



PLANNING COMMITTEE

MEETING : Tuesday, 6th November 2018

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Derbyshire, Finnegan, Hanman, Hansdot, Lugg, Morgan and Toleman

Officers in Attendance

Planning Technical Manager
Solicitor – One Legal
Principal Planning Officers (4)
Senior Planning Officer
Planning Officer
Planning Assistant
Democratic Services Officer

APOLOGIES : Cllr Walford

41. DECLARATIONS OF INTEREST

Councillor Finnegan declared a prejudicial interest in agenda item 7, 18/00840/COU, as she had requested that the application be presented to the Committee. She retired to the public gallery and took no part in the consideration of this application.

42. MINUTES

The minutes of the meeting held on 2nd October 2018 were confirmed and signed by the Chair as a correct record.

43. LATE MATERIAL

Late material in respect of agenda items 5,6, 7 & 11 had been circulated.

44. BARBICAN CAR PARK, LADYBELLEGATE STREET - 18/00156/FUL

The Principal Planning Officer presented the report which detailed an application for Phase 2 of the Student Accommodation development comprising 186 bedrooms,

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arranged in cluster flats, along with ancillary accommodation, servicing facilities and works including hard and soft landscaping and the creation of the new pedestrian street from Ladybellegate Street to Barbican Road.

He drew Members' attention to the late material which contained the response of the Urban Design Officer to the revised proposal and two further letters of objection.

Mr Hilton McCarthy, on behalf of the applicant, addressed the Committee in support of the application.

A Member questioned the Scheduled Ancient Monuments and was referred to paragraph 4.20 of the report and was advised that Historic England had granted Scheduled Monument Consent to the proposal.

Another Member called for particular care to be taken in respect of Anglo-Saxon remains.

Several Members welcomed the proposal as a great improvement to a site that had been derelict for over forty years.

The Chair moved and the Vice-Chair seconded that planning permission be granted subject to the conditions in the report.

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

45. 49, SHERBORNE STREET - 18/00487/FUL

The Principal Planning Officer presented the report which detailed an application for the demolition of 23 flats and one office and the construction of nine, one-bedroom flats and twenty two two-bedroom flats with associated access, parking and landscaping at 49, Sherborne Street.

He drew Members' attention to the late material which contained an additional condition in respect of drainage and confirmed that Gloucestershire County Council would not be seeking Section 106 contributions for education or libraries.

A Member questioned why the building was to be demolished. Another Member, through the Chair, advised that the building had originally been very small sheltered bedsits for the elderly and was no longer fit for purpose.

The Chair moved and the Vice-Chair seconded that the application be delegated to the Planning Technical Manager as detailed in the recommendation together with the additional condition (16).

RESOLVED that the Planning Technical Manager be authorised to grant planning permission subject to the satisfactory completion of a Section 106 Agreement to secure 100 percent affordable rented units; the conditions detailed in the report together with the additional condition set out below and any amendment or addition of conditions as necessary:-

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Condition 16

The development hereby permitted shall not commence until details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include:

- Confirmation of soakaway test's that have been carried out in accordance with BRE Digest 365, or such other guidance as may be agreed in writing by the Local Planning Authority (LPA);
- A hydraulic assessment of the upper catchment (if any);
- Details of any prior treatment of contamination, should it be found, prior to implementation of any agreed surface water drainage;
- A SuDS management and maintenance plan;
- Exceedance flow routing plan for flows above the 1 in 100+40% climate change event.

The approved scheme shall be implemented in full prior to the first occupation of the development hereby approved.

Reason

To ensure that the site can be adequately drained and in accordance with Policy INF2 of the Core Strategy.

Further to paragraph 6.26 of the published report officers can confirm that the County Council S106 Officer is not seeking contributions for education or libraries.

The S106 that sits with this application relates to the provision of affordable housing only.

46. 17 ST JAMES CLOSE, QUEDGELEY - 18/00672/FUL

The Planning Technical Manager presented the report which detailed an application for the conversion of existing communal facilities and warden's dwelling to form three dwellings and communal laundry facility at 17, St James Close, Quedgeley.

The Chair moved, and the Vice-Chair seconded, that the application be determined as detailed in the recommendation in the report.

