



PLANNING COMMITTEE

MEETING : Tuesday, 13th January 2015

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

Others in Attendance

Michael Jones, Solicitor

Adam Smith, Principal Planning Officer

Bob Ristic, Senior Planning Officer

Caroline Townley, Principal Planning Officer

Justin Hobbs, Tree Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllr Smith

55. DECLARATIONS OF INTEREST

Councillor Toleman declared a personal non-prejudicial interest in agenda item 5, Gloucester Quays, as a member of the Llanthony Secunda Priory Trust.

Councillor Hilton declared a personal and non-prejudicial interest in agenda item 5, Blackbridge Allotments, as a Member of Gloucestershire County Council.

Councillor Dee declared a personal and non-prejudicial interest in agenda item 5, Blackbridge Allotments, as a former Member of Gloucestershire County Council and had been involved in discussions regarding this development.

56. MINUTES

The minutes of the meeting held on 2 December 2014 were confirmed and signed by the Chair as a correct record.

57. 29 TEWKESBURY ROAD - 14/01321/TPO

The Council's Tree Officer presented the report which detailed an application to fell a protected beech tree at 29, Tewkesbury Road. He referred to the representation and photographs contained within the late material.

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Councillor Hilton supported the recommendation and noted that the tree was located on one of the main routes into the City and would have pre-dated the applicant's ownership of the property.

The Tree Officer confirmed that the life expectancy of the tree, which pre-dated the property, was in the region of 200 years and that it was unlikely to grow in size significantly.

The Chair supported the recommendation as he believed that the tree had significant public amenity value.

RESOLVED that application 14/01321/TPO to fell a protected tree at 29, Tewkesbury Road be refused for the following reason:

The tree is of considerable public amenity value by virtue of its size, form, good health and location adjacent to a busy main road. The reasons put forward for removal are either unsubstantiated, do not outweigh the public amenity value of the tree, or have alternative solutions that do not require the removal of the tree.

58. GLOUCESTER QUAYS - LAND AT BAKERS QUAY, LLANTHONY AND MONK MEADOW - 14/00709/FUL

Councillor Toleman had declared a personal prejudicial interest in this application as a member of the Llanthony Secunda Priory Trust.

The Principal Planning Officer presented the report which detailed an application for the renewal of Gloucester Quays outline planning permission. Mixed use regeneration, comprising re-use of buildings and new build to accommodate residential, employment, retail and leisure uses and an education centre for Gloscat including enhancement works to listed buildings and Llanthony Priory together with public transport facilities, improvements to the road network including a new bridge over the canal and associated landscaping, car parking and servicing.

He advised that the application was in effect a renewal of the 2004 scheme granted by the Secretary of State with several legal agreements and 73 conditions.

He also advised that having taken legal advice it was no longer considered necessary to refer the application to the National Planning Casework Unit and amended his recommendation accordingly.

Sarah Hawkins of Gloucester Quays LLP addressed the Committee in support of the application.

Ms Hawkins noted that it had always been intended to progress the development in phases and that renewal of the planning permission granted by the Government would mean that the later phases could be implemented.

She believed that the development made an important contribution to the City and advised that there was currently interest being expressed in some of the later phases.

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The Environmental Statement had been updated with an additional section on ecology and the planning obligations remained relevant.

Councillor McLellan noted that there would be advantages in bringing the development forward as soon as possible although he believed that the hotel would be more involved and he expressed concerns regarding land in the ownership of the Bishop family which was currently an eyesore. The Principal Planning Officer advised that he had been informed by a prospective purchaser of that site that a contract had been signed and would be exchanged shortly, pending the clarification of one piece of information.

Councillor Hilton welcomed the application and hoped that the area would be regenerated within the five years of the permission sought. He expressed concerns that some Listed Buildings could be at risk and referred to the recent fire at a warehouse on Baker's Quay. He hoped that the damaged building could be covered to prevent further deterioration.

The Principal Planning Officer referred to proposed conditions 3 and 4 which required the development to be started within five years from the date of this permission or within two years of the last of the reserved matters to be approved, whichever should be later and that an application for reserved matters should be made within eight years of the date of this permission.

Councillor Hobbs believed that the development would significantly tidy up land at Monk Meadow and around Sainsbury's store and he hoped that Baker's Quay would be resolved.

Councillor Noakes supported the application and believed that what had been achieved to date was an asset for the City and she noted that Peel Investments had invested in the City and were set to invest a great deal more in the future.

RESOLVED that the Development Control Manager be authorised to grant outline planning permission subject to the satisfactory completion of deeds of variation and/or additional legal agreements or undertakings in accordance with the terms set out in Paragraphs 6.70 to 6.74 of the report (subject to further negotiation on the necessity of the 'College' undertaking) and the conditions set out in the report.

59. BLACKBRIDGE ALLOTMENTS, STROUD ROAD - 14/01317/OUT

Councillor Hilton had declared a personal and non-prejudicial interest in this application as a Member of Gloucestershire County Council.

Councillor Dee had declared a personal and non-prejudicial interest in this application as a former Member of Gloucestershire County Council and had been involved in discussions regarding this development.

The Senior Planning Officer presented the report which detailed a revised outline application for 14 new dwellings, new allotments and associated works (following

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the grant of outline permission under application 11/00724/OUT) to allow for amended access arrangements from Stroud Road. (Appearance, landscaping, layout and scale reserved for future consideration).

He advised Members that a similar application had been approved in 2014 but the applicant had been unable to reach agreement with Network Rail regarding the approved shared access.

He referred to the late material which contained a recommendation for an additional condition requested by the City Archaeologist and confirmation of no objections from Environmental Health, the City Urban Design Officer and Network Rail.

He drew Members attention to the heads of terms of the proposed Section 106 Agreement detailed at Paragraph 6.8 of the report and advised that the reference numbers of the drawings referred to in Conditions 4, 20, 23 and 25 had been updated.

The Chair believed that there would be no problems with the Network Rail access as it was only used infrequently.

Councillor Dee supported the application despite the increasing demand generally for allotments. He explained that the existing allotments, of which only one was in use, were poorly drained and there was no water supply on site. the replacement plots would be serviced, well drained and have the benefit of a water supply. He called for a lockable barrier to prevent out of hours access to the playing field as problems had been experienced with abandoned burnt out vehicles in the past.

Councillor Hilton supported the application but noted that Network Rail was a difficulty organisation to deal with in respect of agreements.

Councillor Dee noted that the Network Rail access was the only point for large vehicles to gain access to the rail network for some considerable distance.

RESOLVED that, subject to the satisfactory completion of a Section 106 legal agreement in accordance with the terms in the report, the development Control Manager be authorised to grant consent subject to the conditions in the report, with drawing reference numbers updated, and the following condition:

Condition

No development or demolition shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which maybe lost and in accordance with paragraph 141 of the National Planning Policy Framework

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60. DELEGATED DECISIONS

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

RESOLVED that the schedule be noted.

61. DATE OF NEXT MEETING

Tuesday, 3 February 2015 at 6.00pm.

Time of commencement: 18:00 hours

Time of conclusion: 18:45 hours

Chair