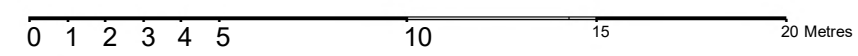


FLOOR PLAN

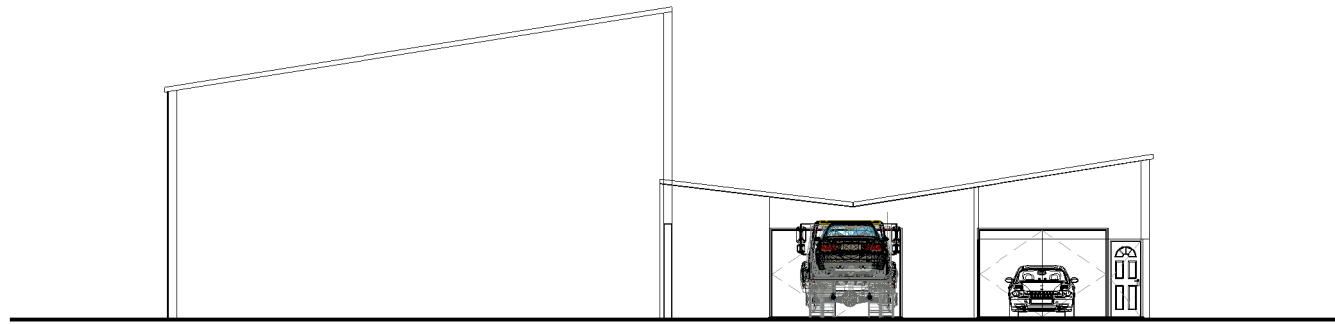
1:200



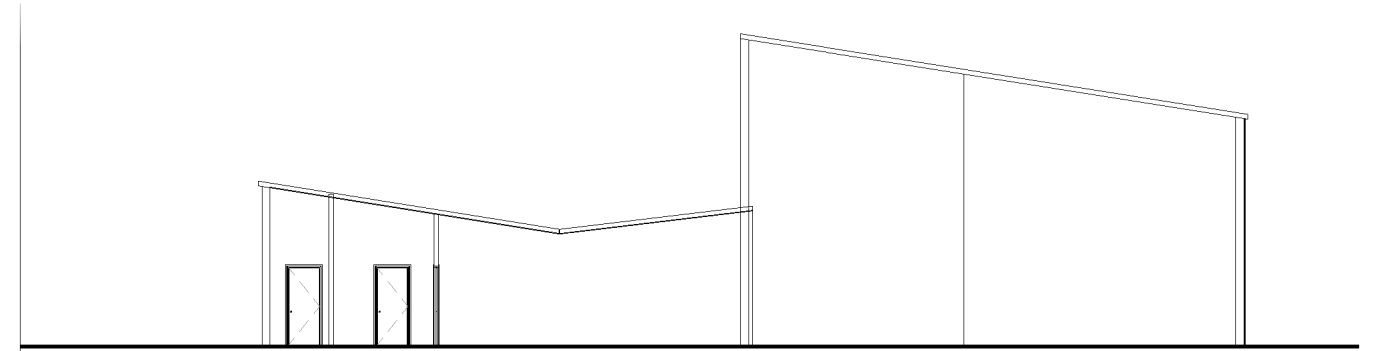
EXISTING FLOOR PLAN



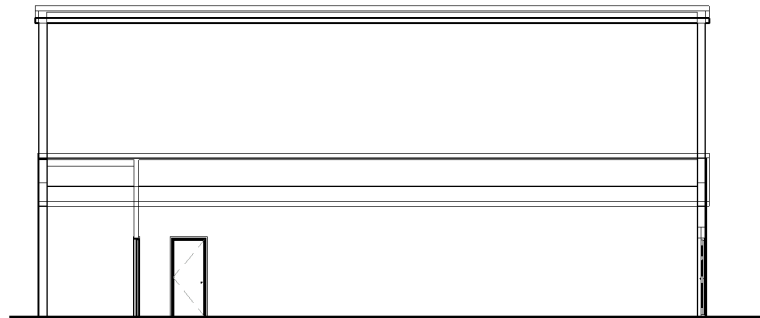
Project: Tudor Lane Rd
 Client: Mr Roger Lewis
 Drawing: Existing Floor Plan
 Drawn By Lloyd Gordon
 Date: 17/04/2021
 Scale: 1:200 @A3
 Rev: 1



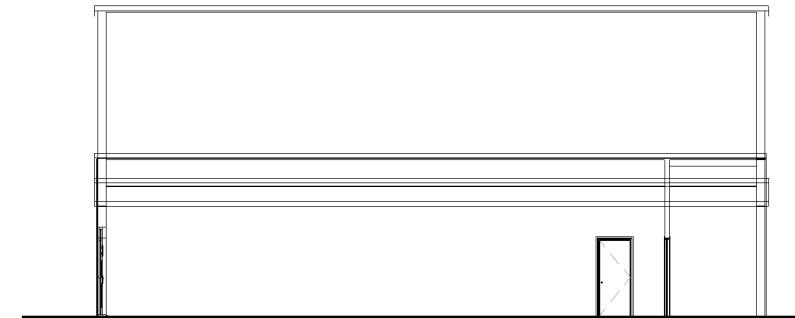
FRONT ELEVATION (north)



REAR ELEVATION (south)

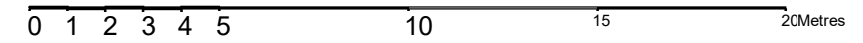


SIDE ELEVATION (east)



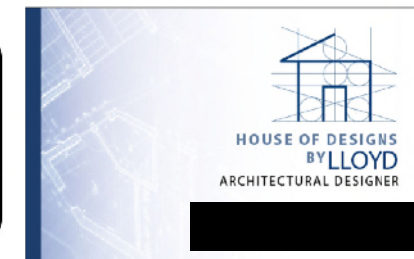
SIDE ELEVATION (west)

1:200



3D VIEW

EXISTING ELEVATIONS & 3D VIEW

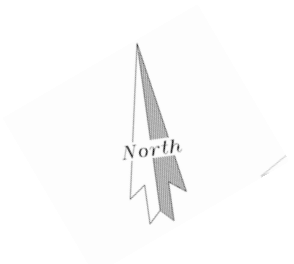


Project: Tudor Lane Rd
 Client: Mr Roger Lewis
 Drawing: Existing Elevations
 Drawn By Lloyd Gordon
 Date: 17/04/2021
 Scale: 1:200
 Rev: 1



