



## PLANNING COMMITTEE

**Meeting: Tuesday, 3rd November 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:

<b>4.</b>	<b>LATE MATERIAL (PAGES 5 - 8)</b>  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.
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Yours sincerely

**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**

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For further details and enquiries about this meeting please contact Tanya Davies, 01452 396125, [tanya.davies@gloucester.gov.uk](mailto:tanya.davies@gloucester.gov.uk).

For general enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, [democratic.services@gloucester.gov.uk](mailto:democratic.services@gloucester.gov.uk).

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## **LATE MATERIAL (APPLICATIONS FOR DETERMINATION)**

### **PLANNING COMMITTEE: 3<sup>RD</sup> NOVEMBER 2020**

#### **ITEM 5 – Land to the South of Rudloe Drive, Kingsway, Quedgeley**

##### **Neighbour Consultations**

1 letter of objection received in relation to the revised scheme stating that the revisions don't overcome the issue of the contractors damaging their fence and just making a temporary repair. The objector continues by stating that the developer should replace the fence with a substantial structure to minimise the noise and privacy impact of the new properties to the rear.

Officer Note - The applicant has confirmed that they would be willing to make any necessary reasonable repairs to the damaged fence, however it should be noted that this would be a civil matter between the neighbouring residential occupier and the developer.

#### **ITEM 6 – Land at Barnwood Link Road**

##### **Updated consultation responses:**

##### **Landscape Advisor**

The amended Planting Plan shows an additional 36 trees. These are mainly on the boundary but there are also 13 within the central car parking area, space has been provided by reducing the number of parking spaces by 12. There is also a native hedge shown on the eastern boundary.

If it is not possible to reduce the size of the car park or building footprint then this is the best that can be achieved to mitigating for the loss of a biodiverse green field site with regards to biodiversity, carbon sequestration and the provision of attractive and robust planting which will help reduce the impact of extreme weather events.

##### **Arboriculturist**

Agree with the Landscape Advisor. Whilst the latest plans are a slight improvement, it is disappointing more trees are not being planted.

##### **Ecological Advisor**

In general, the position of the boxes is sufficient, however, the Ecological Advisor has raised a few comments in relation to the specification of the bird and bat boxes and the proximity to the footpath.

A revised Biodiversity Management Plan and Planting Strategy have now been submitted to address these concerns.

## **AMENDED RECOMMENDATION**

That reserved matters approval is GRANTED subject to the following conditions:

### **Condition 1**

The development hereby permitted shall be carried out in accordance with the application form, the and drawing numbers:

- Site Plan – Drawing No. 000-PEV-XX-ZZ-DR-A-1250 Rev. P23
- Proposed Elevations – Drawing No. 000-PEV-02-ZZ-DR-A-9000 Rev. P09
- General Arrangement Plan – Drawing No. 000-PEV-02-DR-A-1201 Rev P04
- Proposed Sections Vehicle Storage – Drawing No. 0000-PEV-01-ZZ-DR-A-4101 Rev P05
- Proposed Elevations Vehicle Storage – Drawing No. 0000-PEV-10-ZZ-DR-A-9001 Rev P05
- Typical Layout Vehicle Storage – Drawing No. 0000-PEV-01-01-DR-A-1205 Rev P05
- Ground Floor Plan – Drawing No. 000-PEV-02-00-DR-A-1200 Rev P06
- First Floor Plan – Drawing No. 000-PEV-02-01-DR-A-1201 Rev P03
- Roof Plan – Drawing No. 0000-PEV-02-DR-A-5300 Rev P04
- Typical Cross Sections – Drawing No. 000-PEV-02-ZZ-DR-A-4100 Rev P05
- Swept Path Analysis 7.5 Tonne Rigid Vehicle – Drawing No. CWA-19-286-701 Rev P2
- Swept Path Analysis Articulated Vehicle – Drawing No. CWA-19-286-700 Rev P2
- Planting Strategy Document – 620-ALA-00-xx-RP-L-0001-S1-P10
- Whole Site Planting Plan – 620-ALA-XX-00-L-DR-0001-S1-P06
- Detailed Planting Plan 1 of 2 – 620-ALA-XX-00-L-DR-0002-S1-P06
- Detailed Planting Plan 2 of 2 – 620-ALA-XX-00-L-DR-0003-S1-P05
- South Site Detailed Planting Plan – 620-ALA-XX-00-L-DR-0004-S1-P05
- Planting Schedule – 620-ALA-XX-00-L-DR-0005-S1-O01

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

### **Reason**

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

### **Condition 2**

The recommendations identified in Section 9 of the Noise Impact Assessment Revision 2-01 June 2020, prepared by Hoare Lea (Project number 10/12218, Document reference: Barnwood Gloucester – REP-1-12218-05-AM-20200526-Noise Impact Assessment-Rev2.docx) shall be implemented in full prior to the first use of the site and thereafter maintained for the lifetime of the development.

### **Reason**

In the interest of the amenity of the occupiers of neighbouring properties.

### **Condition 3**

Notwithstanding the submitted plans the development shall not commence until details of pedestrian and cycle crossing over the northern road has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby permitted.

**Reason**

To promote active travel and ensure a safe and suitable crossing is provided.

**Condition 4**

The development hereby approved shall not be brought into use until a minimum of 5% (10) staff/visitor car park electric vehicle charging spaces have been provided with electric charging points in locations in accordance with drawing number 000-PEV-XX-ZZ-DR-A-1252 – Rev P10 and power points shall be kept available and maintained for the use of electric vehicles as approved.

**Reason**

To encourage sustainable travel and healthy communities.

**Condition 5**

No building or use hereby permitted shall be occupied or use commenced until the vehicle parking area (and turning space) shown on the approved plans Highways Clarifications Site Plan 000-PEV-XX-ZZ-DR-A-1258 Rev P01 has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

**Reason**

To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

**Condition 6**

The development hereby permitted shall not be occupied until the cycle storage facilities including showers and changing facilities have been made available for use in accordance with the submitted plan Highways Clarifications Site Plan 000-PEV-XX-ZZ-DR-A-1258 Rev P01 and those facilities shall be maintained for the duration of the development.

**Reason**

To ensure the provision and availability of adequate cycle parking.

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