



PLANNING COMMITTEE

MEETING : Tuesday, 2nd February 2021

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

Officers in Attendance

Planning Development Manager
Principal Planning Officer
Senior Planning Officer
Solicitor, One Legal
Democratic & Electoral Services Team Leader
Democratic & Electoral Services Officer

APOLOGIES : Cllrs.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The minutes of the meeting held on the 5th of January 2021 were confirmed by the Chair as a correct record.

4. LATE MATERIAL

Late material had been circulated in respect of Agenda Item 4 – Rikenel Montpellier (17/01127/FUL).

5. 2GETHER NHS FOUNDATION TRUST, 18 DENMARK ROAD, GLOUCESTER - 20/00300/FUL

The Planning Development Manager presented the report detailing a change of use of a site from a health clinic/office to 20 supported living apartments involving conversion of the existing main building (No. 18 Denmark Road) and the provision of a new three-storey detached building to the rear, including associated landscaping, access and parking, following demolition of an existing single storey outbuilding.

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Councillor Hilton addressed the Committee in opposition to the application.

A statement was read out by the Democratic & Electoral Services Officer on behalf of a local resident in opposition to the application.

An agent of the Specialised Support Housing addressed the Committee in favour of the application on behalf of the applicant.

The Planning Development Manager responded to members questions as follows:

- The site was not a HMO and did not fall under this use class. Rather, it was a supported living facility which was controlled by nature of use.
- The plan followed established design principles which were considered appropriate for the site.
- The number of parking spaces were suitable for the site.

Members' Debate

- A Member stated that on balance he was in favour of the application as there was a need for this type of accommodation in the City.
- Several Members agreed that the design was largely to be welcomed.

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

RESOLVED that: - Planning permission is granted subject to the conditions outlined in the report.

6. RIKENEL - 17/01127/FUL

An agent spoke against the Officer recommendation to refuse planning permission.

The Senior Planning Officer presented the report detailing an application for the demolition of existing day centre and erection of a 3 storey building containing 12 number 1-bedroom flats for adults with physical or learning disabilities.

The Planning Development Manager responded to members' questions as follows:

- Whilst there was a need specialist accommodation for people with learning and disability needs, the proposed plan in the application did not meet that need.
- Moreover, the application was contrary to the relevant policy in planning law and was not supported by the Adult Social Care Commission.
- The Council had been considering the application since 2017, yet it still required significant changes which would likely take longer than a month.

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Members' Debate:

- Some Members believed that there was a need for this type of accommodation, and suggested that the application could be deferred.

Councillor Hyman proposed and Councillor Walford seconded a deferral of the application.

RESOLVED that: - the application is not deferred.

The Chair then proposed, and the Vice-Chair seconded a motion to refuse the application.

RESOLVED that: - the application is refused.

7. LAND ADJOINING NAAS LANE UPDATE, QUEDGELEY, GLOUCESTER - 18/01228/OUT

The Planning Development Manager presented the report. Members had previously resolved on the 4th August 2020, that the grant of outline planning permission for up to 97 dwellings on land off Naas Lane be delegated to the Growth and Delivery Manager subject to the completion of a S106 Agreement and a number of conditions. However, matters had arisen when finalising the S106 Agreement, which were listed in the report.

The Chair moved, and the Vice-Chair seconded the officer's recommendations.

RESOLVED that: - Officers' recommendations are accepted.

8. DELEGATED DECISIONS

The schedule of applications determined under delegated powers during the month of December 2020 was noted.

RESOLVED that: - The schedule be noted.

9. DATE OF NEXT MEETING

Tuesday 2nd of March 2021.

Time of commencement: 6:00pm

Time of conclusion: 7:37pm

Chair