



PLANNING POLICY SUB COMMITTEE

MEETING : Monday, 4th September 2017

PRESENT : Cllrs. Lewis (Vice-Chair), Lugg and D. Brown

Officers

Charlotte Bowles-Lewis, Principal Conservation Officer

Adam Gooch, Principal Planning Officer

Claire Haslam, Principal Planning Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs. Taylor and Dee

21. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

22. PUBLIC QUESTION TIME

There were no questions from members of the public.

23. PETITIONS AND DEPUTATIONS

There were no petitions or deputations.

24. CITY PLAN CONSULTATION RESPONSE REPORT

The Principal Planning Officer presented the report which provided a summary of comments received to the draft City Plan consultation and the responses made to those comments. The report invited the Sub-Committee to support and endorse the Response Report.

She advised that 267 written responses to the consultation had been received and were summarised in the response Report attached as Appendix 1.

She highlighted the following issues:-

- Developers needed to know what was expected of them
- Comments regarding projected housing figures

PLANNING POLICY SUB COMMITTEE
04.09.17

- Did the City Plan fulfil the housing need identified in the Joint Core Strategy?
- Some respondents called for more affordable housing while others called for no affordable housing
- Concerns regarding the City Centre and the drain of business to the Quays, although work was proceeding on protecting the City Centre particularly in the interim period prior to the adoption of the City Plan
- Support for the proposed cultural building although some respondents believed that existing venues were not fully used
- Support for heritage and natural environment policies

The Chair questioned the number of responses to the consultation and was advised that it was considered to be average. It was noted that over 100 people had attended the two events held in Kings Square and up to 50 people had attended other events. Attendees had also raised other issues which the Officers were able to pass on to the relevant departments.

The Principal Planning Officer advised that thirteen new sites had been identified by respondents including a proposal for 16,000 sq metres retail or between 360-480 dwellings or a mix of both at the Peel Centre and Madleaze Industrial Estate. The Chair suggested that a total residential allocation of that land could reinvigorate the City Centre. The Principal Planning Officer noted that the potential loss of employment land was a cause for concern.

The Chair was encouraged by the responses but noted the disparity between people's expectations and what the Council was actually able to achieve. He believed that the consultation had been one of the more positive that the Council had undertaken and he believed that this reflected the fact that people could see progress on the ground.

The Principal Planning Officer noted that people had come forward with ideas on this occasion including suggestions for a permanent sculpture trail with a Gloucester-based theme following the success of the Scrumpty and Henson Pig initiatives and the encouragement of the use of electric cars.

The Chair congratulated Officers on the consultation which he believed showed that the development of the Quays had acted as a catalyst for more development in the City.

RESOLVED that the Response Report to the Draft City Plan be supported and endorsed.

25. SHOP FRONTS, SHUTTERS AND SIGNAGE - DESIGN GUIDELINES FOR GLOUCESTER

The Conservation Officer presented the report which informed Members of the outcome of consultation on the shopfronts, Shutters and Signage – Design Guidelines for Gloucester document and invited members to recommend to the

PLANNING POLICY SUB COMMITTEE
04.09.17

Council that the document be adopted as a Supplementary Planning Document to be used in the planning process.

She advised that the consultation period had been from 21st November 2016 until 16th January 2017 and sixteen responses had been received. She noted that they had all been supportive and provided positive answers to the three questions at paragraph 3.6 of the report. Other issues included tables and chairs on the street which the Council now had a policy in place, and calls for more enforcement on signage although that was a matter of availability of resources.

She drew Members' attention to the comments from Historic England and advised that they had sent a copy of the document to the City of Canterbury as an exemplar. The Chair suggested that all Councillors be informed of this by e-mail and that a press release be issued at the appropriate time.

RESOLVED TO RECOMMEND to Council that Shopfronts, Shutters and Signage – Design Guidelines for Gloucester be adopted as a Supplementary Planning Document for use in the planning process.

26. GLOUCESTER PUBLIC REALM STRATEGY

The Principal Planning Officer presented the report which invited the Sub-Committee to consider the Gloucester Public Realm Strategy and recommend to the Council that it be adopted as a Supplementary Planning Document.

She advised that the Strategy had been the subject of public consultation from 15th March to 26th April 2017 and a total of sixteen responses had been received. She referred Members to the response report which was attached as Appendix 2 to the report and contained the comments of consultees and the amendments made following consultation.

She stated that the strategy applied to all areas that the public moved through and was intended to provide clarity on areas in private ownership. She noted that a consistent approach had been adopted but the strategy was intended to be for guidance with an emphasis on high quality to complement the historic feel and context of the City Centre. It would form part of the evidence base for the emerging City Plan.

Councillor Lugg referred to the indicative walk times on Page 145 and noted that it would not apply to everybody. She noted that it was not possible to travel directly from Tuffley to the Quays by public transport.

The Principal Planning Officer stated that the strategy would provide a hook for developers and the application of Section 106 and similar monies subject to appropriate viability testing.

Councillor Brown referred to the reference to litter bins being convertible to recycling bins and the Chair advised that it had been tried in the past but there had been too much contamination of the recyclables.

PLANNING POLICY SUB COMMITTEE
04.09.17

Councillor Brown noted that bicycle shelters such as that illustrated in the Strategy tended not be used as they were difficult to use and only the front wheel could be secured. The officer undertook to use an image of a different design of shelter.

The Chair noted that cycling should be encouraged but the interests of pedestrians should be foremost.

RESOLVED TO RECOMMEND to Council that the Gloucester Public Realm Strategy be adopted as a Supplementary Planning Document.

27. DATE OF NEXT MEETING

Thursday, 16th November 2017 at 6.00pm (To be confirmed).

Time of commencement: 6.00 pm

Time of conclusion: 7.00 pm

Chair