



PLANNING COMMITTEE

MEETING : Tuesday, 3rd December 2019

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

Officers in Attendance

Technical Planning Officer

Principal Planning Officer

Planning Officer

Planning Assistant

Solicitor, One Legal

Democratic and Electoral Services Officer

APOLOGIES : Cllrs. Finnegan

1. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

2. MINUTES

The minutes of the meeting held on 5th November 2019 were confirmed and signed by the Chair as a correct record, subject to an amendment to reflect Councillor Hyman's apologies at the previous meeting.

3. LATE MATERIAL

Late material had been circulated in relation to Item 4, (RAOB Social Club - 17/00658/OUT) and Item 5, (Former Interbrew - 18/01444/FUL)

4. RAOB SOCIAL CLUB 87 - 91 SOUTHGATE STREET, GLOUCESTER - 17/00658/OUT

The Principal Planning Officer presented the report detailing an application for the demolition of the remainder of the former RAOB Club and construction of 14 units (C3) together with landscaping and associated works (landscaping reserved). The

PLANNING COMMITTEE
03.12.19

decision was previously deferred to allow for full consideration of the latest responses from Natural England and the County Highways Authority.

The Principal Planning Officer responded to Members' questions as follows:

- The Whitesmith building would be separate from the surrounding buildings.
- Correspondence had been received from Natural England in relation to the conservation of Alney Island.
- Natural England were under pressure to conserve Alney Island as a response to the potential increase of users.
- Natural England had provided assurances that the proposed measures would assist with the conservation of the Island.

Members Debate:

Councillor Toleman stated that he was pleased that the application would be going ahead. He noted that he had been concerned about the original refusal but would vote in favour of the application.

Councillor Hyman stated that he would not have supported the application originally but was pleased with the amendments and would now vote in favour of it. He noted that he wished to see all amendments carried out.

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

RESOLVED that: - Planning permission be granted subject to completion of a s106 obligation to secure the affordable housing, highways and ecology contributions.

and

Subject to delegation on condition 16.

5. FORMER INTERBREW, EASTERN AVENUE, GLOUCESTER - 18/01444/FUL

The Principal Planning Officer presented the report detailing an application for the demolition of vacant buildings and comprehensive redevelopment for employment units falling within Use Classes B1, B2 and B8 (totalling 9,574 sqm); a DIY retail warehouse within Use Class A1 (4,703 sqm); a 44 bedroom hotel within Use Class C1 with associated restaurant/pub within Use Class A3/A4 (2,018 sqm); and a drive-thru restaurant within Use Class A3/A5 (totalling 255 sqm); together with associated car parking, servicing and access; landscaping and all associated works.

The Principal Planning Officer responded to members questions as follows:

PLANNING COMMITTEE
03.12.19

- It was a requirement that all conditions were met. If a condition was not adhered to, then the relevant officer would be permitted to take action.
- There were 2 access points on Eastern Avenue. There would be less of a build up of traffic as there would be opportunity to take an early right turn before the main site.
- The junction was 'forward thinking' and would prioritise cycle and pedestrian movement.
- The junction would have a right turn filter, meaning that the right turn would be unobstructed.
- A further condition for the applicant to provide Gull Protection measures could be proposed.

The Chair moved, and the Vice-Chair seconded the officer's recommendation with a further condition as above:

RESOLVED THAT:- Planning permission be granted subject to the conditions outlined in the late material and an amendment to condition 17.

and

Subject to Gull Protection Measures being introduced on the site.

6. 16 HETHERSETT ROAD, GLOUCESTER - 19/00487/FUL

The Planning assistant presented the report detailing an application for a 2-storey kitchen/diner and bedroom rear extension.

The Chair moved and the vice chair seconded the officers recommendation.

RESOLVED THAT:- Planning Permission be granted.

7. DELEGATED DECISIONS

The schedule of applications determined under delegated powers during the month of October 2019 was noted.

RESOLVED that: - The schedule be noted

8. DATE OF NEXT MEETING

Tuesday, 7th January 2020.

Time of commencement: 18:00pm

Time of conclusion: 18:41pm

Chair