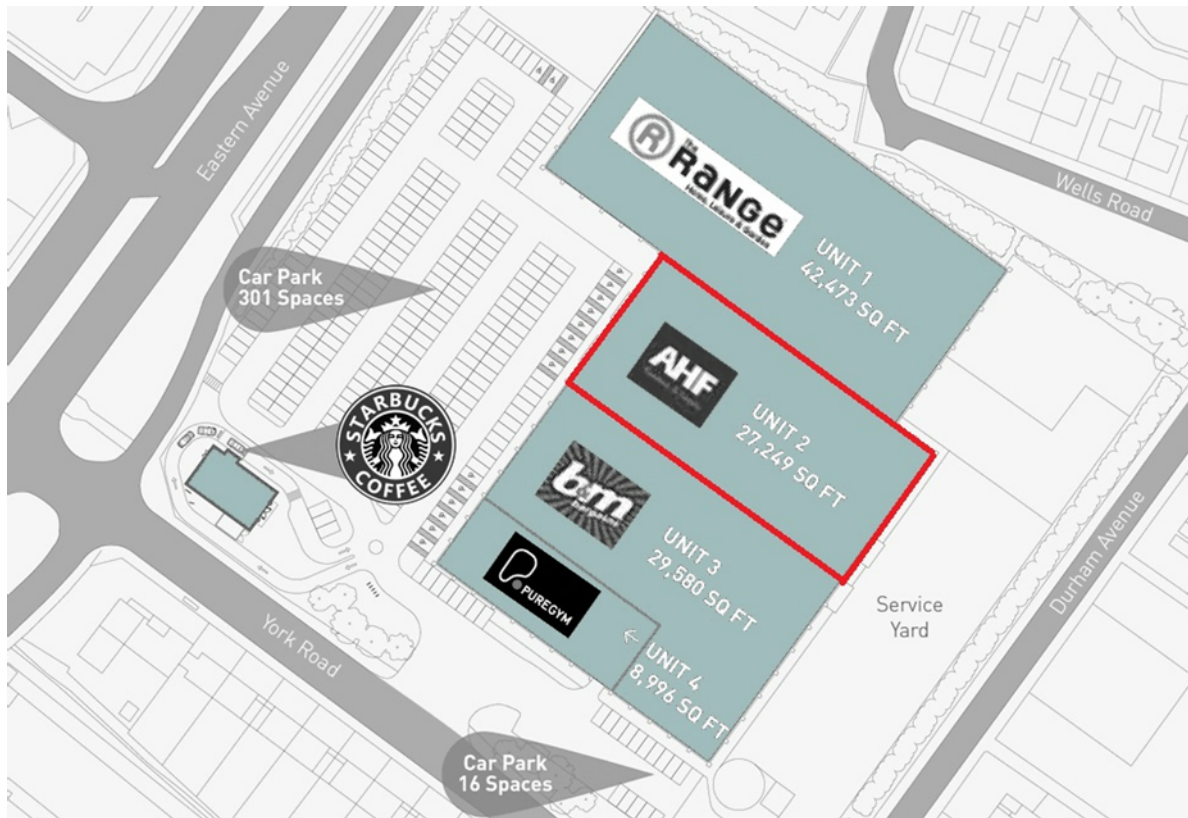
Overview

4. Gloucester Retail Park is an established commercial development, occupied by a mix of retailers, together with a gym and coffee shop. Through this application Picton seeks planning permission to continue the established shop use within the broader terms defined by new Use Class E (commercial, business and services uses) which has superseded and subsumed former Use Class A1 (shops) that existed when the development was first given planning permission.

The application property

- Unit 2 is part of an established terrace of commercial units. It is let to AHF, a retailer of furniture and carpets. **Figure 1** below shows the location of Unit 2 within the development and identifies other businesses trading from the site, along with its associated car park.