SITE PLAN

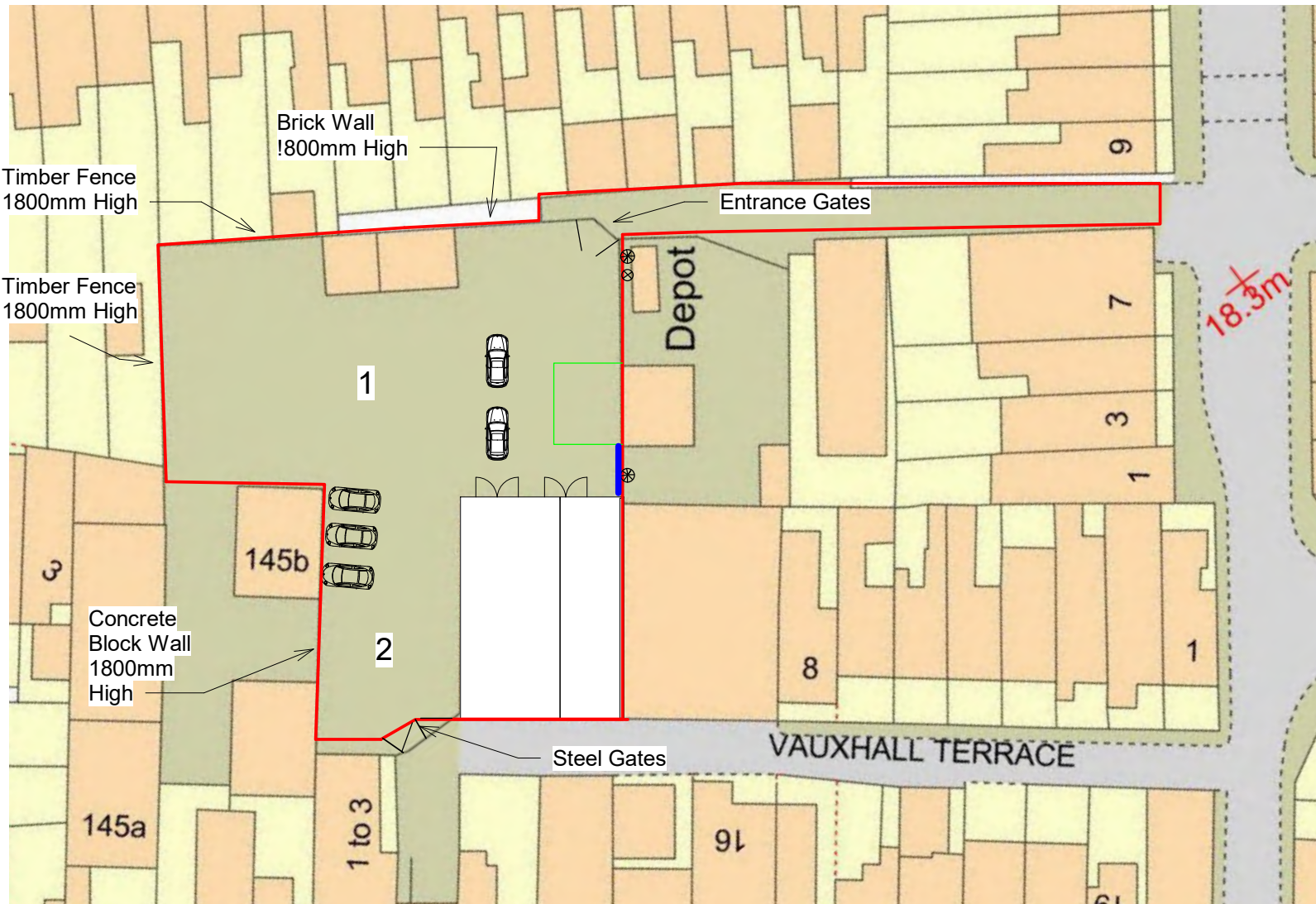
1:1250






EXISTING SITE PLAN



Project: Tudor Lane Rd
 Client: Mr Roger Lewis
 Drawing: Existing Site Plan
 Drawn By Lloyd Gordon
 Date: 17/10/2021
 Scale: 1:1250 @ A4
 Rev: 3



- Site Boundary
-  Existing Trees
-  Existing Building
- Collapsed Brick Boundary Wall
- Demolished Existing Out-Building
-  Existing Telephone Mast
- 1 Tarmac Surface
- 2 Concrete Surface

BLOCK PLAN

1:500



EXISTING BLOCK PLAN



Project: Tudor Lane Rd
 Client: Mr Roger Lewis
 Drawing: Existing Block Plan
 Drawn By Lloyd Gordon
 Date: 17/04/2021
 Scale: 1:500 @ A4
 Rev: 2



Existing Front



Existing Front



Entrance Gate



over grown out-side



Inside Existing



Inside Existing



Over Grown inside



Over Grown Inside



Structural Defect



Collapsed Boundary Wall

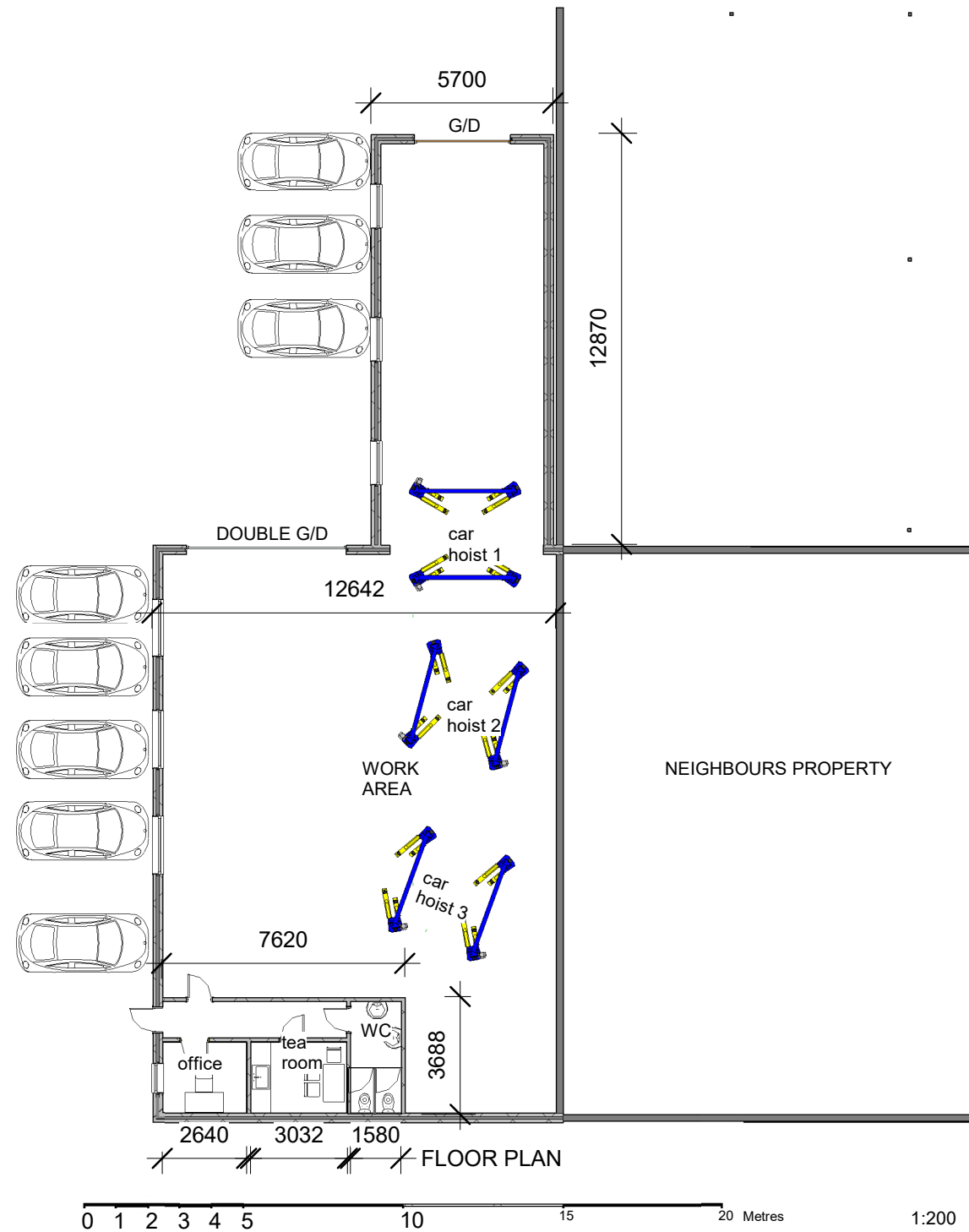


Out- Building

EXISTING SITE PHOTOS



Project: Tudor Lane Rd
Client: Mr Roger Lewis
Drawing: Existing Site Photos
Drawn By Lloyd Gordon
Date: 17/04/2021
Scale: 1:500 @ A3
Rev: 1



