



PLANNING COMMITTEE

MEETING : Tuesday, 6th October 2015

PRESENT : Cllrs. Taylor (Chair), McLellan, Smith, Hanman, Williams, Brown, Dee, Toleman, Chatterton, Etheridge and Hansdot

Officers in Attendance

Jon Sutcliffe, Development Control Manager

Michael Jones, Locum Solicitor

Caroline Townley, Principal Planning Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllr Lewis, Hilton and Hobbs

33. DECLARATIONS OF INTEREST

Councillor McLellan declared a personal, non-prejudicial interest in agenda item 6, application 15/00836/FUL as he knew the applicant.

34. STANDING AGENDA INFORMATION

The Chair asked Members to read the information relating to the Human Rights Act, 1988 and the Equality Act, 2010. These paragraphs had been added to the standing information on the agenda paper for Members' information.

35. MINUTES

The minutes of the meeting held on 8 September 2015 were confirmed and signed by the Chair as a correct record.

36. LATE MATERIAL

Members' attention was drawn to the late material in respect of item 5 which had been published on the internet as a supplement to the agenda.

37. LAND EAST OF DAVID HOOK WAY - 14/01195/FUL

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The Principal Planning Officer presented her report which detailed a revised application for a proposed new club house facility for Gloucester Rowing Club with associated hard and soft landscaping, proposed earthworks/moulding/flood compensation works to land adjacent to the Barn Owl centre and to the south of the primary club house site on land to the east of David Hook Way.

She drew Members' attention to the late material which contained:-

- Confirmation from the Barn Owl Centre that their concerns had been addressed and that they now supported the application;
- A letter from the manager of the Hempsted Market Site;
- A revised recommendation that the Development Control Manager be authorised to grant consent subject to no new material planning considerations being raised in any representations received by 15 October 2015 and the conditions in the report with the deletion of Condition 29.

She advised Members that permission had been granted in 2011 for the erection of a four storey building for the rowing club with associated works including diversion of the canalside footpath, provision of a landing stage, car parking spaces, flood storage compensation and landscaping.

The main changes in the current application related to the flood compensation storage works. She noted that the landing stage had been completed following a grant from British Rowing but had not been built in accordance with the approved plans and was therefore included in this application.

She advised Members that it was intended to clad the clubhouse with timber effect and white Microrib cladding. The Council's Urban Design Officer had raised concerns regarding the proposed use of the white Microrib cladding and has suggested that the colour and type of panel should be changed and to improve the overall appearance of the material with the use of a more natural colour material. Members' views were sought on the matter.

She displayed photographs of the Microrib cladding in use on other local buildings and several Members spoke in support of the white cladding.

Councillor Smith believed that the white cladding would show the Club's crest to advantage and she asked that a note be attached to the permission requesting that measures be taken to protect the brick paviers from heavy construction traffic.

Councillor McLellan suggested that a survey of the condition of the access road be undertaken before and after construction works. He advised that the Council's Asset Management Section should be advised to take appropriate measures.

Councillor Toleman was pleased to see a beneficial use on this side of the river and was pleased that the concerns of the Barn Owl Centre had been addressed.

RESOLVED that the Development Control Manager be authorised to grant consent subject to no new material planning considerations being raised in

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any representations received by 15 October 2015 and the conditions contained in the report with the deletion of Condition 29.

38. UNIT G1, THE AQUARIUS CENTRE, EDISON CLOSE - 15/00836/FUL

Councillor McLellan had declared a personal, non-prejudicial interest in agenda item 6, application 15/00836/FUL as he knew the applicant.

The Principal Planning Officer presented her report which detailed an application for the variation of conditions 2, 16 and 17 of planning permission ref. 14/00288/FUL to introduce opaque windows (openable in emergencies only) in the rear and side elevation and to revise the permitted working hours (office/admin working 07.00 - 22.00 Monday to Sunday including Bank Holidays, workshop/stores 07.00 – 18.00 Monday to Saturday and servicing hours 07.00 – 18.30 Monday to Saturday at Unit G1, The Aquarius Centre, Edison Close.

She advised that planning permission had been granted for a revised layout of Unit G in October 2014. This had contained a number of restrictive conditions as the identity of the potential tenant was not known. The proposed tenant was Hewer FM Ltd who currently occupied premises in Hatherley Road.

This application sought variations of conditions 2, 16 and 17 of that permission. It was intended to incorporate an office area within the unit and to introduce windows in the rear and side elevations of the building to provide natural light for the offices. The proposed windows would be obscure-glazed for three-quarters of their height with a clear top section and they would only be opened in an emergency.

She displayed a section drawing showing the relationship between a person 5' 9" in height and the obscure glazing and she indicated that a person would have to be approximately 6' 7" tall to see out through the clear section of the windows.

The application also sought to vary the permitted hours of operation as the general intended hours would be from 07.00 – 18.30 but a small number of office staff would be able to work to 22.00 in order to support a team of service engineers. These engineers worked from home and were not despatched from the premises.

She noted that the nearest residence was approximately 27.915 metres from the unit and 20 metres to the garden boundary.

She advised Members that an additional condition was proposed to ensure that the roller doors were to remain closed unless to provide ingress and egress.

The Chair believed that in view of the obscure glazing, screening and distance, there would be no problems and he was comfortable with the proposed variation in working hours.

Councillor Dee expressed concern about restricting the use of roller doors particularly in summer. The Chair stated that air-conditioning could be deployed.

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The Environmental Health section had received no recent complaints regarding the Company's present premises in Hatherley Road which was an historic employment site with no restrictions.

Councillor Smith advised that she had grown up near those premises and the only issue had been the parking of vans in nearby streets.

RESOLVED that permission be granted subject to the conditions contained in the report and the following:-

Condition

The up and over doors as indicated on drawing no. 7410/PL04b shall remain closed at all times unless ingress or egress is required to the units.

Reason

To protect the amenity of local residents in accordance with Policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

39. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of July 2015.

RESOLVED that the schedule be noted.

40. DATE OF NEXT MEETING

Tuesday, 3 November 2015 at 6.00 pm.

Time of commencement: 6.00 pm

Time of conclusion: 6.32 pm

Chair