



Gloucester City Council

Planning Committee

**Meeting: Tuesday, 4th December 2018 at 6.00 pm in the Civic Suite -
North Warehouse, The Docks, Gloucester, GL1 2EP**

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

AGENDA

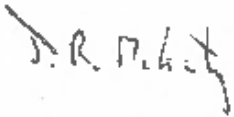
1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 14) To approve as a correct record the non-exempt minutes of the meeting held on 6 th November 2018.
4.	FORMER HM PRISON, BARRACK SQUARE - 17/00659/FUL (Pages 15 - 122) Application for determination:- Redevelopment of the former HM Prison 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,A4,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.
5.	18.00515.FUL - KINGS WALK PHASE 2 - FINAL (Pages 123 - 150) Application for determination:- Removal of Eastgate Shopping Centre connecting bridge and reinstatement/alteration of building facades, altered Kings Walk entrances, extension and facade treatment along Eastgate Street (including extension into Eastgate Street) and Kings Square, alterations to

	<p>Clarence Street entrance, second floor extension to form Class B1 offices, overall enhancements to Kings Walk and Clarence Walk including new glass atrium, car park, access and new public toilets, cladding and alterations to the car park building and associated pedestrian footbridge, providing new build extensions totalling 296sqm of Class A1 use, 893sqm of Class B1 offices and 12.5sqm sui generis (public toilets); change of use of 2,440sqm from Class A1 to Classes A1 and A3 and 56sqm from Class A1 to public toilets at Kings Walk Shopping Centre.</p>
6.	<p>LAND OFF SUDMEADOW ROAD - 18/00843/TCM (Pages 151 - 158)</p> <p>Application for determination:-</p> <p>Retention of telecommunications equipment and apparatus (amendment to development approved under 16/00728/TCM) comprising three antennas at height of 15.5m, 300mm dish at 14m, 600mm dish at 20.5m on a 290m high monopole mast. Installation of equipment cabinet and meter cabinet; installation of raised steel grillage supporting equipment cabinets and apparatus, and extension to compound to accommodate additional equipment for Vodaphone, enclosed by 1.8m high steel mesh fencing on land off Sudmeadow Road.</p>
7.	<p>GCH DEVELOPMENT AT GARNALLS ROAD - 18/00813/FUL (Pages 159 - 166)</p> <p>Application for determination:-</p> <p>Removal of Condition 3 of planning permission reference 16/01583/FUL. GCH Development at Garnalls Road.</p>
8.	<p>14 ESTCOURT CLOSE - 18/01274/FUL (Pages 167 - 172)</p> <p>Application for determination:-</p> <p>Proposed single storey rear extension plus new flat roof over garage and utility at 14, Estcourt Close.</p>
9.	<p>18-00853-FUL 42 BEECHROFT ROAD (Pages 173 - 178)</p> <p>Application for determination:-</p> <p>Part two storey part single storey rear extension, new dormer, extended front porch and extended front dormer at 42, Beechcroft Road.</p>
10.	<p>FORMER CIVIL SERVICE SPORTS GROUND, ESTCOURT ROAD - 16/00968/FUL (Pages 179 - 202)</p> <p>Application for determination:-</p> <p>Erection of 89 dwellings with vehicular access from Estcourt Road and Denmark Road together with details of landscaping, play area, drainage and other associated infrastructure at the Former Civil Service Sports Ground, Estcourt Road.</p>
11.	<p>DELEGATED DECISIONS (Pages 203 - 216)</p> <p>To consider a schedule of applications determined under delegated powers during the month of October 2018.</p>
12.	<p>DATE OF NEXT MEETING</p> <p>Tuesday, 8th January 2019 at 6.00pm.</p>
13.	<p>EXEMPT MINUTE OF 6TH NOVEMBER 2018 (Pages 217 - 218)</p> <p>PLEASE NOTE: the Committee are invited to confirm exempt minute 54 of the meeting</p>

held on 6th November 2018.

The Chair will enquire if Members require to discuss this item and, if so, it will be necessary to consider and pass the following resolution:-

“That the press and public be excluded from the meeting during the following item of business on the grounds that it is likely in view of the nature of the business to be transacted that if members of the press or public are present during the consideration of this item there will be disclosure to them of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended.”



Jon McGinty
Managing Director

Date of Publication: Monday, 26 November 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>	<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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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.