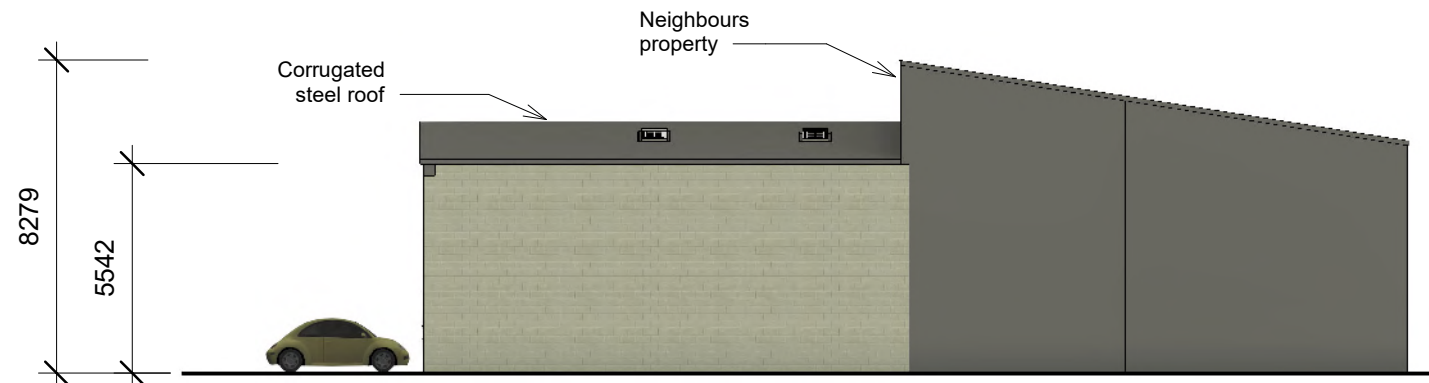
PROPOSED FLOOR PLAN



Project: Tudor Lane Rd
 Client: Mr Roger Lewis
 Drawing: Proposed Floor Plan
 Drawn By Lloyd Gordon
 Date: 7/11/2021
 Scale: 1:200 @A3
 Rev: 2



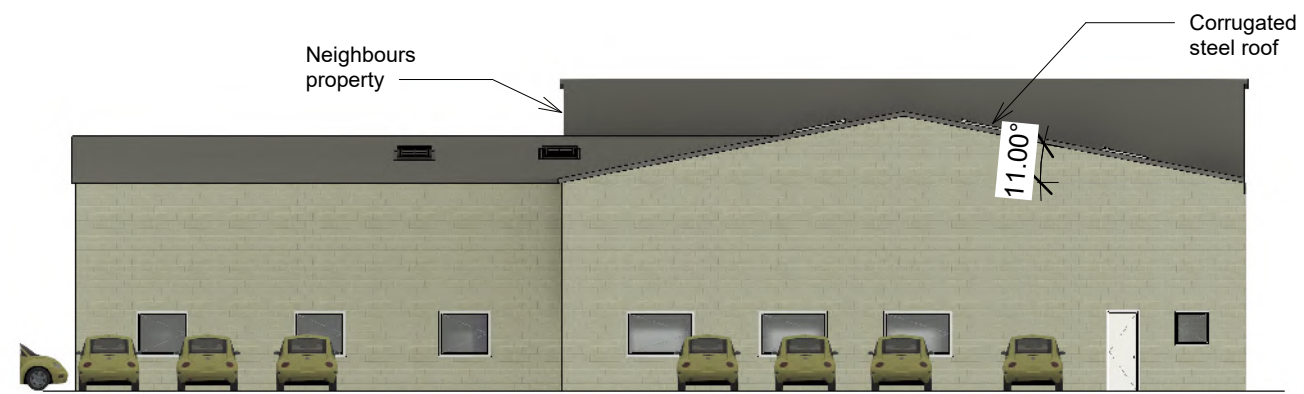
FRONT ELEVATION (north)



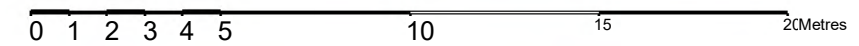
REAR ELEVATION (south)



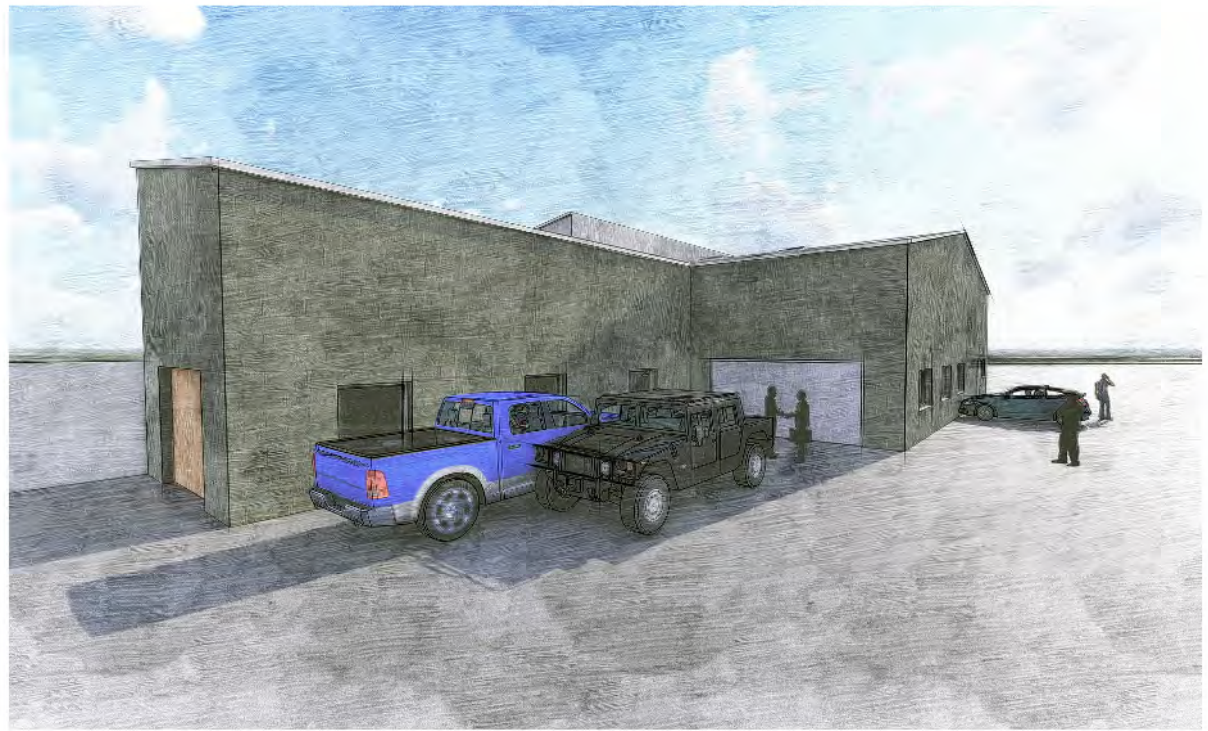
SIDE ELEVATION (east)



SIDE ELEVATION (west)