Figure 1: Unit 2 within Gloucester Retail Park GL4 3BY



- Total floorspace in Unit 2 amounts to about 43,285 sq.ft [4,021 sq.m], composed of:
 - 27,249 sq.ft [2,531 sqm] ground floor trading space
 - 14,775 sq.ft [1,373 sqm] trading mezzanine
 - 1,261 sq.ft [117 sqm] unused first floor administrative offices

The proposed development

- The Use Classes Order 1987 puts uses of land into various categories and is a mainstay of the land use planning system in England. Moving between different land use classes requires planning permission to be obtained.
- The 1987 Order has been revised several times, perhaps most significantly on 01 September 2020 when the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 took effect.

9. The 2020 Regulations introduced several new use classes, including Class E, for **commercial, business and services uses**. Class E simplified land use categories by bringing together and superseding several previous classes, namely A1 shops; A2 financial and professional services; A3 cafés and restaurants; B1a offices; B1b research and development facilities; B1c light industry; D1 clinic, health centres, creches, and day nurseries; and D2 gymnasiums and indoor recreation.
10. Picton seeks planning permission to continue to use the established retail premises within the terms defined by Use Class E (commercial, business and services uses). The proposed change of use does not involve alteration of Unit 2. Physical change is not necessary, and the ongoing use of the unit would not change.
11. The application seeks only to update the approved planning use of the space to the new Use Class E to ensure clarity exists for the Applicant in the event of any future lettings and occupier changes.

Planning policy headlines

The development plan

12. The statutory Development Plan for Gloucester will be composed of the emerging Gloucester City Plan (GCP), together with the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), the Gloucestershire Minerals and Waste Local Plan and any Neighbourhood Plans that are adopted.

Joint Core Strategy

13. The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy development plan document was adopted in December 2017. **Policy SD2 Retail and City / Town Centres** defines the region's settlement hierarchy and explains how the local authorities will approach the assessment of proposals for retail development.
14. Paragraph 6 of the policy states:

“Proposals for retail and other main town centre uses that are not located in a designated centre, and are not in accordance with a policy in either the JCS or District Plans, will be robustly assessed against the requirements of the sequential test and impact test, as set out in National Planning Policy Framework and national Planning Practice Guidance, or locally defined impact assessment thresholds as appropriate.”

Gloucester City Plan pre submission draft (September 2019)

15. Independent examination of this emerging policy document was concluded in August 2021 when the Planning Inspector's post-hearing letter was published, setting out suggested modifications necessary to ensure a sound planning document. The City Council is consulting on those proposed modifications now; comments can be made until 6pm on 04 July 2022.

16. Gloucester Retail Park has no land use designation on the GCP Policies Map and there are no policies within the main body of the plan dealing with retail development or change of use of retail premises outside town centres.

Other development plan documents

17. The planning application does not give rise to any issues covered by the Gloucestershire minerals and waste plan and there is no adopted or emerging Neighbourhood Plan that covers the application site.

Assessment

18. The application proposal is for continuation of an existing use, to ensure clarity in relation to new Use Class E only. No physical change would occur if planning permission were granted.

19. Planning policy in the Joint Core Strategy and NPPF is directed at the assessment of new development, whereas the application relates to continuation of an existing use within established commercial premises, necessitated by changes to the Use Classes Order. It follows that no substantive planning policy issues arise from the application.

Summary

20. The Applicant seeks planning permission to continue an established retail use within the terms of new planning Use Class E (commercial, business and services uses) which has superseded and subsumed former Use Class A1 (shops) which applied when the development was first given planning permission.

21. The intention is to ensure clarity exists for the Applicant in the event of any future lettings and occupier changes within Unit 2. No physical changes are required or proposed in connection with this continuation of use.

22. It is hoped the City Council will be able to approve this planning application without delay. Should officers have any queries or require additional information in support of the application I shall be pleased to provide that on Picton's behalf.

Yours faithfully



Andrew Watt MRICS
Chartered Planning & Development Surveyor
Partner



Annex A

Application documents

Forms and notices

Forms and notices	
Application form	Full planning permission

Application fee

Full application for change of use of a building. No physical development required.	£462.00 (net of Portal service charge)

Plans and drawings

Drawing number	Drawing title
MPS-419-02	Site Location and Block Plan

Reports and Statements

Document title and reference	Author
Planning Statement, 22 July 2022 (419.01)	MAZE Planning Solutions
Community Infrastructure Levy Additional Information Form	MAZE Planning Solutions

- END -