



PLANNING COMMITTEE

Meeting: Tuesday, 8th January 2019 at 6.00 pm
in Civic Suite - North Warehouse, The Docks, Gloucester, GL1 2EP

ADDENDUM

The following item although provided for on the agenda front sheet was not available at the time of dispatch:

4.	LATE MATERIAL (PAGES 5 - 14) Please note that any late material relating to the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day of the meeting.
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Yours sincerely

Jon McGinty
Managing Director

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and

(b) either –

- i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
- ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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For further details and enquiries about this meeting please contact Tanya Davies, 01452 396125, tanya.davies@gloucester.gov.uk.

For general enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, democratic.services@gloucester.gov.uk.

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
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LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 8TH JANUARY 2019

ITEM 5 – FORMER CIVIL SERVICE SPORTS GROUND 18/00306/FUL

Additional Consultation Responses

County Highway Authority

Conclude that the development would not have a severe impact upon the highway and that the proposal complies with the NPPF criteria of providing “safe and suitable access to the site for all users”, “appropriate opportunities to promote sustainable transport modes can be – or have been taken up,”, and that “any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree”.

Therefore the County Highway Authority has no objection to the proposal subject to the imposition of conditions.

Severn Trent Water

State that the conditions previously suggested are no longer required as there is no requirement for new drainage infrastructure. The detail of the drainage proposals will continue to be discussed with the developer.

Local Lead Flood Authority

On the basis of the response from Severn Trent Water, the Local Lead Flood Authority withdraw their objection.

Additional Representations

Letter of objection from Cllr Hilton

I write to raise objections to your recommendation to approve Redrow’s planning application 18/00306/FUL to build 100 houses on the former Civil Service Club Sports Ground, which I believe to be inconsistent with the planning committee’s decision on the 4th December when it rejected the application for 89 properties on the same site.

If this application were to be approved, it would mean the 89 house appeal would be withdrawn and the merits of the planning committee’s decision would not be tested at the appeal. This could have negative consequences in defending JCS policies INF3, INF4 and INF6 in future.

I believe this application should be refused for the following reasons

A. Housing Types:

The development meets the 20% affordable homes target, with appropriate mix of housing types, but it does not meet the requirement for market housing mix, with no provision for one or two bedroom homes. Kingsholm & Wotton has a good mix of housing and so should any new development in the ward. The applicant proposes 31 three bedroom houses and 49 four

bedroom houses. The mix according to SHMA should be 9 one bedroom homes, 23 two bedroom homes, 30 three bedroom homes and 18 four bedroom homes. Rejection on this policy alone would be consistent with the committee decision on the 89 house application.

B. Land Purchase:

The applicants purchased the sports ground from the Civil Service Sports Council Ltd for just £10,000 in 2011 (GR355501). The applicants should publicly declare the details of the uplift clause they have with Civil Service Sports Council Ltd.

I believe it is this legal agreement that is responsible for the maximisation of housing on the site rather than what one would expect in open discussion with the council and community on a development brief that would benefit all. Some degree of housing whilst retaining the main sports field for sport and recreation, would benefit everyone.

C. Alternative sport provision:

It may be that the land has not been used for sport for more than five years, but that is because of a deliberate policy by the landowners to close the ground for sporting activities.

I am disappointed that Sport England have changed their objection to the development. I don't think a cash gift from Redrow of £2m to the city council to be spent elsewhere in Gloucester on sports provision adequately compensates for the loss of the playing fields that are in the heart of Kingsholm.

The applicant has been unable to identify alternative provision elsewhere in Kingsholm & Wotton and therefore some sports provision should be retained on site. Spartans Rugby Club that is based in Sherborne Street would support the provision here for an additional rugby pitch for the club to use.

D. Joint Core Strategy INF3

The proposed development of 100 dwellings in my opinion is not consistent with JCS policy on green infrastructure. The former Civil Service Sport Ground provides a worthy green infrastructure asset that should be protected to help resolve the shortage of open space in Kingsholm and Wotton.

I believe it is not beyond the wit of Redrow Homes to come up with a development solution that would provide much needed housing whilst retaining a large open space that could continue to be used for sport and recreation.

The impact on the biodiversity from the wholesale building on the site will be negative. Two badger sets as indicated in the report will disappear if the development proceeds. Trees will be felled. The report also states that the development will create the loss of a foraging area for bats.

The proposed tiny public open space is tucked away in the corner of the site giving the impression that it is an exclusive space for residents of the estate rather than one that is inclusive for everyone living in Kingsholm to use. A large percentage of the public open space is set out as a flood attenuation basin, making the space practicably unusable for recreational purposes.