1:200



EXTERNAL 3D RENDERED SKETCH



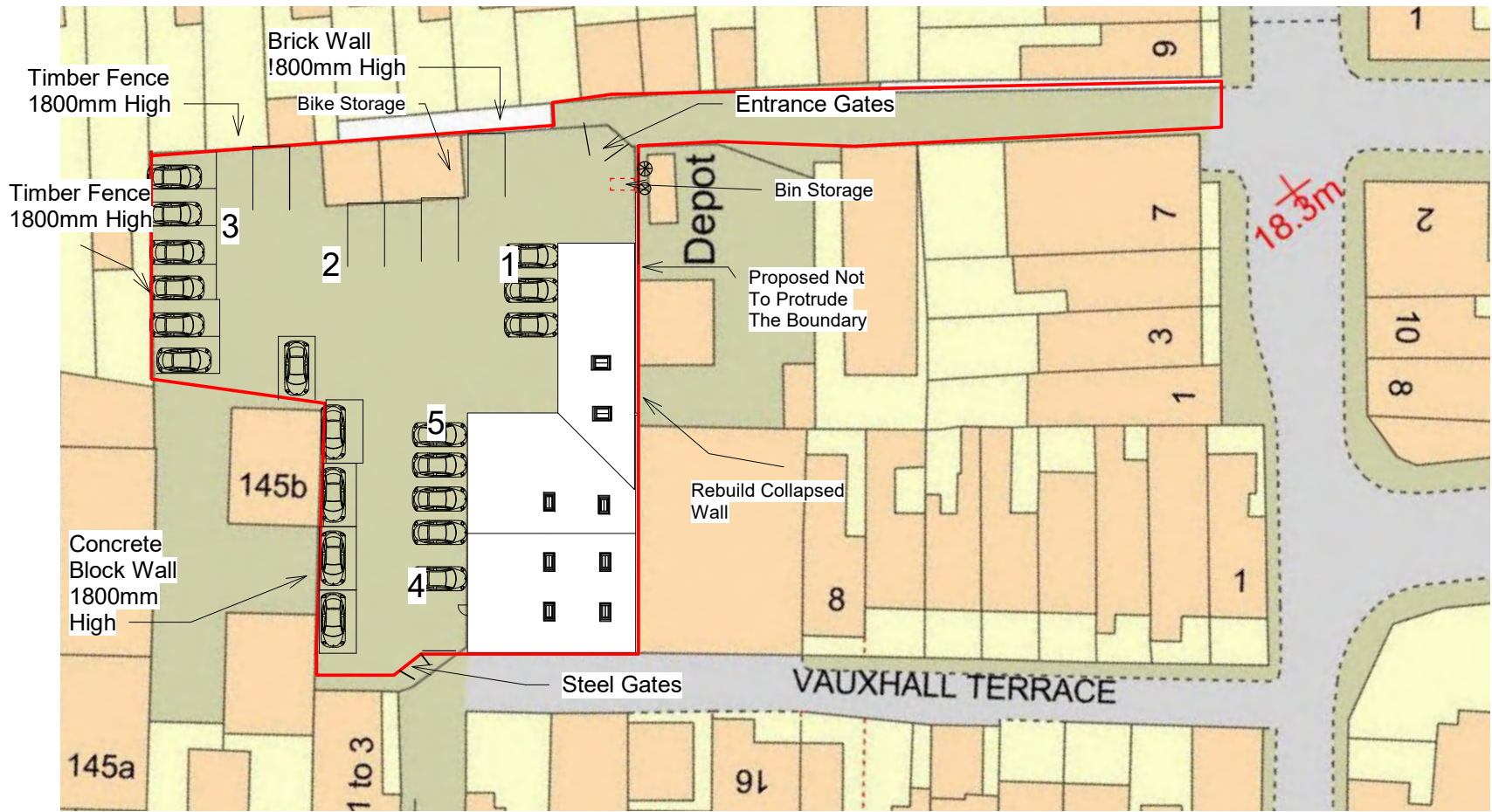
INTERNAL 3D RENDER





- Proposed External walls to be 300mm block cavity walls with 100mm rockwool insulation batts
- External walls to be neatly pointed
- Roof to be supported by steel portal frame to be designed by structural engineer or specialist company
- existing foundations may have to be checked for depth and confirmed by Building control
- Cavity wall closures positioned at windows and doors to BS EN ISO 9001
- Proposed wall connections to existing wall- wall starter to BS EN 10088-2 with 225 vertical dpc
- Damp proof tray laid to BS 8215
- cavity wall ties positioned max 450mm vertical, 900mm horizontal to BS EN 845-1
- Damp proof course laid 150mm above Ground level to BS EN 14909

PROPOSED ELEVATIONS & 3D RENDERS



Project: Tudor Lane Rd
 Client: Mr Roger Lewis
 Drawing: Proposed Elevations
 Drawn By Lloyd Gordon
 Date: 7/11/2021
 Scale: 1:200 @A3
 Rev: 2



-  Site Boundary
-  Existing Trees
-  Existing Telephone Mast
-  Proposed Building
- (1) Tarmac Surface
- (2) Gravel Surface
- (3) Parking (2.4m x 4.8m)
- (4) Disabled Parking (3.6m x 4.8m)
- (5) Electric Parking

BLOCK PLAN

1:500



PROPOSED BLOCK PLAN



Project: Tudor Lane Rd
 Client: Mr Roger Lewis
 Drawing: Proposed Block Plan
 Drawn By Lloyd Gordon
 Date: 7/11/2021
 Scale: 1:500 @ A4
 Rev: 4

Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



GLOUCESTER
CITY COUNCIL

Development Control
4th floor Herbert Warehouse
The Docks, Gloucester, GL1 2EQ
Tel: 01452 396786
Fax: 01452 396779

Email: development.control@gloucester.gov.uk
Website: www.gloucester.gov.uk/planning

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:



6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

A WASTE OIL TANK WILL BE SITED CLOSE TO NEW BUILD.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

ALL METAL WASTE WILL BE SEPARATED AND DISPOSED OF BY SELLING TO SCRAP METAL RECYCLER.

8. Authority Employee / 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 following statements apply to you and/or agent? Yes No With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	BRICK	INSULATED METAL CLADDING COLOUR TO BE DECIDED	<input type="checkbox"/>	<input type="checkbox"/>
Roof	CONJUGATED METAL SHEETS	INSULATED METAL CLADDING	<input type="checkbox"/>	<input type="checkbox"/>
Windows	NONE	METAL FRAMED	<input type="checkbox"/>	<input type="checkbox"/>
Doors	TIMBER + METAL	STEEL ROLLER SHUTTER	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	SOME EXISTING FENCES BROKEN UP	STEEL ROLLER SHUTTER STEEL ROLLER SHUTTER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vehicle access and hard-standing	SOME TARMAC BROKEN UP.	ACCESS TARMAC HANDSTANDING TYPE 1 AGGREGATE AS TEMPORARY ^{OR} SURFACE	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	NONE	SECURITY LIGHTING + SPOT LIGHTS	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	NONE	25	
Light goods vehicles/ public carrier vehicles	NONE	8	
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system? Yes No

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

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

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 watercourse
- Soakaway Pond/lake
- Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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?

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

14. Existing Use

Please describe the current use of the site:

NONE

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

VEHICLE REPAIR SHOPS

When did this use end (if known)? DD/MM/YYYY

(date where known may be approximate)

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

15. 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 your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

WASTE OIL. COLLECTED IN A BOWSEN AND COLLECTED BY WASTE OIL RECYCLERS.

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

Yes

No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						b
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c	Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d	Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e	Cluster flats	<input type="checkbox"/>						e
Other	<input type="checkbox"/>						f	Other	<input type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							A	Totals (a + b + c + d + e + f) =							F
Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total	Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c	Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d	Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e	Cluster flats	<input type="checkbox"/>						e
Other	<input type="checkbox"/>						f	Other	<input type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							B	Totals (a + b + c + d + e + f) =							G
Affordable Home Ownership	Not known	Number of Bedrooms					Total	Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c	Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d	Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e	Cluster flats	<input type="checkbox"/>						e
Other	<input type="checkbox"/>						f	Other	<input type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							C	Totals (a + b + c + d + e + f) =							H
Starter Homes	Not known	Number of Bedrooms					Total	Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c	Bedsit/studios	<input type="checkbox"/>						c
Other	<input type="checkbox"/>						d	Other	<input type="checkbox"/>						d
Totals (a + b + c + d) =							D	Totals (a + b + c + d) =							I
Self Build and Custom Build	Not known	Number of Bedrooms					Total	Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c	Bedsit/studios	<input type="checkbox"/>						c
Other	<input type="checkbox"/>						d	Other	<input type="checkbox"/>						d
Totals (a + b + c + d) =							E	Totals (a + b + c + d) =							J

Total proposed residential units (A + B + C + D + E) = _____

Total existing residential units (F + G + H + I + J) = _____

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 0

18. All Types of Development: Non-residential Floorspace

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

Yes

No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>	231.71		282.8	51.09
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total		231.71		282.8	51.09

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	1		1
Proposed employees	3		3

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
VEHICLE REPAIR	8-30 AM-5-30 PM	8-30 AM - 1-30 PM	NONE	

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

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:

VEHICLE REPAIRS. MACHINERY, VEHICLE LIFTS, COMPRESSOR, WASTE OIL RECEPTOR, r

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
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.

* "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

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "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

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

* "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

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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 (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

The correct fee:

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

03-10-18

(date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. 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? (Please select only one)

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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.

* "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

Name of Owner / Agricultural Tenant	Address	Date Notice Served
property Owner	4 Vauxhall Terrace gloucester	03/09/2020

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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.

* "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

Name of Owner / Agricultural Tenant	Address	Date Notice Served
property Owner	9 Vauxhall Terrace gloucester	14/04/2021

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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**

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.

* "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.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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.

* "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

Name of Owner / Agricultural Tenant	Address	Date Notice Served
owners at	9 Millbrook Street	25/11/2019
owners at	49 WIDDEN Street	25/11/2019
owners at	51 WIDDEN Street	25/11/2019
owners at	53 WIDDEN Street	25/11/2019
owners at	55 WIDDEN Street	25/11/2019
owners at	57 WIDDEN Street	25/11/2019
owners at	59 WIDDEN Street	25/11/2019
owners at	61 WIDDEN Street	25/11/2019
owners at	63 WIDDEN Street	25/11/2019
owners at	65 WIDDEN Street	25/11/2019
owners at	67 WIDDEN Street	25/11/2019

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):



DESIGN & ACCESS STATEMENT

For The Proposal

TO

Demolish Existing Building & The Construction Of Replacement Building
To Use As A (B2) Vehicle Repair Shop
At The
Land At The Rear Of Vauxhall Terrace

17/10/2021

1.0 Existing Site Location

- 1.1 The existing property used to be a workshop and is located at the rear of The Land At the Rear Of Vauxhall Terrace
- 1.2 The property is attached to an adjacent neighbour that is also a business premises
- 1.3 The Site is accessed from Millbrook street
- 1.4 The existing has a traditional build construction, with white rendered finish and areas have been clad with timber



Existing site location plan

2.0 Existing

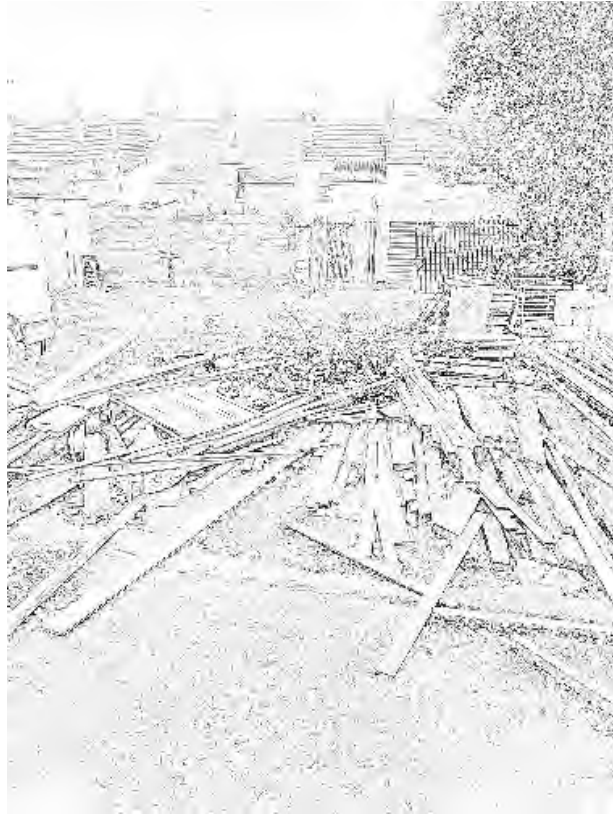
- 2.1 The existing property is a large single storey building that is in a very Dilapidated state and is in need of repair and modernising.
- 2.2 Access to the site is by Millbrook street.
- 2.3 At present the inside of the building has been overtaken by over grown weeds and bushes
- 2.4 sections of the structure has been collapsing over the years of neglect
- 2.5 a part of the brick boundary wall has collapsed and has a tree growing from the foundations



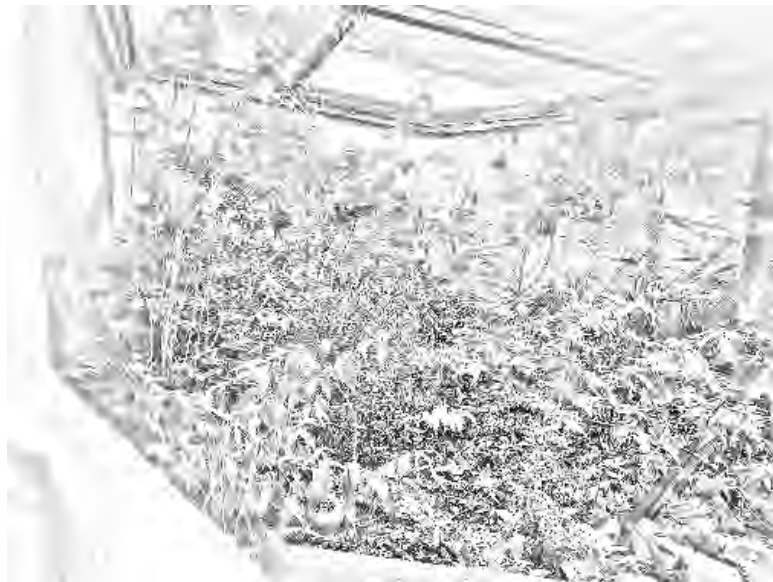
View of existing front of property



View of side of existing building



Debris where demolished out-building used to be



Inside the existing building with overgrown weeds etc.



Existing Over grown bush growing throughout the building

3.0 Proposed Development

3.1 The main reason for proposal is to raise the roof of the existing to allow the use of car hoists

3.2

The proposed property would not affect the existing street scene and would not pose a detrimental loss of privacy to the neighbours.

There would not be an adverse loss of light or overshadowing

SD4c States - “the architectural design of new buildings and the alterations of existing buildings should demonstrate a creative response to a specific site and locality”.

Scale – (1) “The size of the building its elements and its details in relation to its surroundings and human form”.

(2) Massing (The arrangement, volume and shape of a building)

(3) Height (its effect on shading, views , skylines and street proportion).

Appearance – (1) (Materials (high in quality and suited to their location and purpose)

3.3 Policy SD10 of the JCS allows for infilling within the existing built up areas of the City Gloucester. In terms of the broad principles of development, the site is within the built-up area of the City.

As the site is located within the built-up area of the city, the principle of development is considered acceptable in accordance with JCS Policy SD10, subject to assessment against other planning considerations in the remaining sections of this report.

3.4 Access & Parking

The property has parking for numerous amounts of vehicles

3.5 Amenities and public transport

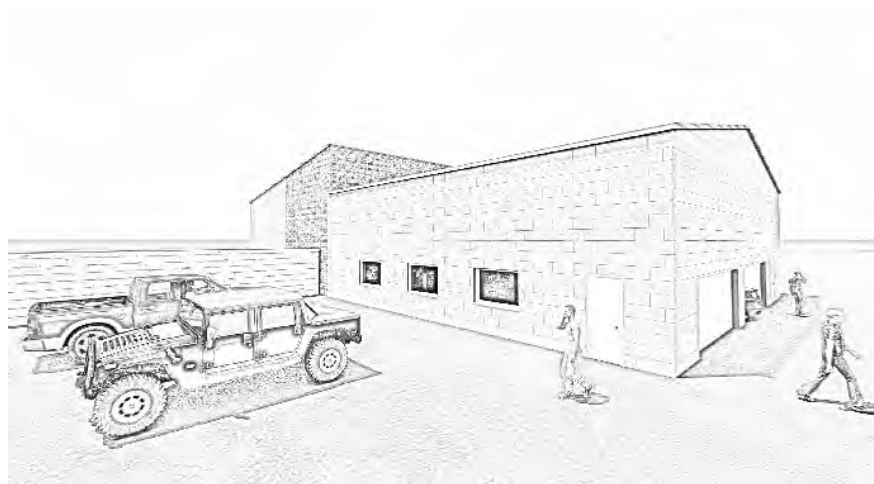
The property is located within very close proximity to local amenities and a bus stop to town is situated very close

3.6 Risks of Flooding:

The site is not located within a flood zone so no Flood risk assessment is required



Proposed site plan



proposed view of the front of the Proposed Workshop

Further Information:

The Business description is- (B2)Vehicle Repairs

Opening Hours – Mon- Friday 8:30am – 6pm

Saturday 8:30-1:30

Sunday Closed

Bank Holidays Closed

Number of employees - 3

Details of external Plant – None

Regarding the adjacent neighbours there shall be no unacceptable noise because the proposed vehicle repair building shall be very well insulated to dampen the travel of sound to all neighbours. The proposed use shall produce less noise than the previous owner of the dated existing building

Conclusion

The proposed project is located in an area that's very close to public transport and local amenities.

