

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 4TH DECEMBER 2018

ITEM 5 – KINGS WALK – 18/00515/FUL

Historic England comments:

Historic England has now submitted comments on the application and raises no objection on heritage grounds, considering that the application meets the requirements of the NPPF.

In addition Historic England has offered advice that may be summarised as follows;

- The proposals have the potential to offer heritage benefits notably views to, and setting of, St Michael's tower, and reinstatement of greater vertical rhythm within the street scene;
- Encourage the treatment of the upper storeys in Eastgate Street screening the car park not to appear top-heavy - reinstated views of St Michael's tower should not be dominated or diverted by the re-defined verticality and massing of the Eastgate Street elevation. The LPA should be satisfied that the proposed metallic mesh will achieve the anticipated light-weight aesthetic while providing ample screening;
- The extent to which the King's Walk surfacing is to be replaced is not clear, nor whether the existing trapdoor to the Kings Bastion will be retained. If not, details of the replacement door should be agreed and it should be easier to operate than the existing door, enabling easier access;
- They support the advice and recommendations of the City Archaeologist;
- Loss of the existing surface finishes in Eastgate Street as a result of new landscaping would be regrettable – improved interpretation of the significant archaeology below should be included in any new paving *.

* Officer note - the landscape schemes shown in the application submission are indicative and not part of the planning application.

No change is proposed to the recommendation of the Technical Planning Manager.

ITEM 9 – 42 BEEHCROFT ROAD – 18/00853/FUL

The applicant has requested that the members are made aware of the following photos in relation to this application:

Example extension at 70 Oxstalls Drive



Example extension at 72 Oxstalls Drive



Relative locations of above examples to application property



ITEM 10 –FORMER CIVIL SERVICE SPORTS GROUND 16/00968/FUL

Correction to the Report

In relation to sections 6.14, 6.16, 7.5 where reference is made to Tewkesbury Road, this is incorrect and should refer to Kingsholm Road.

Housing Delivery Test

Section 6.6 refers to providing Members with an update on the results of the Housing Delivery Test as we were expecting the results back from MHCLG in November, however this has not yet been received.

Further Comment Relating to Appropriate Assessment upon the Likely Effects upon the Cotswolds Beechwood SAC

The applicant has not submitted details to enable the Authority to undertake Appropriate Assessment of this particular scheme. However the applicant has submitted details in relation to the application for 100 dwellings and the Appropriate Assessment, for that scheme concludes that the measures proposed and with the required conditions, that these are acceptable to avoid adverse effects upon the integrity of the Cotswolds Commons SAC. This will now be sent to Natural England for their consideration. It is expected that the applicant would submit further information through the appeal process to ensure that the Council are able to undertake Appropriate Assessment and for that to be considered in detail by Natural England. Should this not be the case the Council may need to provide evidence to the Inquiry.

On Site Ecology

The ecology report submitted for the more recent application for 100 dwellings (18/00306/FUL) includes an updated report assessing the ecology on the site and it is upon this document, that comments have been made. The Ecology adviser has been consulted and considers that the proposals are acceptable subject to conditions.

No change is proposed to the recommendation of the Technical Planning Manager.