

Planning Committee

Meeting: Tuesday, 1st May 2018 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Lugg, Hanman, Morgan, D. Brown, Dee, Hansdot, Toleman, J. Brown, Fearn, Finnegan and Walford	
Contact:	Democratic and Electoral Services 01452 396126	
	democratic.services@gloucester.gov.uk	

	AGENDA		
1.	APOLOGIES		
	To receive any apologies for absence.		
2.	DECLARATIONS OF INTEREST		
	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.		
3.	MINUTES (Pages 7 - 12)		
	To approve as a correct record the minutes of the meeting held on 6 th February 2018.		
4. LATE MATERIAL			
	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.		
5.	FORMER HM PRISON, BARRACK SQUARE - 17/00659/FUL - 17/00662/LBC (Pages 13 - 92)		
	Application for determination:-		
	Redevelopment of the former HMP Gloucester site comprising the partial demolition and conversion of Grade II* and Grade II listed buildings to provide 38 residential dwellings (Use Class C3) and 481 sqm (GIA) of flexible commercial/community floorspace (Use Classes A2, A3, AS4, A5, B1, D1, D2) at ground floor and first floor of Block C (Chapel wing); demolition of non-listed structures and the construction of seven new buildings up to six storeys to accommodate 164 residential dwellings (Use Class C3); and associated car parking, cycle parking, private and communal amenity space, landscaping, access and related infrastructure works.		
6.	PUBLIC CONVENIENCE, ST JOHNS LANE - 18/00055/FUL (Pages 93 - 108)		

	Application for determination:-		
	Change of use from public convenience to single one bed dwelling. External changes to include new fenestration,. Insulation and external treatments and erection of boundary treatment and bin store at St Johns Lane.		
7.	IMPERIAL COMMERCIALS, LAND OFF TIP ACCESS ROAD, HEMPSTED LANE - 17/01178/FUL (Pages 109 - 128)		
	Application for determination:-		
	Erection of new industrial building (Use Classes B2/B8) for the servicing of vans and heavy goods vehicles; with ancillary offices, spare parts stores and trade counter. External yard areas for lorry and trailer parking and staff and visitor car park. In addition, the sale of new vans under a 'sui generis' use class at Imperial Commercials, land off Tip Access Road, Hempsted Lane.		
8.	LANNETT PLAY AREA, KING EDWARDS AVENUE - 18/00068/FUL (Pages 129 - 142)		
	Application for determination:-		
	Refurbishment and extension of existing changing room building to form new changing rooms and community facilities for youth activities (as revised) at Lannett Play Area, King Edwards Avenue.		
9.	DELEGATED DECISIONS (Pages 143 - 174)		
	To consider a schedule of applications determined under delegated powers during the months of January, February and March 2018.		
10.	DATE OF NEXT MEETING		
	Tuesday 1 st June 2018 at 6.00 pm.		

Jon McGinty Managing Director

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Date of Publication: Monday, 23 April 2018

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>	Prescribed description

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 -
 - 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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- 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.

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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.