



PLANNING COMMITTEE

MEETING : Tuesday, 4th December 2018

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, Dee, Derbyshire, Finnegan, Hanman, Lugg, Morgan, Toleman, Walford and Hyman

Officers in Attendance

Paul Skelton, Planning Technical Manager

Nick Jonathan, Solicitor, One Legal

Adam Smith, Principal Planning Officer

Joann Meneaud, Planning Officer

Shane Burgess, Planning Officer

Elenya Jackson, Planning Officer

Mark Fisher, Planning Assistant

Tony Wisdom, Democratic Services and Elections Officer

APOLOGIES : Cllrs. J. Brown and Hansdot

56. DECLARATIONS OF INTEREST

Councillor Taylor declared a disclosable prejudicial interest in agenda item 9, application 18/00853/FUL as he was related to the applicant.

Councillor Walford declared a disclosable prejudicial interest in agenda item 8, application 18/01274/FUL as he was the applicant.

57. MINUTES

The minutes of the meeting held on 6th November 2018, including exempt minute 54, were confirmed and signed by the Chair as a correct record.

58. LATE MATERIAL

Late material in respect of agenda items 5, 9 and 10 had been circulated.

59. FORMER CIVIL SERVICE SPORTS GROUND, ESTCOURT ROAD - 16/00968/FUL

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The Principal Planning Officer presented the report which invited the Committee to resolve how they would have been minded to determine the application which was now the subject of a planning appeal which had been made on the grounds that the Council had not determined the application within the prescribed period.

The application was for the 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.

She referred to the late material which contained minor corrections to the report and further information on the Housing Delivery Test, the Appropriate Assessment upon the likely effects upon the Cotswold Beechwoods Special Area of Conservation and On Site Ecology.

Councillor Hilton as Ward Member addressed the Committee in support of the Officer's Recommendation.

He referred to the following:-

- Loss of playing fields
- Proposed green space not readily accessible to the existing community
- Overdevelopment of site
- Kingsholm has less public open space than other wards in the City
- Highways issues, loss of slip road and turning area
- Loss of on-street parking
- Congestion at School start and finish times
- Importance of adhering to Joint Core Strategy policies.

Adrian Welsh, a resident of Heathville Road addressed the Committee in support of the Officer's Recommendation.

He raised the following concerns:-

- Access, over 180 vehicle movements of junction
- School has over 800 pupils, many of whom arrive by car
- Excessive congestion
- 15 Coaches morning and evening will have to use Heathville Road
- Pupils will have to cross the road to reach the nearest primary school

A Member questioned the distance between the dwellings backing on to Bijou Court and was advised that it was approximately one metre which was sufficient room for a walkway.

Another Member was advised that an attenuation basin would hold excess water and discharge at a reduced rate and in this case was only expected to be wet after a once in thirty year event and could therefore be used as open space. The Member was also advised that replacement sports facilities were required by policy.

The Chair expressed concerns regarding access to the site particularly from Denmark Road.

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Another Member expressed serious concerns regarding road safety for children.

The Vice-Chair believed that the application was poorly designed and the loss of the roundabout would cause problems especially on match days.

Another Member expressed concerns that the application conflicted with Joint Core Strategy policies.

A Member noted that the application was acceptable to the Highway Authority but believed that common sense should prevail. He felt that minimum standards should not be accepted when there were opportunities available to create better designed places. The 21m distance between dwellings was essential although this was still not enough in his view. He noted that the former private playing fields had provided a green lung for Kingsholm.

The Chair reiterated his concerns regarding the access to the site but understood the Officer recommendation in light of the consultation response from the County Highways Authority. He therefore moved the Officer's recommendation and was seconded by the Vice-Chair. He asked Officers to ensure that, in the event of a subsequent planning inquiry, Members concerns regarding access and congestion be brought to the Inspector's attention.

RESOLVED that the Secretary of State be advised that the Council would be minded to refuse planning permission for the appeal proposals in the interests of proper planning for the area for the reasons detailed in the report.

60. FORMER HM PRISON, BARRACK SQUARE - 17/00659/FUL

The Principal Planning Officer presented the report which detailed an application for the 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.

He advised that the Committee had considered the Full and Listed Building Consent applications in May and had authorised the City Growth and Development Manager to grant permission subject to the Habitats Regulations assessment screening identifying that the proposals were not likely to have a significant effect on the Special Area of Conservation and the conditions in the report.

