

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	02.02.2021
Address/Location:	Land Adjoining, Naas Lane Naas Lane Quedgeley Gloucester
Application No:	18/01228/OUT
Ward:	Quedgeley Fieldcourt
Expiry Date:	14.01.2019
Applicant:	A Smith
Proposal:	The erection of up-to 97 dwellings together with access from Naas Lane, provision of Green Infrastructure including surface water attenuation and play space and other related infrastructure including foul water pumping station and vehicular access to 2 Brooklyn Villas. Outline application means of access not reserved.
Report by:	Caroline Townley
Appendices:	Site Location Plan

1.0 UPDATE REPORT

1.1 At the Planning Committee on 4th August 2020 Members resolved that the grant of outline planning permission for up to 97 dwellings on land off Naas Lane be delegated to the Growth and Delivery Manager subject to the completion of a S106 Agreement and a number of conditions.

1.2 Following this resolution, the following matters have arisen when finalising the S106 Agreement:

Affordable Housing

1.3 The minutes of the Planning Committee dated the 4th August 2020 incorrectly recorded the situation regarding Committees intention as was described in para 4.15 of the report.

The report stated in paragraph 4.15 "In relation to the required 4 bedroom homes the rents for these homes should be the equivalent of Social Rent." This was mistakenly changed to "Affordable Rent" later on, which is a more expensive type of rented property for tenants and not in line with the Councils Local Housing Needs Assessment.

The resolution of the Committee, at Recommendation 7.1 stated that the permission was to be granted subject to the 106 agreement securing the following; first bullet point; "25% of the total number of dwellings with a tenure mix of 75% **affordable** rented units and 25% shared ownership units"

This should have read "25% of the total number of dwellings with a tenure mix of 75% affordable **and social** rented units and 25% shared ownership units".

Education Contributions

1.4 In November 2019 Gloucestershire County Council updated its calculation of the numbers of pupils generated by new housing developments, following a population forecasting study of new dwellings built in Gloucestershire. The County Council has now advised that it has

recently come to its attention that the research on Post 16 school places was based upon three year groups of children, including 19 year olds, rather than two year groups of 16-18 year olds. This means that the calculator of 11 additional Post 16 pupils per 100 qualifying dwellings should be reduced to 7 additional Post 16 pupils per 100 qualifying dwellings.

- 1.5 In terms of this application the result is that the total contribution required for secondary age pupils age 11-18 is £534,357.48 (a reduction of £89,286.56 from that previously requested by the County Council as reported at Committee).

Highways England Condition

- 1.6 Highways England originally recommended that the following condition be included on any outline planning permission:

Condition 7

No dwelling shall be occupied until the improvement scheme identified for M5 Junction 12, as shown in the Phil Jones Associates Drawing ref: 02644-01-1 Rev B titled 'M5 Junction 12 Interim Mitigation Scheme – General Overall Layout' , or any subsequent scheme approved by Highways England, has been completed and is open to traffic.

Reason

To off-set development traffic impacts at M5 J12. To ensure the safe and efficient operation of the Strategic Road Network.

- 1.7 Highways England have since confirmed that the scheme referred to is now in implementation and that there is now no requirement for the condition to be applied for this site and it can be removed from any decision.

2.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER

2.1 That:

1. It is agreed that the minutes of the Planning Committee dated 4th August 2020 incorrectly recorded the situation regarding the Committees intention as was described in para 4.15 of the report.
2. The reduction in the contribution for secondary education requested by the County Council is acknowledged and agreed.
3. It is noted that following the completion of the highway improvement works identified by Highways England condition 7 is no longer necessary.

Person to Contact: Caroline Townley (396780)

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Gloucester

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