



PLANNING COMMITTEE

MEETING : Tuesday, 14th June 2016

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), Lugg, Hanman, Morgan, Brown, Dee, Toleman, Fearn, Finnegan and Hyman

Officers in Attendance

Nick Jonathan, Solicitor, One Legal

Joann Meneaud, Principal Planning Officer

Bob Ristic, Senior Planning Officer

Adam Smith, Principal Planning Officer, Major Developments

Jon Sutcliffe, Development Control Manager

APOLOGIES : Cllrs. Hansdot, Brown and Cook

15. DECLARATIONS OF INTEREST

Councillor Toleman declared a personal interest in agenda item 6, Llanthony Wharf/Llanthony Priory by virtue of his role on Llanthony Priory Trust.

16. MINUTES

The minutes of the meeting held on 31 May 2016 and 12 April 2016 were approved as correct records and signed by the Chair.

17. LATE MATERIAL

The Chair drew Members' attention to Late Material which had been circulated in respect of items on the agenda.

18. CHANGE TO ORDER OF AGENDA

The Chair advised that in view of the number of residents in the public gallery who were in attendance for agenda item 7, Gloucester Retail Park, that he would taking this item first.

PLANNING COMMITTEE
14.06.16

19. GLOUCESTER RETAIL PARK, EASTERN AVENUE - 16/00055/FUL

Councillor Finnegan arrived late during the debate on this application and sat in the public gallery and did not take part in any of the decision making process for this item.

Members were presented with an application from Picton Capital Limited which sought approval for the erection of new class A1/A3 drive thru unit, revised access arrangement, reconfiguration of car park to retail park, and associated landscaping at Gloucester Retail Park, Eastern Avenue. The application had been referred to Planning Committee at the request of Councillor Lise Noakes.

The Senior Planning Officer introduced the report and advised Members that no objections had been received from statutory consultees and that 8 letters of representation that had been submitted as evidenced at paragraph 5.1 of the report. Members' attention was drawn to the Late Material which contained an additional representation. The Senior Planning Officer concluded his presentation by advising Members that the Development Control Manager's recommendation was to grant planning permission subject to conditions set out in the report.

Ms Linda Vickers, local resident, addressed the Committee

Ms Vickers explained that she lived opposite the site and that she was representing the views of other residents from York Road. Ms Vickers asked Planning Committee Members if they would wish to have a drive thru opposite their homes and described the traffic congestion, parking, anti-social behaviour and pollution problems residents regularly faced as a result of the current operations at the Retail Park. Ms Vickers queried the need for another facility when there were currently 7 catering outlets in the vicinity of the site. Ms Vickers added that security barriers had recently been removed to allow for the operation of a 24 hour gym.

Ms Abigail Rees, Planning Agent for Applicant, addressed the Committee in support of the application

Ms Rees welcomed the comprehensive report prepared by Planning Officers. She explained that a detailed survey had been carried out by their consultant which had revealed there was 66% available capacity at peak times and there would be no impact on the highways network. Ms Rees added that there would be 22 available parking spaces and reminded Members that the Highways Authority had no objection. Turning to the concerns of residents, Ms Rees observed that the nearest property was 26 metres away and would be screened from the development by shrubs and trees and that the Environmental Health Officer was satisfied with the scheme, subject to the addition of specific conditions. Ms Rees concluded that the proposal would deliver a contemporary and stunning drive thru which would improve the street scene, deliver jobs and not affect the viability of traders in the City Centre. She asked Members to support the scheme.

Members discussed the following matters.

