

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 1ST SEPTEMBER 2020

ITEM 5 – Land at Rea Lane, Gloucester - 19/00068/FUL

Additional Representations have been received (since the completion of the report on 21st August) from six local residents raising the following issues:

Principle

Loss of prime land outside the village catchment – would be better used for improved facilities such as a community centre

There has already been lots of new development in Hempsted, eroding the special nature of the area and it being the only village left in Gloucester.

Drainage

I am still concerned that surface water run off from the site will discharge onto my land and access, and the run off should be directed to the land drain.

Pumping the foul water and sewage to the village system is totally unacceptable, as it is already overburdened, resulting in leakages within people's homes. It should be taken directly to the Netheridge Sewage works.

Highways

Residents concerns about the safety, parking, access for service vehicles etc relating to the Chartwell Close junction are being ignored.

Rea Lane is not a suitable or safe place to create a new access junction.

Will create further problems with traffic disruption particularly during the school run, twice a day.

Landscaping

It is noted that the number of trees to be planted along the swale line has been reduced. However a number of the trees are deciduous and therefore during autumn/winter will provide little screening benefit but likely to overshadow my garden in the summer months.

The new trees to be planted will overhang existing gardens and result in dead leaves, branches fruit etc falling into the gardens.

Layout

Too many houses within the north western corner of the site, a better layout should be considered and queries whether the site boundary is correct in this location.

Amenity

Being a direct and immediate neighbour, this development will have a significant impact upon the standard of living for my family, both during construction and once completed.

Facilities/Infrastructure

Together with the other new development around Hempsted, this development will place further pressure on local amenities, infrastructure and the school.

Neighbour Consultation Process

There have been a number of new documents submitted, residents have not been aware/had sufficient time to consider the changes (particularly as this is peak holiday season). The application should be deferred from the September Committee to enable full consideration and responses from residents.

(Officer Note: Please see comments below in relation to additional information submitted)

Additional Representation from Cllr Melvin

The application should be deferred from the September Committee and re-scheduled for the October Committee. Additional information has been submitted and local residents are either not aware of it, or have had insufficient time to consider the information and submit further comments. Given the contentious nature of this development, the neighbour consultation process should be re-started.

(Officer Note: Please see comments below in relation to additional information submitted)

Additional Information Submitted

To provide clarity upon the comments that have been raised, in relation to the publication of additional information/amended plans, that were uploaded to the Public Access system on 21st August, these related to:

- Amended design to plot 1 removing one window to the side elevation
- Amended design to plot 32 incorporating amended roof design.
- Amended management company responsibility area plan.
- Amended site level plan
- Amended materials plan
- Amended layout plans incorporating the above changes and showing more detail in relation to the pond, amenity areas and separation distances.

These changes are considered to be relatively minor, in terms of the overall assessment of the proposal.

Additionally, a Minerals Assessment Statement has now been submitted.

The Statement concludes that the site does not represent a viable mineral deposit for site extraction for the following reasons:

- The soil horizon of the site comprises a sequence of sandy silts with relatively small quantities of gravel.
- Only one trial pit recorded silty sands with no true “sand and gravel deposits” being recorded in the strictest sense across the site.
- Where recorded the soil horizon is very thin
- The horizon does not extend over the entire site area (and is mainly contained upon the more elevated land in the central, northern and eastern site areas).

- A sterile buffer zone would need to be incorporated to the northern boundary, given the closeness of existing residential properties to the northern part of the site.
- Overall the potential area for extraction would be limited

Additional Consultation Response

The Minerals Statement has been assessed by the County Waste and Minerals section who have advised that the proposed development would not create a mineral resource sterilisation issue on the basis that the underlying resources appear are not economically valuable. Therefore no further action is required in respect of MLP Policy MS01.

On this basis there is a change to the recommendation as set out below.

AMENDED RECOMMENDATION

That the grant of planning permission is delegated to the Business Transformation Manager (Planning) subject to the conditions set out in the report, with any necessary modifications and finalised wording, the addition of condition 20 and the completion of a Section 106 agreement to secure the following

- £6,468 financial contribution to library provision
- £133,000 financial contribution for formal sport;
- £47,000 financial contribution for formal play
- £17,000 financial contribution for general POS improvements
- £10,000 financial contribution towards a Traffic Regulation Order
- 25% affordable housing of the mix and house types detailed
- Appropriate S106 monitoring fee

Additional Condition 20

Notwithstanding the submitted details, no above ground construction of a building shall be commenced until details of the internal floor layouts of the proposed M4 (3) wheelchair user dwellings shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the submitted details.

Reason

To ensure the provision meets the required standards in accordance with Policy SD11 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework