



PLANNING COMMITTEE

**Meeting: Tuesday, 1st September 2020 at 6.00 pm
in Virtual Meeting - Microsoft Teams**

ADDENDUM

The following item although provided for on the agenda front sheet was not available at the time of dispatch:

4.	LATE MATERIAL
Please note that any late material in respect of the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day of the meeting.	
4.1	Late Material

Yours sincerely

A handwritten signature in black ink, appearing to read "J. R. McGinty".

Jon McGinty
Managing Director

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and

- (b) either –
- i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

Access to Information

Agendas and reports can be viewed on the Gloucester City Council website: www.goucester.gov.uk and are available to view five working days prior to the meeting date.

For further details and enquiries about this meeting please contact Tanya Davies, 01452 396125, tanya.davies@goucester.gov.uk.

For general enquiries about Gloucester City Council's meetings please contact Democratic Services, 01452 396126, democratic.services@goucester.gov.uk.

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

FIRE / EMERGENCY EVACUATION PROCEDURE

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 1ST SEPTEMBER 2020

ITEM 5 – Land at Rea Lane, Gloucester - 19/00068/FUL

Additional Representations have been received (since the completion of the report on 21st August) from six local residents raising the following issues:

Principle

Loss of prime land outside the village catchment – would be better used for improved facilities such as a community centre

There has already been lots of new development in Hempsted, eroding the special nature of the area and it being the only village left in Gloucester.

Drainage

I am still concerned that surface water run off from the site will discharge onto my land and access, and the run off should be directed to the land drain.

Pumping the foul water and sewage to the village system is totally unacceptable, as it is already overburdened, resulting in leakages within people's homes. It should be taken directly to the Netheridge Sewage works.

Highways

Residents concerns about the safety, parking, access for service vehicles etc relating to the Chartwell Close junction are being ignored.

Rea Lane is not a suitable or safe place to create a new access junction.

Will create further problems with traffic disruption particularly during the school run, twice a day.

Landscaping

It is noted that the number of trees to be planted along the swale line has been reduced. However a number of the trees are deciduous and therefore during autumn/winter will provide little screening benefit but likely to overshadow my garden in the summer months.

The new trees to be planted will overhang existing gardens and result in dead leaves, branches fruit etc falling into the gardens.

Layout

Too many houses within the north western corner of the site, a better layout should be considered and queries whether the site boundary is correct in this location.

Amenity

Being a direct and immediate neighbour, this development will have a significant impact upon the standard of living for my family, both during construction and once completed.

Facilities/Infrastructure

Together with the other new development around Hempsted, this development will place further pressure on local amenities, infrastructure and the school.

Neighbour Consultation Process

There have been a number of new documents submitted, residents have not been aware/had sufficient time to consider the changes (particularly as this is peak holiday season). The application should be deferred from the September Committee to enable full consideration and responses from residents.

(Officer Note: Please see comments below in relation to additional information submitted)

Additional Representation from Cllr Melvin

The application should be deferred from the September Committee and re-scheduled for the October Committee. Additional information has been submitted and local residents are either not aware of it, or have had insufficient time to consider the information and submit further comments. Given the contentious nature of this development, the neighbour consultation process should be re-started.

(Officer Note: Please see comments below in relation to additional information submitted)

Additional Information Submitted

To provide clarity upon the comments that have been raised, in relation to the publication of additional information/amended plans, that were uploaded to the Public Access system on 21st August, these related to:

- Amended design to plot 1 removing one window to the side elevation
- Amended design to plot 32 incorporating amended roof design.
- Amended management company responsibility area plan.
- Amended site level plan
- Amended materials plan
- Amended layout plans incorporating the above changes and showing more detail in relation to the pond, amenity areas and separation distances.

These changes are considered to be relatively minor, in terms of the overall assessment of the proposal.

Additionally, a Minerals Assessment Statement has now been submitted.

The Statement concludes that the site does not represent a viable mineral deposit for site extraction for the following reasons:

- The soil horizon of the site comprises a sequence of sandy silts with relatively small quantities of gravel.
- Only one trial pit recorded silty sands with no true "sand and gravel deposits" being recorded in the strictest sense across the site.
- Where recorded the soil horizon is very thin
- The horizon does not extend over the entire site area (and is mainly contained upon the more elevated land in the central, northern and eastern site areas).

- A sterile buffer zone would need to be incorporated to the northern boundary, given the closeness of existing residential properties to the northern part of the site.
- Overall the potential area for extraction would be limited

Additional Consultation Response

The Minerals Statement has been assessed by the County Waste and Minerals section who have advised that the proposed development would not create a mineral resource sterilisation issue on the basis that the underlying resources appear are not economically valuable. Therefore no further action is required in respect of MLP Policy MS01.

On this basis there is a change to the recommendation as set out below.

AMENDED RECOMMENDATION

That the grant of planning permission is delegated to the Business Transformation Manager (Planning) subject to the conditions set out in the report, with any necessary modifications and finalised wording, the addition of condition 20 and the completion of a Section 106 agreement to secure the following

- £6,468 financial contribution to library provision
- £133,000 financial contribution for formal sport;
- £47,000 financial contribution for formal play
- £17,000 financial contribution for general POS improvements
- £10,000 financial contribution towards a Traffic Regulation Order
- 25% affordable housing of the mix and house types detailed
- Appropriate S106 monitoring fee

Additional Condition 20

Notwithstanding the submitted details, no above ground construction of a building shall be commenced until details of the internal floor layouts of the proposed M4 (3) wheelchair user dwellings shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the submitted details.

Reason

To ensure the provision meets the required standards in accordance with Policy SD11 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework

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