PLANNING COMMITTEE
14.06.16

1. Councillor Lewis sympathised with the local residents but pointed out that the Planning Committee was bound by planning policy and that as there had been no objections from statutory consultees the Council could open itself up to an award of costs at appeal if the application was refused. Councillor Lewis explained that in the absence of grounds for refusal, that he would be voting in favour of the application.
2. Councillor Lugg queried access to the drive thru. The Senior Planning Officer clarified the position for the Member. Councillor Lugg expressed concern about the current access arrangements and pointed out that there was already a coffee shop in the Retail Park.
3. Councillor David Brown stated that the Committee should listen to the concerns of residents and that in his role as a County Councillor he had been involved in addressing traffic concerns for the area with the Highways Authority. He queried the tracking information on HGV's as set out in paragraphs 6.14 and 6.15 in the report. The Senior Planning Officer clarified the position for the Member.
4. Councillor Morgan acknowledged residents' concerns and requested more information on the proposed shrub and tree planting to screen the drive thru and speculated whether it would be substantial enough to reduce the effect of headlights. The Senior Planning Officer responded that specific screen requirements are contained in a condition attached to the granting of planning permission. Councillor Morgan requested that these details be shared with the Chair and Vice-Chair before approval. The Development Control Manager advised Members that a screening condition could be dealt with in this way, but that there was sufficient detail already contained in the application concerning landscaping and so further details were not required to be submitted. Councillor Lewis asked if the Highways Authority had considered the landscaping information when making their decision. The Senior Planning Officer confirmed that this was the case.
5. Councillor Morgan turned to the proposed opening hours for the scheme and commented that in his personal view these should be restricted in view of the existing background noise levels and activity in the area as documented in the report at paragraph 6.33. He queried whether it would be possible to grant temporary permission for 6 months. The Senior Planning Officer advised that Members could impose conditions, but that it could be considered unreasonable to restrict the opening hours and that the Committee could face an appeal on such a condition.
6. Councillor Hanman expressed concern over access and egress to the site. The Senior Planning Officer advised the Member that the Highways Authority was satisfied that there was sufficient visibility and manoeuvring space. The Chair commented that he understood Members' concerns, but that the Highways Authority was a professional body and that they had not objected to the proposal. He cautioned Members that they should not cite Highways issues as a reason to refuse the application.

PLANNING COMMITTEE
14.06.16

7. Councillor Fearn asked when the parking survey had been carried out. The Senior Planning Officer clarified the position for the Member and added that the survey and visits by officers had demonstrated that there was capacity.
8. Councillor Hyman echoed Members' concerns on Highways issues and asked if residents' Human Rights had been taken into account. The Chair referred the Member to page 5 of the agenda pack which detailed how Human Rights were considered when applications were assessed.
9. Councillor Toleman concurred with views already expressed by Members on Highways matters, but stated that he would be supporting the Development Control Manager's recommendation because of the danger of losing any subsequent appeal.
10. Councillor Brown commented that he had listened to Members' views, but that this Retail Park was unique in that it was positioned close to a cul-de-sac with 200 residents. Councillor Brown asked if there could be a condition added regarding replacement of the security barrier/gates in the event of anti-social behaviour. The Senior Planning Officer indicated that this would be acceptable.

The Chair drew the debate to a close and proposed that the Development Control Manager's recommendation to grant permission subject to the conditions in the report and other matters discussed during the debate by Members be accepted.

RESOLVED – That Planning permission be granted subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos.15062_PL02 Rev.C, PL03 Rev.A, PL04 Rev.A, PL06 Rev.C, 5864/ASP1 and SK01 Rev.A received by the local planning authority on 23rd May 2016.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Condition 3

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- I. specify the type and number of vehicles;

PLANNING COMMITTEE
14.06.16

- II. provide for the parking of vehicles of site operatives and visitors;
- III. provide for the loading and unloading of plant and materials;
- IV. provide for the storage of plant and materials used in constructing the development;
- V. provide for wheel washing facilities;
- VI. specify the intended hours of construction operations;
- VII. measures to control the emission of dust and dirt during construction
- VIII. specify construction traffic route.

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.