It had been established that likely significant effects could not be ruled out at the screening stage so the process had moved onto an 'Appropriate Assessment'. He confirmed that Natural England had raised no objections subject to mitigation being secured by appropriate conditions.

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Andrew Fox, Senior Planning Officer for City and Country Gloucester Ltd addressed the Committee in support of the application.

The Vice-Chair asked how far away the SAC was sited. He was advised that it was approximately 8km distant. The Principal Planning Officer advised that the Council was working with some other Gloucestershire District Councils to commission a visitor survey to find evidence of impacts on the SAC and it might be possible to develop a strategy to deal with this rather than having to assess each application individually.

The Chair moved, and the Vice-Chair seconded, that matter be determined in accordance with the Officer's recommendation.

RESOLVED that planning permission be granted subject to the conditions in the report.

61. 18-00853-FUL 42 BEECHROFT ROAD

The Chair, having declared a disclosable prejudicial interest in this application, left the Chamber during the consideration and determination of this item.

The Vice-Chair chaired the meeting for this application.

The Planning Assistant presented the report which detailed an application for a part two storey, part single storey rear extension, new dormer, extended front porch and extended front dormer at 42, Beechcroft Road.

He drew Members' attention to the late material which contained three photographs which the applicant had asked to be made available to the Committee.

The applicant, Kyle Brooks, spoke in support of the application.

In the ensuing debate, one member felt that the proposal would result in a big impact on the neighbouring property due to its size. Another Member stated the he was minded to oppose the application due to the loss of light and overshadowing that would result.

The Vice-Chair moved, and Councillor Lugg seconded, the Officer's recommendation.

RESOLVED that planning permission be refused for the reason in the report.

62. 18.00515.FUL - KINGS WALK PHASE 2 - FINAL

The Principal Planning Officer presented the report which detailed an application for the 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 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,

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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.

He drew Members' attention to the late material which contained comments and advice from Historic England.

A Member questioned the future of the murals on the former BHS store and was advised that the applicants had stated that they would be the subject of a separate planning application.

Another Member asked if the side entrance to the W H Smiths store would be maintained as it would be an under-cover route should the Post Office facilities be relocated to the W H Smiths store.

A Member was advised that there was no indication that the tree near the Iceland store would be removed.

Another Member was advised that there would no change to the number of parking spaces provided.

In the ensuing debate, Members expressed their pleasure at the proposed investment in the City Centre and that so many aspects of the design were to be welcomed.

The Chair moved, and the Vice-Chair seconded the Officer's recommendation.

RESOLVED that planning permission be granted subject to the conditions in the report.

63. LAND OFF SUDMEADOW ROAD - 18/00843/TCM

The Principal Planning Officer presented the report which detailed an application for the 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.

The Chair moved, and the Vice-Chair seconded the Officer's recommendation.

RESOLVED that planning permission be granted subject to the conditions in the report.

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64. GCH DEVELOPMENT AT GARNALLS ROAD - 18/00813/FUL

The Planning Technical Manager presented the report which detailed an application for the removal of condition 3 of planning permission reference 16/01583/FUL.

The Chair moved, and Councillor Lugg seconded, the Officer's recommendation.

RESOLVED that the Planning Technical Manager be authorised to grant planning permission subject to

- 1) No objections specifically related to the removal of condition 3 of planning permission 16/01583/FUL being received before the expiry of the consultation period;
- 2) The completion of a legal agreement securing the properties as affordable rented units in perpetuity;
- 3) The conditions in the report.

65. 14 ESTCOURT CLOSE - 18/01274/FUL

Councillor Walford, as the applicant, had declared a disclosable prejudicial interest in this application and left the meeting at this point.

The Planning Assistant presented the report which detailed an application for a proposed single storey rear extension plus a new flat roof over the garage.

The Chair moved, and the Vice-Chair seconded, the Officer's recommendation.

RESOLVED that planning permission be granted subject to the conditions in the report.

66. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of October 2018.

RESOLVED that the schedule be noted.

67. DATE OF NEXT MEETING

Tuesday 8th January 2019 at 6.00pm.

68. SEASON'S GREETINGS

The Chair wished those present a Merry Christmas and a Happy New Year.

Time of commencement: 6.00 pm

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Time of conclusion: 7.40 pm

Chair