



PLANNING COMMITTEE

MEETING : Tuesday, 4th April 2017

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

Officers in Attendance

Mella McMahon, Development Control Manager

Nick Jonathan, Solicitor, One Legal

Adam Smith, Principal Planning Officer, Major Developments

Joann Meneaud, Principal Planning Officer

Ron Moss, Principal Planning Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllr Finnegan

112. DECLARATIONS OF INTEREST

Councillor Morgan declared a personal and prejudicial interest in applications 16/01055/OUT and 13/01032/OUT, both on land east of Hempsted Lane, due to predetermination. He left the meeting during the consideration of these applications.

113. MINUTES

The minutes of the meeting held on 7th March 2017 were confirmed and signed by the Chair as a correct record.

114. LATE MATERIAL

Late material in respect of each of the applications detailed below was circulated.

115. ALLSTONE SAND AND GRAVEL, MYERS ROAD - 16/00948/OUT

The Principal Planning Officer presented the report which detailed an outline application for housing and student accommodation; car parking, road, footpath and drainage infrastructure; ground works; provision of open space and landscaping;

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and demolition of existing buildings and structures (All matters reserved) at Allstone Sand and Gravel, Myers Road.

He drew Members' attention to three further representations contained in the late material.

He stated that the development of this brown field site would provide a mix of housing types and contribute to the City Council's five year land supply. The purpose-built student accommodation would free up affordable housing elsewhere in the City.

He noted that the present use of the site was somewhat of an eyesore and did not present a very good entrance to the City for people arriving by rail. He stated that the present use did not sit comfortably with the nearby residential environment with issues relating to dust, noise and traffic.

He believed that this proposal could encourage the continuing regeneration of the Railway Triangle site.

He noted that land contamination issues affected the site due to both the present use and the previous use as railway locomotive sheds although Environmental Protection considered that, subject to conditions, the site could be remediated.

He advised that the site was within Flood Zone 1 and the Wotton Brook had a history of flooding but the Council's Drainage Engineer and the Local Lead Flood Authority were satisfied with the proposals subject to appropriate conditions.

He noted that vibration from the railway could be an issue but Environmental Protection believed that the positioning of the development was acceptable subject to appropriate conditions.

He referred Members to paragraph 7.7 which noted that the viability assessment submitted by the applicant had been independently assessed by a consultant on behalf of the City Council. The consultant had confirmed that the viability of the development was marginal with no affordable housing provision and no Section 106 contributions.

The Vice-Chair believed that this was a complex site and the present use was no longer appropriate. He was concerned by the proximity of the railway lines but noted that any problems would be mitigated by condition.

He expressed disappointment that the development could not deliver any affordable housing or Section 106 contributions but he understood the reasons for that.

He believed that the proposal would be good for Gloucester and that the provision of student accommodation would free up much needed housing at the lower end of the market in the City.

Councillor Morgan concurred with the Vice-Chair and looked forward to considering the reserved matters. He shared the disappointment at the lack of affordable housing and asked if the developers could look at that again.

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Councillor Lugg noted that visitors to Wotton Lawn Hospital used the Irish Club parking and recalled complaints in the past from the Swallow Estate.

The Chair understood that the constraints of the site including heavy contamination prevented the provision of affordable housing but he believed that the proposals represented betterment for the site.

RESOLVED that the Head of Planning be authorised to grant planning permission subject to the conditions in the report and resolution of the other matters detailed in paragraph 9 of the report.

116. LAND EAST OF HEMPSTED LANE - 16/01055/FUL AND 13/01032/OUT

Councillor Morgan declared a personal and prejudicial interest in applications 16/01055/OUT and 13/01032/OUT, both on land east of Hempsted Lane, due to predetermination. He left the meeting during the consideration of these applications.

The Principal Planning Officer presented the reports detailing the following applications on land east of Hempsted Lane:-

16/01055/FUL:- Engineering operation to construct balancing pond(s) and associated landscaping.

13/01032/OUT:- Outline application for residential development of site, open space including orchard, cycleways, footpaths and associated works. Means of access offered for approval (layout, scale, appearance and landscaping reserved for future consideration).

He referred Members to the late material which contained responses from the Highway Authority; the Council's Landscape Architect; a further representation and an amended Officer recommendation in respect of application 16/1055/FUL together with an amended Officer recommendation in respect of application 13/01032/OUT.

Mr Thomas Ayers, on behalf of the applicant, addressed the Committee in support of the application.

Mr Ayers noted that the issues had been covered in the Officer's report. He thanked the Council's Planning, Drainage and Landscape Officers for their assistance.