Condition 4

Prior to construction commencing (including demolition and preparatory groundworks) an Environmental Management System should be submitted to and approved in writing by this Authority which specifies mitigation measures in respect of the following issues in order to prevent nuisance -

- I. Dust from demolition
- II. Dust from groundworks
- III. Dust from haul-roads
- IV. Dust from stockpiles and material handling/removal
- V. Light from security compounds
- VI. Storage of waste
- VII. Keeping highways clear

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the proposed access roads, including the junctions with the existing public road and associated visibility splays, have been completed in accordance with drawing 15062-PL02 Rev.C and SK01 Rev.A with existing vegetation or features within splays cut back or reduced in height and thereafter kept clear between 600 millimetres and 2 metres above ground level.

Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework 35.

Condition 6

No development works above DPC level shall take place until precise details including samples of materials to be used externally have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with those approved details and shall be similarly maintained thereafter.

Reason

To ensure a satisfactory appearance to the development in accordance with policies BE.1, BE7 and BE.21 of the Second Stage Deposit Local Plan 2002.

Condition 7

PLANNING COMMITTEE
14.06.16

The building hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan 15062-PL02 Rev.C with the exception of the spaces to the rear of unit 2A and 2B which should be provided in accordance with Entran drawing SPA_20.4.16 received on 22nd April 2016 removing the spaces in blue, and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework 35.

Condition 8

Prior to the first use of the building, precise details of any external lighting to the drive thru and café building shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter maintained in accordance with those approved details.

Reason

In the interest of the visual amenities of the area and to protect the living conditions of neighbouring occupiers in accordance with Policies FRP.11 and BE.21 of the Gloucester Local Plan, Second Stage Deposit Local Plan 2002.

Condition 9

Any exterior lighting to the drive-thru and café building shall remain extinguished between the hours of 23:00 and 06:00 daily.

Reason

In the interest of the visual amenities of the area and to protect the living conditions of neighbouring occupiers in accordance with Policies FRP.11 and BE.21 of the Gloucester Local Plan, Second Stage Deposit Local Plan 2002.

Condition 10

A scheme for the provision of refuse storage shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter maintained for the life of the development.

Reason

In the interests of amenity in accordance with policy BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 11

Prior to the first use of the drive-thru hereby permitted, a screen to prevent headlight glare from vehicles using the drive-thru lane shall be installed at the site in accordance with details which shall be submitted to and approved in writing by the local planning authority. The screen thereafter shall be maintained in accordance with the approved details for the duration of the use.

Reason

To safeguard the living conditions of neighbouring occupiers and in accordance with policies BE.11 and BE.21 of the second deposit city of Gloucester local plan (2002).

Condition 12

PLANNING COMMITTEE
14.06.16

During the construction phase, no deliveries shall be taken at or dispatched from the development before 8am on weekdays and 8.30am Saturdays, nor after 6pm on weekdays and 1pm on Saturdays, nor at any time on Sundays, bank or public holidays.

Reason

To safeguard the amenity of the area in accordance with policy BE.21 of the second deposit city of Gloucester local plan (2002).

Condition 13

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, bank or public holidays.

Reason

To safeguard the amenity of the area in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 14

Prior to the first use of the building hereby permitted, the equipment to suppress and disperse fumes and/or smell produced by cooking and food preparation, shall be installed and be in full working order and shall be effectively operated for as long as the use continues.

Reason

To ensure that unsatisfactory cooking odours outside the premises are minimized in the interests of the amenity of occupiers of nearby properties and in accordance with policies FRP.11 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 15

The extraction equipment installed in pursuance with the above condition shall be maintained in accordance with the manufacturer's specifications to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning authority.

Reason

To ensure that the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties are protected and in accordance with policies FRP.11 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 16

To ensure adequate diffusion of any remaining odours that have not been scrubbed by the carbon filtration unit the extraction flue shall terminate at a minimum of 1 metre above the roof eaves of the application site or adjacent building whichever is the higher unless otherwise agreed in writing by the local planning authority.

Reason

In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002). Activated Charcoal is required as a minimum standard for the filtration of fumes.