Here is Policy INF3

1. The green infrastructure network of local and strategic importance will be conserved and enhanced, in order to deliver a series of multifunctional, linked green corridors across the JCS area by:

i. Improving the quantity and/or quality of assets;

ii. Improving linkages between assets in a manner appropriate to the scale of development, and

iii. Designing improvements in a way that supports the cohesive management of green infrastructure;

2. Development proposals should consider and contribute positively towards green infrastructure, including the wider landscape context and strategic corridors between major assets and populations. Where new residential development will create, or add to, a need for publicly accessible green space or outdoor space for sports and recreational on, this will be fully met in accordance with Policy INF4. Development at Strategic Allocations will be required to deliver connectivity through the site, linking urban areas with the wider rural hinterland

3. Existing green infrastructure will be protected in a manner that reflects its contribution to ecosystem services (including biodiversity, landscape / townscape quality, the historic environment, public access, recreation and play) and the connectivity of the green infrastructure network. Development proposals that will have an impact on woodlands, hedges and trees will need to include a justification for why this impact cannot be avoided and should incorporate measures acceptable to the Local Planning Authority to mitigate the loss. Mitigation should be provided on-site or, where this is not possible, in the immediate environs of the site

4. Where assets are created, retained or replaced within a scheme, they should be properly integrated into the design and contribute to local character and distinctiveness. Proposals should also make provisions for future maintenance of green infrastructure.

E. Joint Core Strategy INF4

The lack of serious community engagement by Redrow ahead of this planning application, about the future use of the site, is lamentable. They locked the gates and closed down the sporting use, even though it was a well used facility.

Redrow have only presented plans that have proposed the complete building on the site, with the total loss of the playing fields. They have never properly consulted with anyone who lives in Kingsholm.

The proposal for provide £148,784.31 towards the Sebert Street Recreation Ground play area has NOT been discussed with the community. This is currently one of the best play areas in the city that was created by the parents of Kingsholm Kids at Play. I am concerned about possible overdevelopment of the Sebert Street Recreational Ground as proposed in the officer's report. What about Deans Way Meadow? Why is there no onsite provision?

There is no clarity in the officer recommendations on what the Section 106 financial agreement will be and what positive impact these will have on the local community.

I believe Redrow have failed to meet the requirement of Joint Core Strategy policy INF4 for social and community infrastructure

Here is Policy INF4

1. Proposals to develop land or buildings currently or previously in use as a community facility will demonstrate, including evidence of engagement with relevant local community groups and partner organisations, why the facility is no longer required and, as appropriate, how, when and where suitable local replacement facilities will be provided. Provision of replacement facilities will have regard to the locational and other relevant elements of this policy
2. Where new residential development will create, or add to, a need for community facilities, it will be fully met as on-site provision and/or as a contribution to facilities or services onsite. New or refurbished provision will be of an appropriate type, standard and size. From an early stage, developers will be expected to engage with the relevant local authorities and infrastructure providers and, as appropriate, relevant local community groups where they exist, to ensure that new provision meets the needs of the community that it will serve and is fit for purpose
3. Social and community infrastructure should be centrally located to the population it serves and be easily accessible on foot and by bicycle. It should be located so as to have the potential to be well-served by public transport. Developers should aim to provide flexible, multifunctional facilities within mixed-use developments, creating shared space which maximises benefits to the community and minimises land-take. In the case of open space, 'easily accessible' means it is located within reasonable walking distance of the development it serves. New facilities should be accessible to all members of the community, and be planned and phased in parallel with new development.

F. Joint Core Strategy INF6

This development, as did the one for 89 houses, fails to meet the requirement of this policy.

The site will increase carbon emissions rather than reduce them with large increase of vehicles into the area around Denmark Road. It will reduce the opportunity to improve the health of local people in the area by reducing the local opportunity for sport and recreation for residents of Kingsholm.

Kingsholm Primary School, which is a vibrant and popular school has expressed concern about their ability to cope with the additional children going to the school and the possible detriment to children from traveller families, who may no longer be able to get it.

Here is Policy INF6

1. Where infrastructure requirements are generated as a result of individual site proposals and / or having regard to cumulative impact, new development will be served and supported by adequate and appropriate on- and / or off-site infrastructure and services. In identifying infrastructure requirements, development proposals will also demonstrate that full

regard has been given, where appropriate, to implementing the requirements of the Joint Core Strategy Infrastructure Delivery Plan

2. Where need for additional infrastructure and services and / or impacts on existing infrastructure and services is expected to arise, the Local Planning Authority will seek to secure appropriate infrastructure which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal, including:

- i. Broadband infrastructure
- ii. Climate change mitigation / adaptation;
- iii. Community and cultural facilities and initiatives;
- iv. Early Years and Education;
- v. Health and well-being facilities and sport, recreation and leisure facilities;
- vi. The highway network, traffic management, sustainable transport and disabled people's access;
- vii. Protection of cultural and heritage assets and the potential for their enhancement;
- viii. Protection of environmental assets and the potential for their enhancement;
- ix. Provision of Green Infrastructure including open space;
- x. Public realm;
- xi. Safety and security including emergency services.

3. Priority for provision will be assessed both on a site-by-site basis and having regard to the mitigation of cumulative impact, together with implementation of the JCS Infrastructure Delivery Plan

4. Planning permission will be granted only where sufficient provision has been made for infrastructure and services (together with their continued maintenance) to meet the needs of new development and / or which are required to mitigate the impact of new development upon existing communities. Infrastructure and services must be provided in line with an agreed, phased timescale and in accordance with other requirements of this Plan.