He believed that the proposals represented a detailed and workable scheme for residential development which was supported by Officers.

He supported the Officer's recommendation regarding the balancing ponds and Section 106 Agreement and he advised that the Charity would fund the clearance of ditches and on-going maintenance. He believed the scheme would add interest and variety to the site.

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The Vice-Chair welcomed the proposals which would enhance amenity and address the maintenance costs. He approved the amendments to produce more gentle slopes and noted that the scheme would deliver 40 per cent affordable housing. He asked if there would be water permanently present in the balancing ponds.

The Principal Planning Officer advised that the ponds were designed to cope with run off from the development site and included a low flow channel and would not provide a permanent lake.

The Chair agreed with the Vice-Chair and believed that the proposals would encourage bio-diversity and protect downstream properties from flooding.

Councillor Toleman asked if the proposals would alleviate the waterlogged ground near the footpath from The Gallops to Hempsted Lane. He was advised that the proposals would formalise the drainage flow through the site and enhance the current drainage regime.

Councillor Hanman was advised that the location of the septic tank had not been specified but that the applicants had advised that it was in the area designated as public open space.

RESOLVED that:-

a) Application 16/1055/FUL

That planning permission be granted subject to the following conditions:

Condition

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition (updated)

The development shall be undertaken in accordance with the drawings (inasmuch as they relate to land within the application site) on the plans referenced;

FRA SK100 Rev. B Proposed Surface Water Attenuation Feature
FRA SK3 Rev. A – Illustrative Headwall Detail
received by the Local Planning Authority 23rd February 2017,

and

LS-01 Rev. D – Detailed Landscape Proposals Sheet 1 of 2
LS-02 Rev. B – Landscape sections

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received by the Local Planning Authority 23rd March 2017,

except where otherwise required by conditions of this permission.

Reason

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

DESIGN/LANDSCAPING

Condition

Any associated above ground infrastructure (enclosures, fixtures, etc) shall be installed only in accordance with scaled drawings that have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of protecting the visual appearance of the area, in accordance with Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017, Paragraph 58 of the National Planning Policy Framework and Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

(Landscaping condition deleted)

~~Condition~~

~~Notwithstanding that indicated on the submitted plans, soft landscaping shall be implemented only in accordance with a landscape scheme that has been submitted to and approved in writing by the Local Planning Authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.~~

~~Reason~~

~~In order to protect the visual amenities of the area in accordance with Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017, Paragraphs 17 and 58 of the National Planning Policy Framework and Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).~~

ARCHAEOLOGY

Condition

No development or groundworks shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological monitoring and recording (a 'watching brief') during ground works

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related to the development proposal, with the provision for appropriate archiving and public dissemination of the findings.

Reason

The proposed development site has potential to include significant elements of the historic environment. If present and revealed by development works, the Council requires that these elements will be recorded during development and their record made publicly available, in accordance with paragraph 141 of the National Planning Policy Framework, Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017 and Policies BE.36, BE.37 & BE.38 of the Gloucester Local Plan (2002 Second Stage Deposit). This is necessary pre-commencement due to the potential impact from early phase works on significant assets.

DRAINAGE

Condition

Notwithstanding those details submitted with the application, the development hereby permitted shall not commence until precise details for the disposal of surface water (demonstrating sufficient capacity to accommodate specified surface water flows into it) have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.

Reason

To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem in accordance with Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017, the NPPF and Policies FRP.1a and FRP.6 of the City of Gloucester Second Deposit Local Plan 2002. This is required pre-commencement given the influence of early-stage below ground arrangements on the whole development.

AMENITY

Condition

Construction work and the delivery of materials shall be limited to the hours of 0800 hours to 1800 hours Monday to Friday, 0800hours to 1300hours on Saturdays and no construction work or deliveries shall take place on Sundays or Bank Holidays.

Reason

To safeguard the amenities of the area in accordance with Policies FRP.9, FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

HIGHWAYS

Condition (updated)

The access for construction traffic shall be from Hempsted Lane via the development of the adjacent field to the west of the application site in accordance with details that have first been submitted to and approved in writing by the Local

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Planning Authority. This vehicular access shall be surfaced in a bound material with splayed sight lines provided from a point either side of the access 2.4 metres back from the carriageway edge to a point on the nearside carriageway edge 47 metres distant in each direction with the area in advance of the splay lines so defined cleared of all obstructions to visibility and thereafter similarly maintained. There shall be no other access to the site for construction traffic.