Regarding neighbours and their privacy and over shadowing their would be minimum impact, and the height and massing would be in keeping with the existing properties.

Concerning bin and bike storage, provisions has been made

The proposed is sympathetic to its surroundings and is a reduction in size to the existing surrounding buildings

The proposal would be a vast improvement on the existing dilapidated structure that is almost at the point of complete collapse

The proposal would be developed to a very high standard that would be a vast improvement on the existing very dangerous site conditions.

Mr Lewis has been in possession of the land since 26th June 2018 and is very anxious to develop and use the building as its original use being a mechanical workshop

From: roger lewis
Sent: Saturday, October 2, 2021 7:12 PM
To: Adam Smith

Subject: Re: Land rear of Vauxhall Terrace 18/01244/FUL

Dear Adam,

Here are my actions/queries to be resolved:

1. Extent of application site. xxxxx will be forwarding revised plans shortly.
2. What is the full extent of the proposal? See point 3
3. Is there a lawful use of the whole site for vehicle repairs? Please find attached early Google photos from years 1999, 2002 & 2013 all showing the whole plot used for parking in conjunction with vehicle repairs. Also attached is a copy of an email from one of the previous owners of the site confirming the sitting tenant, xxxxx, was operating both a mechanical repair and body repair/spraying business from these premises. Also attached are copies of rental payments. xxxxx confirms that xxxxx was paying rates for the property during this period. I have personal knowledge of the site being used for vehicle repairs by various people from 1967 to the present day as I have used these services at various times from when I first started driving. Also attached is a letter from xxxxx requesting a rent increase in 2011. This can be confirmed by checking the rental period from this date. Still present inside the old workshop are the extractor fans used in the old spray shop and evidence of spraying, such as spray patterns on the walls in various colours. Also, the inspection pit is present in the mechanical workshop. I will send photos of these.
4. Clarify the use proposed. xxxxx will alter design and access statement to B2 use.
5. Details of the additional physical works. The present planning application does not include rebuilding the outbuilding. We shall, however, rebuild the wall which is falling down between the adjoining property, currently warehousing.
6. Details of additional works - lighting. At present we intend to install lighting which will be mounted about 2m high pointing into the rear yard. These are only intended to be used during poor light in working hours and will be switched off at the end of the working day.
7. Noise and external activities. There will only be the same amount of noise as during past use. All major work will be carried out inside the building which will have better insulation than the present building. Only very light work may be occasionally carried out, outside, if the need arises.
8. Verify all other owners have been served notice on. Notices have been served twice.

9. Clarify parking. xxxxx will alter the plans to clarify the parking areas. We estimate approx. 25 spaces for cars and several light goods vehicles.
10. Proposed access from the private lane. Vauxhall Terrace will be used as an access to premises. But, due to this being blocked regularly by vans loading/unloading at the rear of Barton Street shops, we will also be using Tudor Lane as an alternative entrance.
11. Right of access from the private lane. The Land Registry documents submitted by my solicitor show we have legal right of way along Tudor Lane to the rear of our premises. I do not see any reason why we need to alter this.
12. Confirm proposed hours of use. Propose hours of use are 08.30 to 18.00 Monday to Friday and 08.30 to 13.30 Saturdays. We will be closed on Sundays and Bank Holidays. Design & access statement will be altered.
13. Confirm numbers of staff. The proposed number of staff using the site is '3'. Design & access statement will be altered.
14. How many customers do you estimate you would have a day? Obviously numbers of customers per day will vary, on a busy day I would estimate '8'. This can be via either entrance.
15. What type of vehicles do you estimate you would have visiting the site and sizes? We work on cars and light vans.
16. What are your proposed arrangements for customer vehicles? Arrangements for customers dropping off and collecting vehicles are as follows: All customers dropping off their vehicles will drive into our yard from either of the two entrances and park in one of the customer parking areas. When customers come to collect their vehicle they will pick their vehicle up from inside the yard. Under no circumstances will any vehicles be parked or left in Tudor Lane or Vauxhall Terrace by ourselves. Any vehicles not collected at the end of the working day will be stored inside the building or in our secure yard. There will be a turning circle provided in the yard for vehicles such as delivery vehicles to turn around on site, avoiding the need to reverse along access routes.

Other comments:

- Regarding children playing in Tudor Lane, I have not seen any evidence of this during my 3 years of ownership. It is, after all, a vehicular access route for various properties.
- Parking congestion will not be an issue as there is ample space in the yard to accommodate all traffic arriving at the site. Also, as stated previously, there will not be any parking along access roads.
- Any maintenance needed to the lane would be shared with all other lane users.
- There will be a turning area provided in our yard.

- As stated above, there will be no parking in the lane.
- We only work on cars and light vans which can easily negotiate either entrance.
- As stated previously, as Vauxhall Terrace is regularly blocked by vans loading/unloading we require Tudor Lane as an alternative entrance. The premises to which the planning application applies does not have an access route from Barton Street.
- I have legal right to access the rear of the property from Tudor Lane. Once on the property I can move around the whole site at will.
- Being only a small, family owned, garage there should not be more vehicles using the lane than there were when previous car repair businesses were operating from the site. The same type of vehicles, as were using the site previously, will be catered for, as seen on the Google photos attached.
- There is no reason why our use of Tudor Lane will affect access to the adjacent commercial property. All incoming vehicles to our premises will be catered for on site.
- We are planning to use both Vauxhall Terrace and Tudor Lane as access routes so as not to cause congestion. There should be no need for visitors to reverse along either route as all vehicles will be able to turn in the yard. There is no access from Barton Street.
- Fly tipping and the dumping of rubbish has been a major problem on this site for years. It cost me over £10,000 to clear all the rubbish when I purchased the site. We plan to improve perimeter fencing etc. and make the site more secure which will hopefully stop fly tipping, drug related problems etc.
- Noise and pollution will be reduced by working inside the building and will be less than that caused by previous tenants.
- Parking problems, see answer to question 9.
- No plans to expand at present
- Hours of use, see answer to question 12
- Extent of proposed land in application, see modified plans.

1999 Google photo



2002 Google photo



2013 Google photo



Inspection pit in mechanical workshop area, partially covered



Extractor unit in spray shop



Paint sprayed on paint shop walls



Tudor Yard & Workshops

[REDACTED]
Tue 24/08/2021 12:25

To: [REDACTED]

📎 6 attachments (3 MB)

CCF_000001.pdf; CCF_000002.pdf; CCF_000003.pdf; CCF_000004.pdf; CCF_000005.pdf; CCF_000006.pdf;

Hi Roger

Please find attached a couple of bits of paperwork pertaining to the yard and workshops at Tudor yard. We purchased the yard and associated buildings in about 2003 with [REDACTED] as a tenant who was operating a car repair yard and body work/paint spraying.

The two story building was also rented out separately for car repairs and had a 4 post ramp in it as well.

[REDACTED] business continued until late 2015 when he stopped [REDACTED]
[REDACTED]

If I can assist or confirm anything else please let me know.

Regards

[REDACTED]
Tel: [REDACTED]

Mobile: [REDACTED]
[REDACTED]

Firstbid Ltd

21 Station Road Yate Bristol BS37 5HT
[REDACTED]

11th November 2010

[REDACTED]
c/o Tudor Yard
Gloucester
GL1 4BE

Re: Rental of Tudor Yard & Workshops

Dear [REDACTED]

In the present economic climate Clydesdale Bank our financiers now require proof that we are leasing the properties on the site at a suitable market rent, and are therefore protecting their interests.

As you know, we have an informal ongoing agreement with you to rent the facilities at [REDACTED] per week, which is considerably below market rent, and has been for some number of years.

Carter Baynes the approved surveyors, have surveyed the site a couple of times over the last few years and have produced a current valuation and sent this to Clydesdale Bank stating that the market rent for a commercial city centre site such as this would be £15,800 per annum.

