

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 3RD MARCH 2020

ITEM 5 – Manor Gardens, Barnwood Road, Gloucester - 19/00672/FUL

An email has been received advising that there was a conflict between the proposed site plan and the vehicle tracking plans submitted with the application. It has been pointed out that two of the proposed 72 car parking spaces are utilised on the vehicle tracking plans.

The applicant was alerted to this issue and an amended site plan has been received indicating that there are now proposed to be 70 car parking spaces, a reduction in two spaces.

The County Highways Officer has been consulted on this matter and has confirmed that the reduction in two spaces does not alter the conclusions set out at paragraph 6.33 of the Officer Report that the proposed level of parking is acceptable subject to a car park management plan.

Furthermore, following the Committee Site Visit the County Highways Officer has confirmed that the removal of the bollards on the pavement along North Upton Lane (as required by bullet point 3 of suggested condition 5) is not necessary, given the reasons for which the bollards were provided in the first place. It is noted that there are other routes available to access facilities on the opposite side of North Upton Lane and Barnwood Road and it is therefore recommended that bullet point 3 of condition 5 is removed.

The applicant has also submitted additional drawings/images showing a street elevation of the proposed new vehicular entrance onto North Upton Lane and street scenes of the proposed buildings at North Upton Lane (one of which includes an outline of the buildings to be demolished. These are attached and will also be included in the officer presentation. These drawings are for information purposes and do not alter the conclusions set out in the Officer Report in respect of impact on heritage assets and design.

It is therefore recommended that the application is permitted in accordance with the Officer Report subject to amended conditions 2 and 5 as follows:

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved drawings:

Site Plan - Drawing no. AA6514 -2001 Rev G
Ground and First Floor Plan – Drawing no. AA6514 -2002 Rev D
Second Floor and Roof Plan – Drawing no. AA6514 -2003 Rev C
Long Elevations – Drawing no. AA6514 -2004 Rev B
Short Elevations Drawing no. AA6514 -2005 Rev B

Long Elevations with materials – Drawing no AA6514 -2006 Rev B
Long Section - Drawing no. AA6514 -2007 Rev B
External Bin store - Drawing no. AA6514 - 2008 Rev B
Site Location Plan – Drawing no. AA6514 -2013 Rev A
Proposed Site Block Plan - Drawing no. AA6514 -2014 Rev A
Tree Report – Bartlett Consulting Development Site Impact Assessment ref:
JH/170053/Rv 1/sh
Tree Constraint Plan with existing site layout JH.170053.TCP.Rev A
Demolition Plan - Drawing no. AA6514 -2012 Rev B
Cotswold Ecology Preliminary Ecological appraisal dated April 2019
North Upton Lane Access Visibility and Swept Path Analysis – Drawing no. 23444-
08-020-01 Rev A
North Upton Lane Access Visibility and Swept Path Analysis – Drawing no. 23444-
08-020-02 Rev A
Bungalow Plans and Elevations – Drawing no. AA6514-2024

Condition 5

The development shall not be occupied until details of the following schedule of improvements have been submitted to and approved in writing by the Local Planning Authority :-

- 1) Tactile paving at the junction of North Upton Lane with Barnwood Road;
- 2) A pedestrian dropped kerb crossing, including dropped kerbs and tactile paving at Chertson Court junction with Barnwood Road;

The works shall then be carried out in accordance with the details so approved before occupation of the dwellings hereby permitted.

ITEM 7 – LAND AT SPINNAKER ROAD – 19/01096/FUL

WRS has assessed the Remedial Methodology submitted by the applicant and confirmed that they are generally in agreement with the findings of the report, subject to some further clarification, and have advised that Part A of condition 3 has been met.

The applicant has advised that Spinnaker Road is not adopted and as such Note 1 is not relevant.

Recommendation of the Technical Planning Manager

No change is proposed to the recommendation of the Technical Planning Manager other than amending Condition 3 as follows together with the removal of Note 1:

Condition 3

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Parts A to C below have been complied with. If unexpected

contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.

A. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must accord with the provisions of the EPA 1990 in relation to the intended use of the land after remediation.

B. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless

otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

C. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.

D. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an appropriate time period, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

Pre-commencement conditions for contaminated land risk assessment are considered necessary for the following reasons:

- There is potential for contamination to exist on the site. The degree and extent of contamination is currently unknown. More information relating to ground conditions is required to determine whether or not remediation will be required (prior to any construction work commencing).
- Where remediation is necessary, this remediation may involve work/techniques that need to be completed before any development is commenced, for example and removal from site of contaminated soils/underground structures, the design and incorporation of gas protection measures in any buildings etc. To carry out such work after construction has started/ben completed, may require potentially expensive retro-fitting and in some cases the demolition of construction work already completed.

ITEM 8 – KINGS QUARTER & KINGS SQUARE, GLOUCESTER – 18/01454/FUL

The applicant has confirmed agreement to the proposed pre-commencement conditions.

The applicant has also requested an amendment to Condition 38 to allow the opportunity for provision of electric vehicle parking facilities in another earlier phase. As there is no certainty as to the form and layout of the outline phase development and 'sharing' of parking across phases is possible this is considered a reasonable proposed change. Furthermore the applicant has also referred to Condition 97 (electric vehicle parking within the multi storey car park), which as a result could benefit from a clarification of the wording to refer to parking spaces *within the multi storey car park*.

Recommendation of the Technical Planning Manager

No change is proposed to the recommendation of the Technical Planning Manager on application ref. 19/01212/LBC.

No change is proposed to the recommendation of the Technical Planning Manager on application ref. 18/01454/FUL other than amending Conditions 38 and 97 to read as follows:

Condition 38

All reserved matters applications pursuant to Condition 2 above shall include details of the proposed car parking spaces which shall be constructed so as to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations **and specify which parking spaces within the site are allocated to the proposed buildings**. This shall include a minimum of 2% of non-residential spaces to be enabled for charging of plug-in and other ultra-low emission vehicles and 50% of residential spaces. The approved details shall be implemented prior to the occupation of any respective building **with which the parking spaces are associated** within the phase in which that parking is located.

Reason

To ensure that the development incorporates facilitates for charging plug-in and other ultra-low emission vehicles.

Condition 97

Prior to the first use of the multi storey car park hereby approved, at least 2% of commercial car parking spaces and at least 50% of residential car parking spaces **within the multi storey car park** shall be constructed so as to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations shall be installed to full working order in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the development incorporates facilitates for charging plug-in and other ultra-low emission vehicles.