Reason

To provide for a suitable construction traffic access in the interests of highway safety in accordance with paragraph 32 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017.

Condition

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. specify measures to control the emission of dust and dirt during construction
- viii. specify a vehicle routing strategy including Banksmen and hours of operation with regard to peak hours of the adjacent road network

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications Version 2017.

b) Application 13/01032/OUT

That planning permission be granted subject to the conditions listed in the Committee Report to the 2nd December 2014 Planning Committee and completion of a legal agreement to secure the terms set out at paragraphs 6.134 – 6.142 of the Committee Report to the 2nd December 2014 Planning Committee as well as submission, approval by the Local Planning Authority, and implementation of drainage infrastructure prior to any dwelling house being occupied if it takes place off site and any necessary commuted sums for the maintenance of additional infrastructure and landscaping associated with this development that would be situated on Council land, and to also delegate the incorporation of such additional provisions in the proposed planning obligation that may be deemed necessary.

117. AREA 4A2 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY - 16/01046/FUL

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The Principal Planning Officer presented the report which detailed an application for the variation of conditions 1 and 2 of the previous reserved matters approval 10/00467/REM to allow for an amended layout and house types (133 dwellings) on Area 4A2 on Framework Plan 4, Kingsway.

The Principal Planning Officer referred Members to the late material which contained an update on some of the outstanding issues and the consultation response from the Highway Authority. She advised that her recommendation remained unaltered.

She noted that there were still concerns relating to the mass of parking proposed along the SUDS buffer and the cluster of the larger affordable housing units. She stated that having all the larger houses together results in a high density of residents within a small area which was not ideal.

She noted that the distances between properties had been improved and the applicant was aiming to achieve a distance of 20 metres in most but not all cases. She considered that the flat over garage appeared to be hemmed in and noted that the possibility of relocating the bus stop was being investigated.

She required further explanation regarding the variations in levels when comparing the approved and now proposed scheme. She welcomed the provision of a bungalow and advised that one ground floor apartment would be a single bedroom mobility unit and there would be another two bedroomed mobility unit as well.

Mr Ian Drew, Design and Planning Manager, Taylor Woodrow, addressed the Committee in support of the application.

Mr Drew stated that the original approval dated back to 2010 and since that time both policies and customer expectations had changed. This revised scheme was designed to address those issues.

He stated that the new scheme provided an increased number of parking spaces compared to the approved scheme. He stated that this had required compromise in the design and layout and whilst he acknowledged that there would be an impact, it would be no greater than that of additional cars parking.

He had worked with Officers to address the distances between properties and he expected highway issues to be addressed through a Section 38 agreement.

He was looking at the possibility of relocating the bus stop and, in conclusion, he stated that any outstanding issues could be addressed by appropriate conditions and the application could be determined at the meeting.

The Vice-Chair considered that the proposals were an improvement on the previous scheme. He understood officers concerns regarding the massing of car parking but he believed that was preferable to additional on-street parking. He suggested that concerns on layout could be addressed by appropriate delegation to Officers and considered the bus stop to be an anomaly in its current position.

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Councillor Lugg expressed concern that the three four bedroom affordable housing could potentially have 21 occupants in close proximity and asked if they could be split if possible.

Councillor Fearn noted that some parts of the development appeared to be hemmed in but further reduction in density would reduce the profitability of the scheme.

The Principal Planning Officer advised that the number of dwellings was the same as the previously approved application. She noted that it was a balance and stated that the variety of garden shapes and sizes reflected the design guide for the locality. She was not convinced that the best balance had yet been achieved and asked the Committee for a steer.

The Chair was satisfied with the recommendation and asked that the application be brought back to Committee if there were any radical changes.

Councillor Dee believed that much could be achieved by judicious planting.

Councillor Brown believed that fewer dwellings would be preferable.

The Chair noted that planning permission had been approved for the same number of dwellings. He suggested that Officers be authorised to determine minor alterations and that radical changes be brought back to Committee and any matters falling between the two be determined by Officers following consultation with himself and the Vice-Chair.

RESOLVED that the Head of Planning be authorised to grant planning permission as detailed in the report with the proviso that minor changes be delegated, radical changes be brought back to Committee and any other matters be determined by the Head of Planning following consultation with the Chair and Vice-Chair of the Committee.

118. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of February 2017.

RESOLVED that the schedule be noted.

119. DATE OF NEXT MEETING

Tuesday, 9th May 2017 at 6.00pm.

Time of commencement: 6.00 pm
Time of conclusion: 7.40 pm

Chair