



PLANNING COMMITTEE

MEETING : Tuesday, 1st November 2016

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), Lugg, Hanman, Morgan, D. Brown, Dee, Hansdot, Toleman, J. Brown, Fearn and Finnegan

Officers in Attendance

Nick Jonathan, Solicitor, One Legal

Adam Smith, Principal Planning Officer, Major Developments

Joann Meneaud, Principal Planning Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs.

70. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

71. MINUTES

The minutes of the meeting held on 4 October 2016 were confirmed and signed by the Chair as a correct record.

72. LATE MATERIAL

Members' attention was drawn to the late material in respect of agenda items 5, 6 and 7.

73. 95, GRANGE ROAD - 16/00153/FUL

The Principal Planning Officer presented her report which detailed an application for the erection of a three bedroom dwelling to the side of 95, Grange Road with parking to the front for both properties.

She referred to the late material which contained legal advice which recommended the imposition of a condition requiring a method statement for the removal/eradication of Japanese Knotweed from the site and that agreed works are

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thereafter undertaken, together with an additional representation and a revised Officer recommendation.

Mr Hancock of 93, Grange Road addressed the Committee in opposition to the application.

Mr Hancock believed that the site was too small to accommodate the proposed dwelling and the application represented overdevelopment. He expressed concerns including the following:-

- Services run under the driveway
- Will the bathroom of No.95 be replaced
- Construction access limited
- Impact on light and views, particularly from the kitchen of No.93
- Highways not aware of site conditions
- Not possible to park three cars as shown in plans
- Will affect the visibility of and safety of pedestrians, cyclists and motorists

In conclusion, he requested that Members defer the application to visit the site as he believed the plans were misleading.

Simon Littlewood, agent for the Applicant, addressed the Committee in support of the application.

Mr Littlewood stated that the proposal was in a sustainable location and contributed to the townscape. He believed that the future occupiers would make use of local facilities and sustainable transport.

He noted that it was an infill site which would contribute to the streetscene and stated the high quality build would not detract from the streetscene.

A Member expressed concern that the frontage sloped down to the road and occupiers would have to reverse motor cars in or out of the site while the present layout allowed vehicles to turn around off the highway.

Another Member noted that the width of the site indicated on the plans was similar to No.95 but that was a semi-detached property. He expressed surprise that the Highway Authority were satisfied with the proposals.

He noted that five metres was allowed for two cars and he had measured spaces at a local supermarket which were 2.4 metres wide and believed that drivers of average sized motor cars would experience some difficulty. He noted that the proposal was for a three bedroom dwelling which had the potential for four adult occupants likely to have four motor cars.

He stated that Grange Road was a busy highway and there had been a number of complaints of speeding to the police.

He believed that the proposal was over-development and should the Committee be minded to grant consent he urged them to make a site visit.

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The Principal Planning Officer noted that it was not possible to turn a vehicle on the site at the present time like most of the properties in the locality where it was necessary to either reverse onto or off the road. She accepted that this was a fairly small site and considered that the proposal was acceptable as there was so much variety in the house designs and character and appearance of the immediate area.

A Member questioned the parking on the footpath shown in the photographs and the Principal Planning Officer advised that should such parking cause obstruction it would be a matter for the Police. She reminded Members that the Highway Authority's advice was that the parking arrangements were acceptable and the dropped kerb across the three new spaces would reduce parking on the road.

RESOLVED that the Head of Planning be authorised to grant permission subject to appropriate conditions including those to address matters detailed in the recommendation in the late material and no new material planning considerations being raised during the remaining public consultation period.

74. PLOCK COURT/ FORMER BISHOP'S COLLEGE PLAYING FIELDS - 16/00945/REM

The Principal Planning Officer presented his report which detailed a reserved matters application for the approval of the appearance, landscaping, layout and scale of the Sports Hall, Plock Court access road and Pavilion development pursuant to outline permission reference 15/01190/OUT at Plock Court/ former Bishops College playing fields.

He explained that the Sports Hall would be 17.6 metres high to the roof ridge. The height was guided by the requirement to accommodate the International Badminton Standard of 9 metres clearance above the court, with support structure for the roof above.