This would however be a significant increase over your current rent, so our proposal is that from the 1st January 2011 that the rent increases to [REDACTED] per week, and then a further increase on 1st June 2011 to [REDACTED]

I trust that you will be in agreement with this, as it is still significantly less than the surveyors proposed market rent, and still value for money considering that the rent on this site has not increase for at least 10 years.

Should you have any queries please let either [REDACTED] or myself know, although I'm sure you'll be aware that an increase has been long overdue.

Yours Sincerely

[REDACTED]
On behalf of
Firstbid Ltd

Registered in England Number: 5114029

Registered Office: Charter House, The Square, Lower Bristol Road, Bath, BA2 3BH

Tudor Yard (F&H)

[REDACTED]

Rent	per mth	£100.00	per week	Deposit	Amt Pd	Date
					£0.00	

Date	Amt Due	Amt Paid	Date Paid	Arrears
01/01/2011				
08/01/2011				
15/01/2011				
22/01/2011				
29/01/2011				
05/02/2011				
12/02/2011				
19/02/2011				
26/02/2011				
05/03/2011				
12/03/2011				
19/03/2011				
26/03/2011				
02/04/2011				
09/04/2011				
16/04/2011				
23/04/2011				
30/04/2011				
07/05/2011				
14/05/2011				
21/05/2011				
28/05/2011				
04/06/2011				
11/06/2011				
18/06/2011				
25/06/2011				
02/07/2011				
09/07/2011				
16/07/2011				
23/07/2011				
30/07/2011				
06/08/2011				
13/08/2011				
20/08/2011				
27/08/2011				
03/09/2011				
10/09/2011				
17/09/2011				
24/09/2011				
01/10/2011				
08/10/2011				
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26/11/2011				
03/12/2011				
10/12/2011				
17/12/2011				
24/12/2011				
31/12/2011				
07/01/2012				
14/01/2012				

Tudor Yard (F&H)

[REDACTED]

Rent	per mth	£100.00	per week	Deposit	Amt Pd	Date
Date	Amt Due		Amt Paid	Date Paid	£0.00	Arrears

01/01/2011						
08/01/2011						
15/01/2011						
22/01/2011						
29/01/2011						
05/02/2011						
12/02/2011						
19/02/2011						
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23/07/2011						
30/07/2011						
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03/12/2011						
10/12/2011						
17/12/2011						
24/12/2011						
31/12/2011						
07/01/2012						
14/01/2012						

Tudor Yard (F&H)

Rent		Deposit	Amt Pd	Date
	per mth	£100.00	per week	£0.00
Date	Amt Due	Amt Paid	Date Paid	Arrears
21/01/2012				
28/01/2012				
04/02/2012				
11/02/2012				
18/02/2012				
25/02/2012				
03/03/2012				
10/03/2012				
17/03/2012				
24/03/2012				
31/03/2012				
07/04/2012				
14/04/2012				
21/04/2012				
28/04/2012				
05/05/2012				
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26/05/2012				
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22/12/2012				
29/12/2012				
05/01/2013				
12/01/2013				
19/01/2013				
26/01/2013				
02/02/2013				

Tudor Yard (F&H)

Rent		Deposit	Amt Pd	Date
per mth	£100.00 per week		£0.00	
Date	Amt Due	Amt Paid	Date Paid	Arrears

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05/01/2013				
12/01/2013				
19/01/2013				
26/01/2013				
02/02/2013				

Tudor Yard (F&H)

Rent		Deposit	Amt Pd	Date
	per mth	£100.00	per week	£0.00
Date	Amt Due	Amt Paid	Date Paid	Arrears
09/02/2013				
16/02/2013				
23/02/2013				
02/03/2013				
09/03/2013				
16/03/2013				
23/03/2013				
30/03/2013				
06/04/2013				
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15/02/2014				
22/02/2014				

Tudor Yard (F&H)

Rent		Deposit		Amt Pd	Date
	per mth	£100.00	per week	£0.00	
Date	Amt Due	Amt Paid	Date Paid		Arrears
09/02/2013					
16/02/2013					
23/02/2013					
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23/03/2013					
30/03/2013					
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08/02/2014					
15/02/2014					
22/02/2014					

Tudor Yard (F&H)

Rent		Deposit	Amt Pd	Date
	per mth	£100.00	per week	£0.00
Date	Amt Due	Amt Paid	Date Paid	Arrears
01/03/2014				
08/03/2014				
15/03/2014				
22/03/2014				
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21/02/2015				
28/02/2015				
07/03/2015				
14/03/2015				

Tudor Yard (F&H)

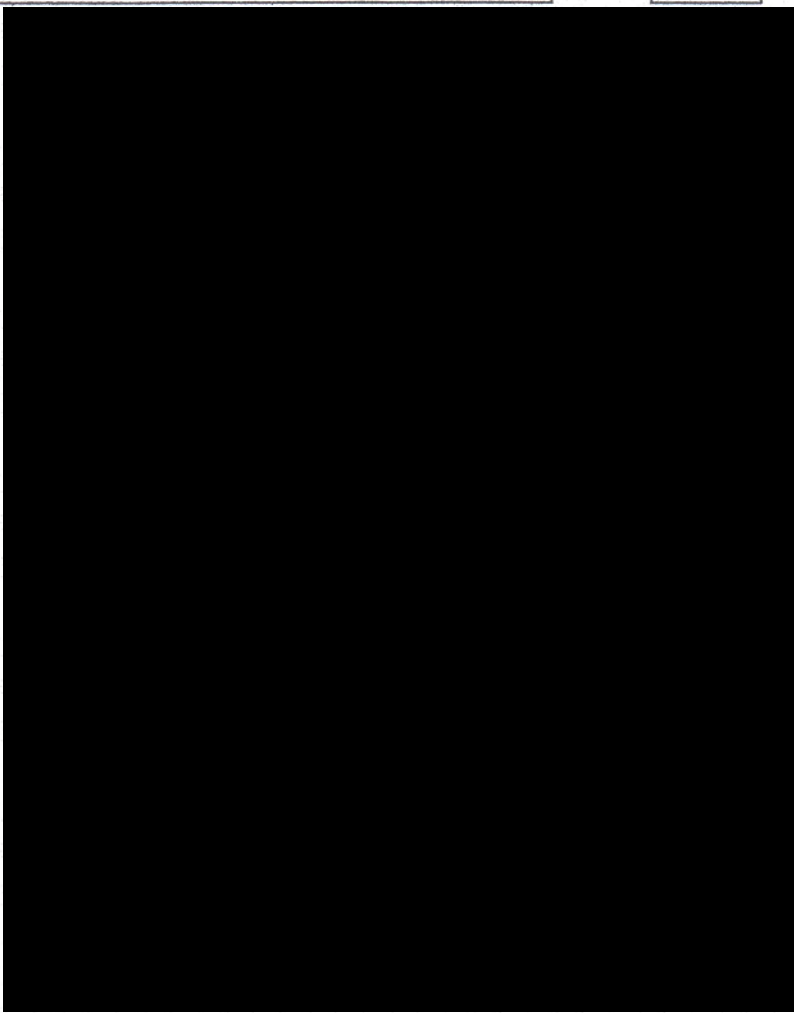
Rent		Deposit	Amt Pd	Date
	per mth	£100.00	per week	£0.00
Date	Amt Due	Amt Paid	Date Paid	Arrears
01/03/2014				
08/03/2014				
15/03/2014				
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07/02/2015				
14/02/2015				
21/02/2015				
28/02/2015				
07/03/2015				
14/03/2015				

Tudor Yard (F&H)

[REDACTED]

Rent	per mth	£100.00	per week	Deposit	Amt Pd	Date
					£0.00	
Date	Amt Due		Amt Paid	Date Paid		Arrears

21/03/2015
28/03/2015
04/04/2015
11/04/2015
18/04/2015
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02/05/2015
09/05/2015
16/05/2015
23/05/2015
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18/07/2015
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26/09/2015
03/10/2015
10/10/2015
17/10/2015
24/10/2015
31/10/2015



Total Owed: [REDACTED]

Total Paid: [REDACTED]

Arrears Due [REDACTED]

Tudor Yard (F&H)

Rent		Deposit	Amt Pd	Date
per mth	£100.00 per week		£0.00	
Date	Amt Due	Amt Paid	Date Paid	Arrears