Condition 17

Prior to the first use of the building hereby permitted, security measures to prevent unauthorised vehicular access to the carpark shall be installed in accordance with details

PLANNING COMMITTEE
14.06.16

which shall be submitted and approved in writing by the Local planning authority. The measures thereby approved shall be locked shut outside of public trading hours save for purposes of access and egress by staff and authorised persons.

Reason

To discourage antisocial behaviour and safeguard the living conditions of neighbouring occupiers and in accordance with Policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 18

The landscaping scheme as shown on the approved drawing No.5864/ASP1 shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development and shall be similarly maintained for the duration of the use. If during this time any trees, shrubs or other plants are removed, die, or are seriously retarded they shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policies BE4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 19

The drive-thru café hereby permitted shall only be open to the public between the hours of 06:00 and 23:00 daily.

Reason

To accord with the operating hours set out in the application form and to protect the living conditions of the occupiers of nearby residential properties in accordance with policies FRP.11 and BE.21 of the Second Stage Deposit Local Plan 2002

20. PHASE 5, RAILWAY TRIANGLE - 16/00158/FUL

Councillor Finnegan joined the meeting.

Members were presented with an application from Rockhaven Developments Limited which sought approval for the construction of 22 trade units in 5 separate blocks under use classes B1, B2 and B6, ranging in size from 116.13 sqm to 232.26 sqm, including new vehicular access and associated forecourts, parking and landscaping. The application had been referred to Planning Committee as it involved over 1000 sqm of floor space.

The Principal Planning Officer introduced the report and drew Members' attention to the Late Material circulated which detailed consultation responses received from the Highways Authority, Environmental Protection, Severn Trent, and the Lead Local Flood Authority, all of which indicated that they were now satisfied with the proposals. No comments had yet been received from the public and as the consultation period did not close until 15 June 2016 the Principal Planning Officer drew Members' attention to the revised recommendation of the Development Control Manager as outlined in the Late Material which sought delegated power to

PLANNING COMMITTEE
14.06.16

the Development Control Manager to grant permission subject to the conditions in the report and amendments and additional conditions set out.

Mr Geraint Jones addressed the Committee in support of the application

Mr Jones thanked the Officers and the consultees for their responses. He stated that the proposed units were in a well-contained site to the rear of the Railway Triangle which already had the benefit of planning permission for industrial use. The proposals met the approved uses for the site and all technical issues had been resolved. The scheme would generate 70 jobs and would be geared towards small businesses whilst allowing them growth. Mr Jones concluded that the developer had a good track record and he hoped Members would support the application.

Members discussed the following matters.

1. The Chair welcomed the application and was pleased to note that a concern regarding noise had now been addressed by an amendment to the draft Conditions.
2. Councillor Toleman queried the gull mitigation measures which were included as part of draft Condition 11. The Principal Planning Officer confirmed that the applicant had submitted a strategy and agreed to send a copy of it to Councillor Toleman.
3. Councillor Hanman asked if lorries would be able to access the area underneath the railway bridge. The Principal Planning Officer advised the Member that this route was only open to pedestrians and cyclists.

RESOLVED – That subject to there being no new material planning considerations raised in representations by 15 June 2016 that have not been considered, power be delegated to the Development Control Manager to grant permission, subject to the conditions in the report and the following amendments and additional recommendations.

Environmental protection conditions

Amended Condition 13

The rating level of any noise generated by mechanical plant associated with the development shall not exceed 5db(A) below the existing background (LA90) level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142: 2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

Reason

To safeguard the amenities of the area in accordance with Policies FRP.9, FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version 2014 and Paragraphs 17, 109, 120 and 123 of the NPPF.

PLANNING COMMITTEE
14.06.16

Delete Condition 14

Highways conditions:

Condition 20

No works shall commence on site (other than those required by this condition or remediation) on the development hereby permitted until the first 20m of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason

To reduce potential highway impact by ensuring that safe and suitable access can be provided for all users in accordance with Section 4 of the NPPF and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014. This is required pre-commencement to ensure that safe and suitable access.

