



PLANNING POLICY SUB COMMITTEE

MEETING : Thursday, 17th September 2015

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), McLellan, Smith and Dee

Officers

Philip Bylo, Interim Planning Policy Manager

Adam Gooch, Senior Planning Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs.

9. APOLOGIES

10. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

11. MINUTES

The minutes of the meeting held on 18 June 2015 were confirmed and signed by the Chair as a correct record.

12. PUBLIC QUESTION TIME

There were no questions from members of the public.

13. PETITIONS AND DEPUTATIONS

There were no petitions or deputations.

14. STROUD DISTRICT COUNCIL LOCAL PLAN - CONSULTATION ON FURTHER POST SUBMISSION PROPOSED CHANGES (INCLUDING FURTHER POTENTIAL MAIN MODIFICATIONS)

The Interim Planning Policy Manager presented the report which provided an overview of the further post submission proposed changes and further potential main modifications to Stroud District Local Plan and requested the Sub-Committee to endorse paragraph 4.3 of the report as the Council's formal response to this consultation.

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He outlined the key issues of the changes which had been proposed by Stroud District Council detailed at paragraph 4.1 and the interim response which had been sent at paragraph 4.3.

He drew Members' attention to paragraph 4.3.7 where the City Council would welcome the opportunity to work closely with Stroud on the master planning for Hunts Grove to ensure that the appropriate supporting infrastructure and linkages to the surrounding area were put in place to support the level of growth proposed in the area for the benefit of Gloucester City.

He advised that Stroud District Council had been advised that the response was subject to ratification by the Sub-Committee at this meeting.

Councillor Smith was concerned by the apparent lack of proposals for infrastructure improvements and asked if there had been any recent studies on road capacity.

The Vice-Chair noted that there would be an increase in the amount of traffic accessing the motorway and stated that the traffic was already backed up at peak periods. He believed that the majority of traffic from Hunts Grove would go to the motorway via Junction 12 or to Gloucester.

The Interim Planning Policy Manager advised that further work on traffic was anticipated as part of the City Plan preparation.

Councillor Smith suggested that Stroud should part-fund the study.

The Vice-Chair noted that there would be an increase in lorries if the incinerator was to go ahead. He questioned whether the Hunts Grove development would generate Community Infrastructure Levy and he believed that any monies generated by the Levy should be spent in the area.

Councillor Dee referred to pre-Joint Core Strategy meetings with Stroud. He noted that the roundabout at St Barnabas was already operating above capacity and it would take in the region of £20 - £40 million pounds to solve the problems.

The Vice-Chair asked why Stroud was not considering growth at Whitminster or Eastington which were convenient areas for motorway links and to access industrial sites at Stonehouse and Stroud.

The Interim Planning Policy Manager advised that Stroud were proposing significant growth elsewhere in their district and that officers would be resisting growth in the Whaddon area through the Joint Core Strategy examination in October. Councillor Dee noted that the Environment Agency was concerned about the drainage implications of development at Whaddon.

In answer to a question from Councillor McLellan, the Interim Planning Policy Manager confirmed that the JCS was facing upward pressure on both housing and employment land but it was too early to quantify at the present time although consultants were working on the issues.

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Members supported the interim response that had been submitted by officers but requested that the wording of paragraph 4.3.6 be strengthened.

RESOLVED that paragraph 4.3 of the report be endorsed as the City Council's formal response to the consultation by Stroud District Council subject to the wording of paragraph 4.3.6 being strengthened.

15. CHELTENHAM PLAN 2011-2031 ISSUES AND OPTIONS - PUBLIC CONSULTATION

The Interim Planning Policy Manager presented the report which provided an overview of the key issues which Officers have identified in relation to the Cheltenham Plan 2011 – 2031 Issues and Options public consultation and requested the Sub-Committee to endorse Appendix 1 as the City Council's formal response to this consultation.

He outlined the general comments and specific comments in respect of the economy, green spaces and housing detailed at paragraph 4.2 of the report.

RESOLVED that Appendix 1 to the report be endorsed as the City Council's response to the consultation by Cheltenham Borough Council.

16. INTERIM PLANNING POLICY FOR MOBILE CATERING UNITS

The Interim Planning Policy Manager presented the report of the Cabinet Member for Housing and planning which proposed an interim planning policy for mobile catering units for use in development management purposes in response to a request by Members to consider the issue.

He advised that the policy had been drawn up in conjunction with Development Control officers and that there would be a public consultation on the proposed policy, independent of the City Plan preparation and the Joint Core Strategy.

The Chair questioned whether such a unit would be permitted solely on the basis of strong local need and Councillor McLellan expressed concern that local need could be interpreted as an over-riding factor.

The Interim Planning Policy Manager undertook to amend point 5 of the proposed policy to read "consideration could be given to the proposal if the applicant can demonstrate a strong local need for the facility."

Councillor Dee noted that there was no mention of the potential need for tables and chairs. He was advised that if required this would be part of the application and it would be for the applicant to include these in the application.

Councillor Smith noted that two recent applications had been for the permanent stationing of a unit. She was advised that these units were stationed on land in private ownership.

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The Interim Planning Policy Manager undertook to clarify the wording of the note to ensure that units must be removed from public land following each day of trading.

Members called for policies to discourage seagulls from roosting or nesting on large buildings and to encourage the installation of solar panels or other renewable energy installations on large buildings. They requested that interim policies be drawn up prior to inclusion in the City Plan.

RESOLVED TO RECOMMEND to the Cabinet that the proposed interim policy for mobile catering units be approved for a six week period of public consultation.

17. DATE OF NEXT MEETING

Thursday, 17 December 2015 at 6.00pm.

Time of commencement: 6.00 pm hours

Time of conclusion: 6.45 pm hours

Chair