



PLANNING COMMITTEE

MEETING : Tuesday, 5th August 2014

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), Noakes, Hilton, Smith, Hanman, Ravenhill, Dee, Mozol, Toleman, Chatterton and Bhaimia

Officers in Attendance

Gavin Jones, Development Control Manager

James Felton, Solicitor

Neil Troughton, Highways Department, Gloucestershire County Council

Bob Ristic, Senior Planning Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllr. Hobbs

16. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

17. MINUTES

The minutes of the meeting held on 1 July 2014 were confirmed and signed by the Chair as a correct record.

18. GLOUCESTERSHIRE DEAF ASSOCIATION, COLIN ROAD - 14/00275/FUL

The Senior Planning Officer presented the report which detailed an application for the erection of twelve apartments, extension and alterations to existing Deaf Association building, provision of associated car parking at Gloucestershire Deaf Association, Colin Road.

He referred to the late material which contained additional representations.

Jenny Hopkins, Chief Executive of Gloucestershire Deaf Association addressed the Committee in support of the application.

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Ms Hopkins advised that the Association did not wish to sell the car park but it was the result of a situation imposed on it by the County Council to recover an historic pension fund debt of £500,000.

The Association was determined to stay at Colin Road as the premises were used regularly by 22 groups covering a wide range of community activities. A successful community centre would generate footfall and inevitably traffic.

She noted that since Third Sector Services had vacated the car park it was often only two thirds full. Previously the car park had been used by eight minibuses which generated traffic and in cold weather often stood with their engines running to warm up.

She believed that local residents were attached to the Victorian buildings which were formerly Barnwood School. She noted that if this application was not supported the Association would have no option but to dispose of the whole site for development.

Mr Geoff Airley, resident of Colin Road, addressed the Committee on behalf of the written objectors.

Mr Airley advised that while the documented objections still stood the objectors fully supported the Association and would not wish to lose the Deaf Centre. They hoped that the Committee would approve the application to protect the future of the centre.

He reiterated the key points of objection:-

- proposal not in keeping
- parking
- bus and emergency vehicle access

He advised that residents would monitor the parking and traffic situation and would expect the County Council to take action if the situation warranted it. He believed that the County Council had been secretive and unhelpful.

The Chair noted that the site had previously enjoyed the benefit of planning permission for redevelopment that had been granted on appeal but which had now lapsed. He believed that the proposals were not out of keeping architecturally and there was sufficient parking proposed.

Councillor Lewis believed that the Association was in an unfortunate predicament and the proposal represented the lesser of the evils. He believed that the proposal, although quite tall on one side, was generally in keeping and that any traffic issues could be addressed by the County Council. He understood the concerns regarding emergency vehicle access and regretted the loss of the lawn outside the centre.

Councillor McLellan advised that the Pension Fund Committee was administered by the County Council but was not a committee of that Council. He believed that the parking issues would be exacerbated but he would support the application for the greater good of the community.

Councillor Noakes called for parking restrictions on the corner.

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RESOLVED that

- 1. Planning permission be granted subject to the conditions in the report;**
- 2. Gloucestershire County Council be requested to consider imposing traffic restrictions at the junction of Colin Road and Grove Crescent.**

19. ACCESS ROAD ADJ UNIT 14 OLYMPUS PARK - 14/00491/FUL

The Senior Planning Officer presented the report which detailed an application for the change of use of highway to site for hot food vending van on the access road adjacent to Unit 14, Olympus Park.

He advised Members that Royal Mail had no access from the road upon which it was proposed to site the van.

The Highways Officer advised that there was no restriction on that side of the road. It was not a designated lorry park and vehicles under the control of the Traffic Commissioners should not be parked there. He noted that the van could displace one vehicle parking but there were other areas in Olympus Park where the displaced vehicle could park.

Councillor Mozol questioned the displayed photographs which she believed did not prove an accurate picture of the parking situation. She referred to the objection made by Quedgeley Parish Council and noted that the area was usually full.

Councillor Lewis suggested that the van could be sited on the Royal Mail site. He believed that the proposal would cause problems but would be difficult to refuse without a highways reason.

The Chair noted that the highway was not restricted, the van was smaller and narrower than a Heavy Goods Vehicle although HGV parking at night would be a different issue. Royal Mail vehicles did not use the access road and the van was proposed to serve an identified market.

Councillor Smith concurred with the Chair's comments.

Councillor Hanman asked if there was any restriction on overall numbers of hot food vending vans in the City and he was advised that the Planning Policy Sub-Committee would be exploring the subject.

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

20. FORMER NATIONAL GRID SITE, BRISTOL ROAD - 14/00631/FUL

The Development Control Manager presented the report which detailed an application for the variation of Condition 5 of permission reference 11/01298/FUL (which amended permission reference 10/01067/OUT for the redevelopment of the

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site) to omit part of the acoustic fence proposal adjacent to the gas pressure reduction station at the Former National Grid Site, Bristol Road.

The application had been presented to Committee at the request of Councillor Dallimore.

He advised Members that the application to vary the condition by omitting part of the acoustic fence had been made because of issues with the pipework associated with the gas pressure reduction station and emergency access to the station.

He noted that the rear of the nearest properties were some 77 metres from the boundary of the application site and it was proposed to omit 50 metres of the acoustic fence. There had been no representations from the public and the Environmental Health department were satisfied subject to the imposition of conditions.

He noted that the site was constrained to open storage or similar uses due to previous contamination. There was potential for noise from Plots 5 and 6 although development of those sites was also constrained.

The Chair supported the application as he was satisfied with the conditions proposed and no objections had been received.

Councillor Lewis observed that any noise nuisance from the gas pressure reduction station would have been apparent by this time.

Councillor Dee recalled that a protective membrane had been laid on the site and no works would be permitted which would penetrate the membrane.

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

21. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of May 2014.

RESOLVED that the schedule be noted.

22. MR JAMES FELTON

The Chair advised that the solicitor serving the Planning Committee, James Felton, would be leaving the Council to take up a post in East Cheshire which was more convenient to his home.

On behalf of the Committee, Councillor Taylor thanked Mr Felton for his contribution to the work of the Committee over the last fifteen months and wished him well in his career and his new post.

23. DATE OF NEXT MEETING

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Tuesday, 2 September 2014 at 18.00hrs.

Time of commencement: 18:00 hours

Time of conclusion: 18:55 hours

Chair