Condition 21

No building on the development hereby permitted shall be occupied until the access road(s) (including surface water drainage/disposal, vehicular turning head(s), street lighting, and footways where proposed) providing access from the nearest public road to that building have been completed to at least binder course level in accordance with the submitted plans, and those access road(s), shall be maintained in that form until and unless adopted as highway maintainable at public expense.

Reason

To create a safe and secure layout which minimises conflict between vehicles and cyclists or pedestrians in accordance with Section 4 of the NPPF and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition 22

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason

PLANNING COMMITTEE
14.06.16

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition 23

The building(s) hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan drawing no.A103M, and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the Section 4 of the NPPF and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition 24

The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. A103M and those facilities shall be maintained for the duration of the development.

Reason

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition 25

The proposed pedestrian crossing and tactile dropped kerbs shall be constructed in full in accordance with the approved plans before any of the buildings hereby permitted are first occupied.

Reason

To ensure the development is designed to give priority to pedestrian and cycle movements and provide access to high quality public transport facilities in accordance with paragraph 35 of the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Condition 26

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 45m distant in both directions (the Y points).

PLANNING COMMITTEE
14.06.16

The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason

To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with Paragraph 32 of the NPPF and Policies INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Submission Version November 2014.

Informatives:

Note i

There is a public right of way running through the site, the applicant will be required to contact the PROW team to arrange for an official diversion, if the applicant cannot guarantee the safety of the path users during the construction phase then they must apply to the PROW on 08000-514514 or gcchighway@amey.co.uk department to arrange a temporary closure of the right of way for the duration of any works.

Note ii

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

Note iii

You are advised to contact Amey Gloucestershire 08000 514 514 to discuss whether your development will require traffic management measures on the public highway.

21. LLANTHONY WHARF/LLANTHONY PRIORY - 16/00357/FUL

Councillor Toleman, having declared a personal interest in this item, withdrew to the Public Gallery.

Members were presented with an application from Gloucester Quays LLP which sought approval for the change of use of land to open space and associated engineering and landscape works at Llanthony Wharf/Llanthony Priory. The application had been referred to Planning Committee as it affected the setting of a scheduled monument.

The Principal Planning Officer introduced the report. The recommendation of the Development Control Manager was to grant permission subject to the conditions set out in the report.

Mr Simon Metcalf addressed the Committee in support of the application

PLANNING COMMITTEE
14.06.16

Mr Metcalf briefed Members on the background history to the application. He explained that the application sought to deliver the remainder of the landscape masterplan and would provide significant enhancements to the site whilst providing linkages with Bakers' Quay and the College. Plantings would be of high quality with the trees being balanced to reflect the green area. Earlier concerns regarding the opening in the wall had now been addressed. Mr Metcalf concluded that the scheme would deliver notable improvements and he hoped the Committee would grant permission.

Members welcomed the report.

RESOLVED – That planning permission be granted subject to the conditions set out in the report

22 FORMER CAR PARK, WESSEX HOUSE, GREAT WESTERN ROAD. - 16/00303/FUL

Councillor Toleman returned to the meeting.

Members were presented with an application from Great Western Railways (GWR) for a new surface car park and gateline enclosure with external ramps and stairs at the former car park, Wessex House, Great Western Road, Gloucester. The application had been submitted to Planning Committee because the City Council had a direct interest in the site/development.

The Development Control Manager introduced the report and drew Members' attention to the Late Material circulated which contained the response from the Highways Authority to the proposal. Members were informed that the Highways Authority had no objections and had requested a number of conditions. The recommendation of the Head of Planning was to grant planning permission subject to conditions covering matters as set out in the report.

Mr Lewis Ward addressed the Committee in support of the application

Mr Lewis outlined the benefits of the proposed scheme which was necessary to support the projected growth in rail passengers. The proposal would include a new entrance to the station which would make it easier to get there on foot, or by bicycle or car and improve the whole journey experience. The applicant had worked closely with the Highways Authority to ensure the case was robust. Mr Lewis thanked the City Council's Officers for the professional way they had dealt with the application. He concluded by saying that GWR were proud of the community they served and he asked the Committee to support the application.

