



## Planning Committee

**Meeting: Tuesday, 6th September 2016 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

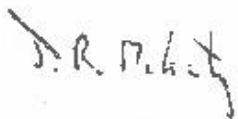
<b>Membership:</b>	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Lugg, Hanman, Morgan, D. Brown, Dee, Hansdot, Toleman, J. Brown, Cook, Fearn and Finnegan
<b>Contact:</b>	Tony Wisdom Democratic Services Officer 01452 396158 anthony.wisdom@gloucester.gov.uk

## AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 7 - 18)  To confirm as a correct record the minutes of the meeting held on 2 August 2016.
<b>4.</b>	<b>LATE MATERIAL</b>  Please note that any late material relating to the applications detailed below will be published on the Council's website as a supplement in the late afternoon of the day of the meeting.
<b>5.</b>	<b>FORMER BISHOP'S COLLEGE, ESTCOURT ROAD - 16/00631/OUT</b> (Pages 19 - 66)  <b>Application for determination:-</b>  Outline application (with all matters reserved other than means of access) for redevelopment of part of the former Bishop's College site for residential use creating up to 90 new homes and provision of open space.

6.	<p><b>GLOUCESTER CITY FOOTBALL CLUB - 16/00573/OUT</b> (Pages 67 - 134)</p> <p><b>Application for determination:-</b></p> <p>Variation of conditions 9 and 25 of outline planning permission reference 14/00685/OUT to change the timing of the proposed widening of the footway on Sudmeadow Road and provision of cycle storage facilities. Removal of condition 12 1(v) requiring a contract to be for the replacement stadium prior to commencement of development (including the raising of ground levels) at Gloucester City Football Club.</p>
7.	<p><b>LAND AT THE DOCKS (FORMER BRITISH WATERWAYS CAR PARK) - 16/00829/FUL</b> (Pages 135 - 154)</p> <p><b>Application for determination:-</b></p> <p>Construction of new public square, associated engineering works and hard landscaping (including relocation of heritage features) (proposed as an interim scheme pending implementation of previously approved scheme of works ref. 14/00415/FUL) on land at the Docks (former British Waterways car park).</p>
8.	<p><b>PEEL CENTRE, ST ANN WAY - 16/00005/OUT</b> (Pages 155 - 222)</p> <p><b>Application for determination:-</b></p> <p>Hybrid application seeking planning permission for the regeneration/redevelopment of the Peel Centre comprising:</p> <ul style="list-style-type: none"> <li>• Full application for the conversion of former cinema to class A1 including mezzanine;</li> <li>• Outline application for demolition of existing units and erection of extensions to the former cinema building, to provide four new Class A1 units in total</li> </ul> <p>At the Peel Centre, St Ann Way.</p>
9.	<p><b>PEEL CENTRE, ST ANN WAY - 16/00007/FUL</b> (Pages 223 - 276)</p> <p><b>Application for determination:-</b></p> <p>Variation of condition 1 of permission 09/013408/FUL to alter the range of goods that can be sold to allow a full range of non-bulky comparison goods to be sold from 1,263 sq m net within new sub-divided unit 1B and 1,015 sq m net from Unit 3A at the Peel Centre, St Ann Way.</p> <p><b>PLEASE NOTE THE ATTACHED REPORT ALSO COVERS THE NEXT AGENDA ITEM</b></p>
10.	<p><b>PEEL CENTRE, ST ANN WAY - 16/00008/FUL</b></p> <p><b>Application for determination:-</b></p> <p>Variation of condition 1 of permission 13/00559/FUL to alter the range of goods that can be sold to allow a full range of non-bulky comparison goods to be sold from 1,263 sq m net within new sub-divided unit 1B and 1,015 sq m net from unit 3A at the Peel Centre, St Ann Way.</p> <p><b>PLEASE NOTE THAT THE REPORT FOR THIS APPLICATION IS CONTAINED WITHIN THE REPORT FOR THE PREVIOUS AGENDA ITEM</b></p>

11.	<p><b>88 WESTGATE STREET - 16/00573/FUL</b> (Pages 277 - 288)</p> <p><b>Application for determination:-</b></p> <p>Change of use of ground floor from Class A3 restaurant to Class A5 hot food takeaway at 88, Westgate Street.</p>
12.	<p><b>GLOUCESTER CITY FOOTBALL CLUB - 16/00728/TCM</b> (Pages 289 - 294)</p> <p><b>Application for determination:-</b></p> <p>Application to install replacement 20m high monopole mast containing six antennae and four transmission dishes, also six equipment cabinets, all to be located within a 10.7 x 2.8 metre compound bordered by a 1.8 metre high Expamet fence at Gloucester City Football Club.</p>
13.	<p><b>MASJID-E-NOOR, 44-46 RYECROFT STREET - 16/00747/FUL</b> (Pages 295 - 304)</p> <p><b>Application for determination:-</b></p> <p>Construction of minaret and alterations to eastern elevation to provide alteration to mehrab at 44-45, Ryecroft Street.</p>
14.	<p><b>PROPOSED CHANGES TO THE COUNCIL'S CONSTITUTION</b> (Pages 305 - 316)</p> <p>To consider the report of the Corporate Director, Partnerships which proposes changes to the Council's Constitution to cater for Local Development Orders and the scheme of delegation relating to planning applications.</p>
15.	<p><b>DELEGATED DECISIONS</b> (Pages 317 - 336)</p> <p>To consider a schedule of applications determined under delegated powers during the month of July 2016.</p>
16.	<p><b>DATE OF NEXT MEETING</b></p> <p>Tuesday, 4 October 2016 at 6.00 pm.</p>



**Jon McGinty**  
**Managing Director**

**Date of Publication: Monday, 29 August 2016**

## 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.gloucester.gov.uk](http://www.gloucester.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 Anthony Wisdom, 01452 396158, [anthony.wisdom@gloucester.gov.uk](mailto:anthony.wisdom@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).

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.

### **Recording of meetings**

Please be aware that meetings may be recorded. There is no requirement for those wishing to record proceedings to notify the Council in advance; however, as a courtesy, anyone wishing to do so is advised to make the Chair aware before the meeting starts.

Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the Public and Press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.

### **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.

## **Copyright Notice for viewing documents via Public Access**

Planning application information submitted to the Council is protected by the Copyright Acts (Section 47, 1988 Act). You may only use material which is downloaded and/or printed for consultation purposes, to compare current applications with previous schemes and to check whether developments have been completed in accordance with approved plans. Further copies must not be made without the prior permission of the copyright owner. If you link to Public Access you have acknowledged that you have read, understood and agree to the copyright and other limitations.

Gloucester City Council reserve the right to remove or not display certain planning application information for the confidentiality or other reasons.

### **HUMAN RIGHTS**

In compiling the recommendations on the following reports we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence); Article 1 of the First Protocol (Right to the use and enjoyment of property) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 and also Article 1 of the First Protocol of adjacent occupiers. On assessing the issues raised by the applications no particular matters, other than those referred to in the reports, warrant any different action to that recommended.

### **EQUALITY ACT 2010**

In considering this matter, full consideration has been given to the need to comply with the Public Sector Equality Duty under the Equality Act 2010 and in particular to the obligation to not only take steps to stop discrimination, but also to the promotion of equality, including the promotion of equality of opportunity and the promotion of good relations. An equality impact assessment has been carried out and it is considered that the Council has fully complied with the legal requirements.