He noted that the only outstanding issue was the comments of the Highway Authority on the layout as the means of access had already been agreed within the outline planning consent.

He drew Members' attention to the late material which contained an amended recommendation, an amended condition and an additional representation.

Stephen Marston, Vice Chancellor of the University of Gloucestershire, addressed the Committee in support of the application.

Mr Marston thanked the Committee for the opportunity to present the University's plans which would in respect of the entire outline scheme development bring an additional 2,000 students to Gloucester.

He noted that the proposals were fully compliant with the outline permission already granted and had been developed in consultation with Council Officers and the Aspire Trust.

He stated that there would be continued community access to the sports facilities which would be greatly improved by this development.

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He stated that in respect of the access road much thought had been given to the safety of pedestrians and the route proposed avoided infringement into the flood zone.

He advised that the scale of the Sports Hall had been determined by the requirements of the governing bodies of the sports it would accommodate but the features of the structure had been designed to soften its impact.

He noted that the University would be happy to accept further conditions if required and urged Members to support the application which would provide improved facilities for the University and for the community.

A Member expressed concern regarding the access across the front of the Tennis Centre and would have preferred an alternative route around the back of the all-weather pitches.

He noted that the access from Plock Court and Tewkesbury Road was very constrained and he requested that the Chair and Vice-Chair of the Committee be involved in any further discussions with the Highway Authority.

The Chair stated that he would be happy to be involved but noted that the access from Plock Court and Tewkesbury Road had already been approved.

Another Member was advised that the structure of the roof would be unable to support photo-voltaic panels.

RESOLVED that, subject to there being no objections from the Highway Authority that cannot be resolved by conditions, the Head of Planning be authorised to approve the reserved matters subject to the following:-

1. The conditions in the Committee report with condition 1 amended as below:-

Condition

The development shall be undertaken in accordance with the plans referenced

Proposed site plan UOG-GDA-V1-ZZ-DR-A-05_20-9002 Rev. P08 received by the Local Planning Authority on 10th October 2016.

Sports hall GA elevations UOG-GDA-V1-ZZ-DR-A-05_20-0003 Rev. P01 received by the Local Planning Authority on 2nd August 2016.

Sports hall Proposed GA Plan UOG-GDA-V1-00-DR-A-05_20-0001 Rev. P04 received by the Local Planning Authority on 2nd August 2016.

Sports hall Proposed roof plan UOG-GDA-V1-R1-DR-A-05_20-0001 Rev. P04 received by the Local Planning Authority on 2nd August 2016.

Sports hall GA Sections UOG-GDA-V1-ZZ-DR-A-05_20-0004 Rev. P01 received by the Local Planning Authority on 2nd August 2016.

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Cricket pavilion – GA Plan UOG-GDA-V2-00-DR-A-05_20-0001 Rev. P01 received by the Local Planning Authority on 2nd August 2016.

Cricket pavilion – GA Elevations UOG-GDA-V3-ZZ-DR-A-05_20-0003 Rev. P04 received by the Local Planning Authority on 31st October 2016.

Cricket pavilion – GA Sections UOG-GDA-V2-ZZ-DR-A-05_20-0003 Rev. P01 received by the Local Planning Authority on 2nd August 2016.

Landscape context - 150/101 Rev. C received by the Local Planning Authority on 10th October 2016.

Landscape GA 150/102 Rev. D received by the Local Planning Authority on 10th October 2016.

Sports centre plant schedule Rev. C received by the Local Planning Authority on 10th October 2016.

* (Any additional plans agreed by the Highway Authority)

except where otherwise required by conditions of this approval.

Reason

To ensure the works are carried out in accordance with the approved plans.

2. Any further conditions required as a result of the outstanding consultee response, following consultation with the Chair and Vice-Chair of the Committee.