Members discussed the following matters.

1. The Chair welcomed the application and commented that it would open up the station from the other side. Councillor Lugg concurred with this view.
2. Councillor Brown referred to the 'Better Railway Stations' report of 2009. He noted the provision of cycle spaces and queried whether 1 electric charging

PLANNING COMMITTEE
14.06.16

point was sufficient. The Development Control Manager advised the Member that he was unaware of the contents of that report. Councillor Brown requested that the number of electric car charging points be reviewed.

3. Councillor Finnegan asked if there was a lift in addition to the ramp to the new entrance. The Development Control Manager responded that there was a lift on the platform to access the footbridge, but not from the car park to the platform.
4. Councillor Toleman queried whether the car park would be reserved exclusively for railway users. The Development Control Manager advised the Member that this would be a matter for the car park management. Councillor Lewis commented that in view of the proximity of the site to the Hospital it was important to have the correct car parking charging regime in place and he hoped that GWR and the Hospital would liaise on this matter.
5. Councillor Dee reflected that the expanse of brick wall would lend itself well to some public art and that signage and the GWR logo would add interest to the park. Councillor Lewis echoed this view.
6. The Chair asked the Development Control Manager to summarise the conditions which would be attached to the planning permission.

RESOLVED – That planning permission be granted subject to conditions covering the matters below:-

1. Commencement of development.
2. Approved documents.
3. Drainage details.
4. Details of railings.
5. Details of materials.
6. Construction management programme.
7. Details of tree and shrub planting.
8. Further review of the numbers of both disabled and cycle spaces.
9. Provision of a 3m wide marked route in the site for use by both cyclists and pedestrians.
10. Completion of access arrangements.
11. Details of electric charging facilities.

23 URGENT ITEM - AREA 4B3 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY - 15/01591/FUL

Members were presented with an application from Taylor Wimpey which sought approval for a revised scheme for 130 dwellings including access roads and landscaping (amended scheme and variation to conditions 1 and 2 of Planning Approval 10/00469/REM in respect of Area 4B3 on Framework Plan 4 at Former RAF Quedgeley, Kingsway. The report had been re-submitted to Planning Committee following its consideration at Planning Committee on 12 April 2016 because of the late production of amended plans which required consideration by Officers and statutory consultees and Members' comments regarding highways layout and the provision of parking.

PLANNING COMMITTEE
14.06.16

The Principal Planning Officer introduced the report and drew Members' attention to key points in the Late Material circulated which included a parking schedule submitted by the applicant. She concluded her presentation by advising Members that the Development Control Manager's recommendation was to grant approval of the scheme in accordance with the amended plans (revision in planning layout) with appropriate conditions as set out in the Late Material.

Mr Ian Drew addressed the Committee in support of the application

Mr Drew acknowledged the comments made by Members at the Planning Committee of 12 April 2016. He pointed out that the revised parking schedule would generate an additional 40 spaces. Mr Drew stated that construction was already underway on site and if that if permission was not granted for the revised scheme that the original consent would be implemented.

Members discussed the following matters.

1. Councillor Lewis was pleased to note that the granite surface would be removed and acknowledged that visitors would park anywhere so it seemed sensible to remove the allocated area. He considered that the revised scheme was a big improvement on the initial one submitted and congratulated the developer.
2. The Chair echoed Councillor Lewis's comments.

RESOLVED – That planning permission be granted for the revised scheme in accordance with the amended plans, subject to the conditions set out in the Late Material

24. DELEGATED DECISIONS

Members considered a schedule of delegated decisions for the month of April 2016.

RESOLVED – That the schedule of delegated decisions for the month of April 2016 be noted

25. DATE OF NEXT MEETING

Tuesday 5 July 2016 at 18.00 hours.

Time of commencement: 6.00 pm

Time of conclusion: 8.10 pm

Chair