21/03/2015				
28/03/2015				
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11/04/2015				
18/04/2015				
25/04/2015				
02/05/2015				
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24/10/2015				
31/10/2015				

Total Owed: [REDACTED] Total Paid: [REDACTED]

Arrears Due	[REDACTED]
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CITY OF GLOUCESTER



TOWN AND COUNTRY PLANNING ACT 1971 AS AMENDED
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

To Mr. R. J. Sullivan (Tudor Motors Limited)

7. Berkhamstead Road, Radstock, Glos. GL5 5DZ

Retention of use of land for storage/parking of cars, retention of building for use as vehicle polishing/finishing shop, use of existing building as paints store at land off Millbrook Street and at rear of Vauxhall Terrace

In pursuance of its powers under the above-mentioned Act and Order the Gloucester City Council as the Local Planning Authority hereby grants permission for the development as proposed in accordance with plans and an application received on 15.10.79 subject to the following conditions:-

The permission hereby granted shall become null and void -

- ~~(1) Unless the development to which this permission relates is commenced within a period of five years from the date hereof;~~
- (1) Unless the whole of the development is carried out in accordance with the plans and particulars submitted.
- (2) Within three months from the date of this decision the building used as a vehicle body-work, polishing and finishing shop shall be rendered and colourwashed in a manner to be agreed by the City Planning Officer.

The reasons for the Council's decision to grant permission subject to the above conditions are:-

- ~~(1) Circumstances may change in the future and if the development is not carried out within this period the Authority wish to review the application.~~
- (1) The Authority have considered the application in its entirety and if the applicant wishes to carry out only part of the development a fresh application must be submitted for consideration
- (2) To ensure a satisfactory form of development.

Dated the 25th day of June, 1980.
Being the date on which the decision was made

R. I. STUART
City Planning Officer

NOTE: THIS PERMISSION RELATES SOLELY TO YOUR APPLICATION FOR PLANNING PERMISSION REFERRED TO ABOVE. A SEPARATE APPLICATION MUST BE MADE FOR APPROVAL UNDER THE BUILDING REGULATIONS AND ANY OTHER RELEVANT STATUTORY ENACTMENT, BYELAW, ORDER OR REGULATION

PLEASE SEE NO.
SET OUT OVER

THIS AGREEMENT is made the *Fifteenth* day of *May*

One Thousand Nine Hundred and Eighty BETWEEN JOHN WOODWARD of 55 Theresa Street Gloucester and DON RYLAND of 8 Mowberry Close Gloucester who are partners trading as Tudor Motors at Vauxhall Terrace in the City of Gloucester (hereinafter called "the Owners"), of the one part AND THE COUNCIL OF THE CITY OF GLOUCESTER (hereinafter called "the Council") of the other part



WHEREAS :-

- (1) The Owners are the owners in fee simple absolute in possession of the land shown for the purposes of identification only edged red on the plan annexed hereto (hereinafter called "the plan") with the premises thereon known as Tudor Motors Vauxhall Terrace in the City of Gloucester (hereinafter called "the premises")
- (2) The Council is the District Planning Authority for the purposes of the Town and Country Planning Act 1971 and the Local Government Act 1972 for the City aforesaid
- (3) The Owners have by application number 03/EDP/1266/79 applied to the Council for permission to develop the premises
 - (i) for the purposes of storage and parking of motor cars
 - (ii) by the retention of a building for use as a vehicle polishing and finishing shop
 - (iii) by the use of an existing building as a paints store
- (4) The Council is desirous of restricting and regulating the proposed development and the Owners have agreed in manner hereinafter appearing that the use of the premises will be thereby maximised and that no further development should take place

NOW THIS DEED WITNESSETH as follows:-

- 1 The parties hereto hereby agree that this is an Agreement made in pursuance of Section 52 of the Town and Country Planning Act 1971 and Section 126 of the Housing Act 1974
- 2 The Owners for themselves and their successors in title owners or occupiers for the time being of the premises or of any part

or parts thereof hereby and severally covenant with the Council:

(a) Not to cause or permit:

- (i) the premises to suffer any further development by way of the construction or erection of any building or structure in addition to by enlargement of or as extension to any of the buildings now existing at the premises which are more particularly shown coloured blue green brown and purple on the plan
- (ii) the building coloured blue on the plan to be used for any purpose other than as a vehicle body-work polishing and finishing shop and in connection with such use not to employ the use of any power tools whatsoever other than a power drill and a power polisher
- (iii) the building coloured green on the plan to be used for any purpose other than for the storage of materials and one car
- (iv) the existing garages coloured brown on the plan to be used in connection with the trade or business carried on at the premises nor for any other commercial or business use but to make the same available for the garaging of private motor cars
- (v) the land coloured orange on the plan to be used for any purpose other than the parking of vehicles which are either awaiting repair or collection following repair or are entitled as a right since before 15th October 1979 to access over this land for the purpose of servicing adjoining business premises
- (vi) any repair or servicing work (save only any emergency servicing) to be carried out to any vehicle parked on the land coloured orange on the plan

(b) Not to sell sub-let or part with possession of anything other than the whole of the premises (save the existing garages



Blue = Scrap.

Brown = 1 gross + Pt time repairs (mechanical)

Green = Car mechanical repairs

Orange = Parts for all

Purple = Body repairs & repairs.



18.3m

17.4m

Gantry

Twyver Works

181

18.3m

BM 18.64m

1:18,000

18.3m

17.7m

BM 18.24m

EASTGATE WARD

179

EASTGATE WARD

BARTON

coloured brown on the plan, to the uses authorised in sub-paragraphs (a)(ii) (iii) and (v) above (other than where stated to the contrary in (a)(v) above) shall be uses ancillary to the vehicle body repair business carried out within the building coloured purple on the plan and not in connection with any independent use whatsoever

(c) To pay the Stamp Duty on this Agreement and on the duplicate or counterpart hereof

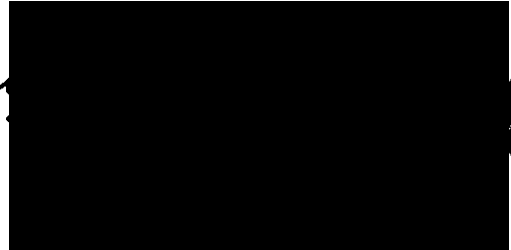
I N W I T N E S S whereof the Owners have hereunto set their hands and seals and the Council has caused its Common Seal to be hereunto affixed the day and year first before written

SIGNED SEALED AND DELIVERED)
by the said JOHN WOODWARD in)
the presence of:-)



*knowing Home,
Station Road, Gloucester
Shinton*

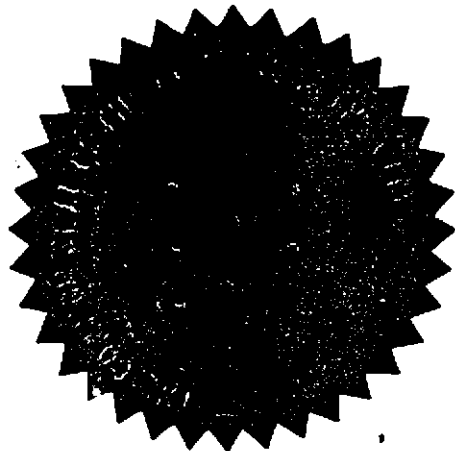
SIGNED SEALED AND DELIVERED)
by the said DON RYLAND in)
the presence of:-)



(as above)

THE COMMON SEAL OF THE COUNCIL)
OF THE CITY OF GLOUCESTER was)
hereunto affixed in the)
presence of:-)

Chief Executive Officer.



SEAL N° 2855

AGREEMENT No. 5362

JOHN WOODWARD and
DON RYLAND
(trading as "Tudor Motors")

- and -

GLOUCESTER CITY COUNCIL

A G R E E M E N T

relating to land at
Vauxhall Terrace in the
City of Gloucester.

*Sec 52 Town and Country Planning
Act 1971.*

H.R.T. Shackleton,
Chief Executive Officer,
Gloucester City Council,
Guildhall, Gloucester.