



# Gloucester City Council

## Planning Committee

**Meeting: Tuesday, 12th April 2016 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

<b>Membership:</b>	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Hilton, McLellan, Smith, Hobbs, Hanman, Williams, Brown, Dee, Toleman, Chatterton and Etheridge
<b>Contact:</b>	Tony Wisdom Democratic Services Officer 01452 396158 <a href="mailto:anthony.wisdom@gloucester.gov.uk">anthony.wisdom@gloucester.gov.uk</a>

## 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 - 22)  To approve as a correct record the minutes of the meeting held on 1 March 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>LAND AT WINNYCROFT LANE, MATSON - 14/01063/OUT</b> (Pages 23 - 142)  <b>Application for determination:-</b>  Outline application for the erection of up to 420 dwellings and community space/building, as well as associated landscaping, public open space, access, drainage, infrastructure, earthworks and other ancillary enabling works.
<b>6.</b>	<b>AREA 4B3 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY - 15/01591/FUL</b> (Pages 143 - 152)  <b>Application for determination:-</b>

	Revised scheme for 130 dwellings including access roads and landscaping (amended scheme and variation to conditions 1 & 2 of planning permission reference 10/00469/REM for Area 4B3 of Framework Plan 4, Kingsway, former RAF Quedgeley.
7.	<p><b>GLOUCESTER QUAYS - LAND AT BAKER'S QUAY, LLANTHONY AND MONK'S MEADOW - 14/01386/FUL</b> (Pages 153 - 210)</p> <p><b>Application for determination:-</b></p> <p>Variation of Conditions 5, 6 and 7 of the Gloucester Quays outline planning permission ref. 14/00709/FUL to alter the masterplan and schedule of development.</p> <p>Original development is Mixed use regeneration, comprising re-use of buildings and new build to accommodate residential, employment, retail and leisure uses and an education centre for Gloscat including enhancement works to listed buildings and Llanthony Priory together with public transport facilities, improvements to the road network including a new bridge over the canal and associated landscaping, car parking and servicing</p>
8.	<p><b>PHOENIX HOUSE, STANLEY COURT, EDISON CLOSE - 16/00148/COU</b> (Pages 211 - 220)</p> <p><b>Application for determination:-</b></p> <p>Change of use from Class B1/B8 to Sui Generis Police Use, Erection of security fence, gates, external storage containers, external lighting and back- up generator at Phoenix House, Stanley Court, Edison Close.</p>
9.	<p><b>KEYWAY 4 BARNWOOD POINT - 15/01605/FUL</b> (Pages 221 - 236)</p> <p><b>Application for determination:-</b></p> <p>Erection of vehicle sales centre, vehicle sales car park and new vehicle wash bay including workshop with MOT facility at Keyway 4 Barnwood Point.</p>
10.	<p><b>126, TREDWORTH ROAD - 15/00797/COU</b> (Pages 237 - 254)</p> <p><b>Application for determination:-</b></p> <p>Proposed change of use from florist to takeaway and construction of extract flue at 126, Tredworth Road.</p>
11.	<p><b>DELEGATED DECISIONS</b> (Pages 255 - 270)</p> <p>To consider a schedule of applications determined under delegated powers during the month of February 2016.</p>
12.	<p><b>DATE OF NEXT MEETING</b></p> <p>Tuesday, 31 May 2016 at 6.00pm.</p>

*J.R.P.H.*

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

**Date of Publication: Monday, 4 April 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.

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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).

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- Do not stop to collect personal belongings;
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### **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.