

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 3RD NOVEMBER 2020

ITEM 5 – Land to the South of Rudloe Drive, Kingsway, Quedgeley

Neighbour Consultations

1 letter of objection received in relation to the revised scheme stating that the revisions don't overcome the issue of the contractors damaging their fence and just making a temporary repair. The objector continues by stating that the developer should replace the fence with a substantial structure to minimise the noise and privacy impact of the new properties to the rear.

Officer Note - The applicant has confirmed that they would be willing to make any necessary reasonable repairs to the damaged fence, however it should be noted that this would be a civil matter between the neighbouring residential occupier and the developer.

ITEM 6 – Land at Barnwood Link Road

Updated consultation responses:

Landscape Advisor

The amended Planting Plan shows an additional 36 trees. These are mainly on the boundary but there are also 13 within the central car parking area, space has been provided by reducing the number of parking spaces by 12. There is also a native hedge shown on the eastern boundary.

If it is not possible to reduce the size of the car park or building footprint then this is the best that can be achieved to mitigating for the loss of a biodiverse green field site with regards to biodiversity, carbon sequestration and the provision of attractive and robust planting which will help reduce the impact of extreme weather events.

Arboriculturist

Agree with the Landscape Advisor. Whilst the latest plans are a slight improvement, it is disappointing more trees are not being planted.

Ecological Advisor

In general, the position of the boxes is sufficient, however, the Ecological Advisor has raised a few comments in relation to the specification of the bird and bat boxes and the proximity to the footpath.

A revised Biodiversity Management Plan and Planting Strategy have now been submitted to address these concerns.

AMENDED RECOMMENDATION

That reserved matters approval is GRANTED subject to the following conditions:

Condition 1

The development hereby permitted shall be carried out in accordance with the application form, the and drawing numbers:

- Site Plan – Drawing No. 000-PEV-XX-ZZ-DR-A-1250 Rev. P23
- Proposed Elevations – Drawing No. 000-PEV-02-ZZ-DR-A-9000 Rev. P09
- General Arrangement Plan – Drawing No. 000-PEV-02-DR-A-1201 Rev P04
- Proposed Sections Vehicle Storage – Drawing No. 0000-PEV-01-ZZ-DR-A-4101 Rev P05
- Proposed Elevations Vehicle Storage – Drawing No. 0000-PEV-10-ZZ-DR-A-9001 Rev P05
- Typical Layout Vehicle Storage – Drawing No. 0000-PEV-01-01-DR-A-1205 Rev P05
- Ground Floor Plan – Drawing No. 000-PEV-02-00-DR-A-1200 Rev P06
- First Floor Plan – Drawing No. 000-PEV-02-01-DR-A-1201 Rev P03
- Roof Plan – Drawing No. 0000-PEV-02-DR-A-5300 Rev P04
- Typical Cross Sections – Drawing No. 000-PEV-02-ZZ-DR-A-4100 Rev P05
- Swept Path Analysis 7.5 Tonne Rigid Vehicle – Drawing No. CWA-19-286-701 Rev P2
- Swept Path Analysis Articulated Vehicle – Drawing No. CWA-19-286-700 Rev P2
- Planting Strategy Document – 620-ALA-00-xx-RP-L-0001-S1-P10
- Whole Site Planting Plan – 620-ALA-XX-00-L-DR-0001-S1-P06
- Detailed Planting Plan 1 of 2 – 620-ALA-XX-00-L-DR-0002-S1-P06
- Detailed Planting Plan 2 of 2 – 620-ALA-XX-00-L-DR-0003-S1-P05
- South Site Detailed Planting Plan – 620-ALA-XX-00-L-DR-0004-S1-P05
- Planting Schedule – 620-ALA-XX-00-L-DR-0005-S1-O01

Except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 2

The recommendations identified in Section 9 of the Noise Impact Assessment Revision 2-01 June 2020, prepared by Hoare Lea (Project number 10/12218, Document reference: Barnwood Gloucester – REP-1-12218-05-AM-20200526-Noise Impact Assessment-Rev2.docx) shall be implemented in full prior to the first use of the site and thereafter maintained for the lifetime of the development.

Reason

In the interest of the amenity of the occupiers of neighbouring properties.

Condition 3

Notwithstanding the submitted plans the development shall not commence until details of pedestrian and cycle crossing over the northern road has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby permitted.

Reason

To promote active travel and ensure a safe and suitable crossing is provided.

Condition 4

The development hereby approved shall not be brought into use until a minimum of 5% (10) staff/visitor car park electric vehicle charging spaces have been provided with electric charging points in locations in accordance with drawing number 000-PEV-XX-ZZ-DR-A-1252 – Rev P10 and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason

To encourage sustainable travel and healthy communities.

Condition 5

No building or use hereby permitted shall be occupied or use commenced until the vehicle parking area (and turning space) shown on the approved plans Highways Clarifications Site Plan 000-PEV-XX-ZZ-DR-A-1258 Rev P01 has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason

To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

Condition 6

The development hereby permitted shall not be occupied until the cycle storage facilities including showers and changing facilities have been made available for use in accordance with the submitted plan Highways Clarifications Site Plan 000-PEV-XX-ZZ-DR-A-1258 Rev P01 and those facilities shall be maintained for the duration of the development.

Reason

To ensure the provision and availability of adequate cycle parking.