RESOLVED that the Planning Technical Manager be authorised to grant planning permission subject to the satisfactory completion of a Section 106 Agreement securing the properties as affordable housing in perpetuity and the conditions set out in the report.

47. UNIVERSITY OF GLOUCESTERSHIRE, OXSTALLS LANE - 18/00644/REM

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The Principal Planning Officer presented the report which detailed an application for reserved matters approval for the appearance, landscaping, layout and scale of the hard surfaced path across Plock Court field between the new sports facilities and the allotments track, new gate works to the allotment track, installation of lighting alongside paths and associated works at the University of Gloucestershire, Oxstalls Lane.

He drew Members' attention to the late material which contained an update on ecology and highway issues together with a revised Officer recommendation.

Mrs Julia Hurrell of Estcourt Park Allotment Association addressed the Committee to bring attention to the Association's concerns.

The Chair questioned the proposed hours of operation of the lights in Condition 3 and whether the lights should be kept off until later in the subsequent day.

The Chair also questioned the proposed hours of working in Condition 2 and was advised that this was a standard condition and that if there was no intention to work on Saturdays that would be acceptable.

A Member questioned the possibility of using a speed restriction or traffic calming along the allotments lane. She was advised that the Council could consider such measures in its role as landowner and the Officer undertook to advise the City Improvement and Environment Team of the matter.

Another Member was advised that there was no set standard distance between lighting columns in planning terms but regard was given to the level of luminescence.

A Member asked if there could be a mix of the proposed column mounted lighting and lower level lighting. The Officer undertook to pass on these concerns to the University.

The Vice-Chair noted that there were alternative routes available for students' use after dark.

The Chair requested that condition 3 be amended to ensure the lighting was kept off until 10.00 am rather than 8.00 am.

The Chair moved and the Vice-Chair seconded that the application be determined in accordance with the revised officer recommendation in the late material subject to the amendment of revised Condition 3.

RESOLVED that subject to there being no new material planning considerations that have not already been considered raised in representations received prior to 9th November 2018, then reserved matters approval is granted subject to the following conditions;

Condition 1

The development shall be undertaken in accordance with the plans referenced

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Upgrading of footpath – layout plan C0076 COL AN 00 DR A 161 Rev. P04
(received by the Local Planning Authority on 19th October 2018)

Upgrading of footpath – layout plan C0076 COL AN 00 DR A 162 Rev. P02
(received by the Local Planning Authority on 19th October 2018)

Upgrading of footpath – layout plan C0076 COL AN 00 DR A 163 Rev. P02
(received by the Local Planning Authority on 19th October 2018)

Upgrading of footpath – layout plan C0076 COL AN 00 DR A 164 Rev. P04
(received by the Local Planning Authority on 19th October 2018)

Upgrading of footpath – layout plan C0076 COL AN 00 DR A 165 P02 (received by
the Local Planning Authority on 19th October 2018)

Upgrading of footpath – layout plan C0076 COL AN 00 DR A 166 P02 (received by
the Local Planning Authority on 19th October 2018)

Upgrading of footpath – sections C0076 COL AN 00 DR A 304 P3 (received by the
Local Planning Authority on 19th October 2018)

Proposed pedestrian gate C0076 COL AN 00 DR A 139 Rev. P02 (received by the
Local Planning Authority on 18th October 2018)

except where otherwise required by conditions of this approval.

Reason

To ensure the works are carried out in accordance with the approved plans.

Amended Condition 2

Construction works and the delivery of materials shall be limited to the periods of 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays and no construction work or deliveries shall take place on Sundays or Bank Holidays.

Reason

To protect the amenities of the area.

Amended Condition 3

Prior to any lighting fixtures proposed between the gate situated at the boundary of Plock Court and Estcourt Road (i.e. along the allotments track) coming into use, rear cowls shall be installed on all these lighting fixtures in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority to reduce light spill and prevent disturbance to foraging/commuting bats and other wildlife. Furthermore at all times these lighting fixtures shall be controlled via timers that ensure they are switched off 2 hours after sunset (or at 2300 hours

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whichever is the earlier) until 10.00 hours the subsequent day during the months May to August (inclusively) and switched off at 2300 hours until 10.00 hours the subsequent day during the months September to April (inclusively).

Reason

To safeguard biodiversity along the allotments track bat foraging/commuting area and preserve the amenities of the area.

Note

It is requested that the University includes information on the lamp columns in respect of the maintenance of the lighting system so it is clear that the County Council is not responsible for its maintenance.

48. 33 THE WHEATRIDGE - 18/00840/COU

Councillor Finnegan had declared a prejudicial interest in this application as she had requested that the application be presented to the Committee. She retired to the public gallery and took no part in the consideration of this application.

The Planning Officer presented the report which detailed an application for the change of use of land to garden space for 33, The Wheatridge.

He drew Members' attention to the late material which contained details of a thirteen signature petition supporting the application, two letters of no objection and a statement of case prepared by the applicant.

Mrs Marlene Phillips, the applicant, addressed the Committee in support of the application.

The Vice-Chair asked what Heron Homes were responsible for and if the Council could take any enforcement action. He was advised that a Section 215 Notice could be considered to require them to tidy the land and to maintain it to a better standard in future.

The Chair asked what would be acceptable and the Planning Technical Manager indicated that he would be happy to consider alternatives including a hedgerow or fence set back further from the path.

The Chair moved and the Vice-Chair seconded that the application be refused for the reasons in the report.

RESOLVED that the application be refused for the reasons in the report.

49. 2 BEEHCROFT ROAD - 18/01105/FUL

The Planning Officer presented the report which detailed an application for a two storey side extension, single storey rear extension and demolition of detached garage at 2, Beehcroft Road.

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The Chair moved and the Vice-Chair seconded that the application be determined in accordance with the Officer's recommendation.

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

50. 4 CHAMWELLS AVENUE - 18/01115/FUL

The Planning Assistant presented the report which detailed an application for a single storey side extension at 4, Chamwells Avenue.

The Chair moved and the Vice-Chair seconded that the application be determined in accordance with the Officer's recommendation.

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

51. LOBLEYS DRIVE PARK, LOBLEYS DRIVE - 18/00418/FUL

The Principal Planning Officer presented the report which detailed an application for the proposed change of use of part of the parkland to a regional standard BMX (cycling track) comprising four straight sections and a 4m high start hill at Lobleys Drive Park.

A Member was advised that there was no limitation on the number of events that could be held at the site.

The Chair moved and the Vice-Chair seconded that the application be determined in accordance with the Officer's recommendation.

RESOLVED that the Planning Technical Manager be authorised to grant planning permission subject to the conditions in the report; resolution of the outstanding issues regarding the control of the use of the site; and the addition or alterations to any conditions to mitigate the impact of the proposed development on the living conditions of nearby residents and highway safety.

52. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of September 2018.

RESOLVED that the schedule be noted.

53. EXCLUSION OF PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting during the following item of business on the grounds that it is likely, in view of the nature of business to be transacted that there will be disclosure to them of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended,.

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54. CURRENT PUBLIC INQUIRY UPDATE

The Committee considered exempt information relating to a current planning appeal and the recommendations in the exempt report were approved.

EXEMPT MINUTE OF PLANNING COMMITTEE 6TH NOVEMBER 2018

54, CURRENT PUBLIC INQUIRY UPDATE

The Planning Technical Manager presented the report which provided an update on the current public inquiry in respect of an application on land at Clearwater Drive, Quedgeley. He apologised for the later than usual circulation of the report and explained that this had been unavoidable given that the exchange of evidence for the appeal took place on Tuesday of last week and the need to take legal advice on various matters discussed within the report.

The Committee considered the report and the Chair moved and the Vice-Chair seconded the recommendation in the report.

RESOLVED that

- 1) Subject to the terms of the Unilateral Undertaking offering the transfer of land plus an appropriate maintenance period, the Council will not offer any evidence in respect of Reason for Refusal 1;**
- 2) If the Inspector is minded to accept the amended plans showing the relocation of the MUGA, the Council will not give evidence of any planning reasons of refusal linked to the revised location of the MUGA; and**
- 3) That the Committee note that in respect of the technical reasons (3-5), The Inspector will be advised that the refusal reasons have been overcome**

55. DATE OF NEXT MEETING

Tuesday, 4th December 2018 at 6.00 pm.

Time of commencement: 6.00 pm

Time of conclusion: 8.55 pm

Chair