75. PLOCK COURT/FORMER BISHOP'S COLLEGE PLAYING FIELDS - 16/01012/REM

The Principal Planning Officer presented his report which detailed an application for the approval of reserved matters of appearance, landscaping, layout and scale for two sports pitches and associated development including floodlights, storage equipment, noise barrier and boundary fencing pursuant to permission reference 15/01190/OUT at Plock Court/ former Bishops College playing fields.

He noted that the outline permission includes a spectator stand but this was not included in this reserved matters application. However the proposed noise barrier design had taken this into account.

He drew Members' attention to the revised recommendation contained in the late material.

He confirmed that the comments of the Highway Authority were awaited.

Stephen Marston, Vice Chancellor of the University of Gloucestershire, addressed the Committee in support of the application.

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Mr Marston stated that application included two all-weather pitches which were an integral part of the application allowing use all year round.

He noted that the floodlighting was necessary for both University and community use.

He stated that the University was happy to accept the proposed conditions and he noted that works would start in Spring 2017 and the Sports Hall would be in use in 2018.

RESOLVED that, subject to no objections from the Highway Authority that cannot be resolved by conditions, the Head of Planning be authorised to approve the reserved matters subject to the conditions in the Committee report with the additional and amended conditions detailed below, and any further conditions required as a result of the outstanding consultee response.

Condition

The development shall be undertaken in accordance with the plans referenced

04 Rev. 04 – Proposed AGPs Plan (*incorrect revision noted on the plan title)

05 Rev. 03 – Proposed elevations

(received by the Local Planning Authority 11th October 2016)

09 Rev. 00 – Proposed formation levels

10 Rev. 00 – Proposed finished levels

(received by the Local Planning Authority 12th August 2016)

Drg. No. CC6081 15m flanged Amaru² mid hinged column received by the Local Planning Authority 12th August 2016

except where otherwise required by conditions of this approval.

Reason

To ensure the works are carried out in accordance with the approved plans.

Condition

Prior to first use of the floodlights for a sports match or training session a post-installation test of the floodlights shall be undertaken with light level measurements taken by a competent independent lighting engineer to verify that obtrusive light meets the requirements of the Institution of Lighting Professionals (ILP) Guidance, and a report of that test shall be provided in writing to the Local Planning Authority. The test shall be undertaken for the full set of floodlights if installed concurrently, or if the floodlights for the two pitches are installed in phases for each phase of installation with each subsequent test assessing the total effect of all floodlights installed to that date. If that report shows that the light level measurements do not meet the requirements of the ILP Guidance over and above that agreed by the Local Planning Authority at the reserved matters approval stage, then mitigation and/or correction measures shall be submitted to and agreed to in writing by the Local Planning Authority and subsequently implemented in full and maintained. The

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floodlights shall not be used for a sports match or training session until either the Local Planning Authority has agreed in writing that the post-installation test is acceptable (in full or in phases), or the approved mitigation and/or correction measures have been installed in full.

Reason

To protect the residential amenities of residents of properties in the locality in accordance with policies FRP.9, FRP.11 and SR.3 of the Second Deposit City of Gloucester Local Plan (2002), Policy SD15 of the Joint Core Strategy Pre-Submission Document 2014 and Paragraphs 17 and 120 of the NPPF.

Condition

Prior to first use of the floodlights for a sports match or training session a lighting maintenance and management plan shall be submitted to and approved in writing by the Local Planning Authority. The floodlighting shall be operated in accordance with the approved lighting maintenance and management plan at all times.

Reason

To protect the residential amenities of residents of properties in the locality by ensuring the continued good maintenance of the equipment and its use only when required, in accordance with policies FRP.9, FRP.11 and SR.3 of the Second Deposit City of Gloucester Local Plan (2002), Policy SD15 of the Joint Core Strategy Pre-Submission Document 2014 and Paragraphs 17 and 120 of the NPPF.

76. DELEGATED DECISIONS

Consideration was given to a schedule of application determined under delegated powers during the month of September 2016.

RESOLVED that the schedule be noted.

77. DATE OF NEXT MEETING

Tuesday, 6 December 2016 at 6.30 pm.

Please note start time.

Time of commencement: 6.00 pm

Time of conclusion: 7.28 pm

Chair