G. Draft City Plan Policy SA06

The provision of 100 dwellings is in my opinion is overdevelopment of the site, which is in the heart of Kingsholm. Council policy as identified in the draft City Plan, which was approved by council in December 2016, recommends a maximum of 20 dwellings (SA06). The proposal of 100 dwellings exceeds this policy by 500%, with the complete loss of the playing fields. A compromise of 40 dwellings, for example, on this site would mean that the former sports field could be brought back into use.

H. Layout of the site:

The layout of the site does not follow the usual street pattern that is evident in Kingsholm. It is adjacent to both the Kingsholm and Denmark Road conservation areas.

I am concerned that the narrow streets on estate may become clogged up with motorists parking their cars on footpaths. This is a problem that will be exacerbated during times when there are rugby matches being played at the Kingsholm stadium.

If 89 houses was an overdevelopment of the site as mentioned in the minutes of the December meeting then surely 100 houses is more so. There is still concern about the closeness of houses next to Bijou Court. There are a few areas where the relationships are below 21 metres separation, a concern raised by the planning officer.

I. Highway access:

The proposed access onto Denmark Road is unacceptable. It closes the slip road to Lansdown Road and removes much-needed parking spaces on Denmark Road.

The closure of the slip road will create more vehicle conflict at the other junction with Lansdown Road. This will be a particular problem when school coaches use this junction. Parents often park illegally on double yellow lines at this point. The problem will become much worse.

The closure of the slip road will also remove the U-turn provision it provides for the houses serviced off the dual carriageway section of Denmark Road on the south side.

J. Public open space:

Kingsholm & Wotton has a low level of public open space as identified in the city council's open spaces strategy. The officer report confirms this to be the case. The council's public open space standard is 2.8ha per 1000 population.

Based on the new ward boundaries introduced at the 2016 election the ward has just 0.49ha per 1,000 population. Or 3.59ha for a population based on mid 2016 of 7,259 persons.

An opportunity is being missed in the proposed development to achieve a good increase in public open space provision in the ward because of the wholesale development of the site.

I recommend that the planning application is refused for the reasons I have given.

Letter of objection from occupier in Malvern Road

Local media suggests, if I understand correctly, that the Planning Committee are being given guidance that the request for development of the Civil Service Ground in Kingsholm by Redrow should be passed at a meeting to be held on Jan 8th.

This despite many written objections by the people most impacted by said development i.e. the residents & taxpayers in the immediate area. How can that be allowed? The Planning Committee should represent the feelings of those people whom they serve - not the profit of big business. There have been many questionable decisions made by this council associated with this land sale & subsequent planning applications and I don't think they would stand up to deeper scrutiny.

As a resident, not 200 yards from this development, who wanted to improve his existing Victorian home & make more environmentally efficient, I was subjected to the most ridiculous and expensive planning enforcements as I live in a Conservation Area. Now a completely new build development can fill an open space & have a completely inadequate vehicle access in an area already congested and with no further infrastructure improvements (schools, doctors/hospital capacity) and can be seen in the same picture as the Victorian Terraces that Gloucester City Council wants to conserve!

The proposals have been rejected already, do Redrow just keep on re-submitting until nobody can be bothered any more? If this is allowed to pass through planning, it will be a triumph for big business & 'sod the little man' who ultimately and willingly pays the wages of the civil servants who are elected to look after the little mans interests. I understand that Planning & I am sure Local Government is vastly complex and there will be many arguments for and against any decision that is taken but to completely ignore those council tax payers immediately impacted will undoubtedly create a huge amount of animosity toward this council. I cannot in all good conscience ignore a blatant breach of trust.

Comments from the Badger Trust (Glos)

Objection to this proposal on the basis that the badger setts should be retained and developing the site would result in complete loss of setts and foraging area, pushing the badgers to the wider area causing potential conflict with neighbouring properties. Overall the loss of green space will impact upon badgers and other wildlife.

Drainage Issues

Severn Trent Water had previously suggested that it may have been necessary to restrict any development upon the site, until a full assessment had been undertaken to determine the impact of the development upon existing drainage infrastructure and where there was an impact, to ensure any improvement works that were required, were in place prior to the commencement of development. Hydraulic modelling has now been undertaken and this has shown that additional works/investment will not actually be required. Severn Trent Water therefore do not require the imposition of such conditions. However they do comment they will need to work together with the developer to deal with the detail of the drainage proposals to ensure that the proposed system is satisfactory.

On the basis of the response from Severn Trent Water, the Local Lead Flood Authority has stated that they now withdraw their objection.

Amended Layout Plan revision L

The applicant has submitted an amended layout plan detailing some minor changes to the siting and designs of the dwellings proposed closest to Bijou Court. These do represent some minor improvement to the proposed relationships between existing and proposed dwellings.

Recommendation

There is a minor change to the recommendation taking into account that the outstanding issues relating to highway matters, drainage and relationships with adjoining properties are now considered to be resolved.

That subject to the resolution of the outstanding matters in relation to Appropriate Assessment and impacts upon the Special Area of Control, and the satisfactory completion of a Section 106 obligation, that the granting of planning permission be delegated to the Technical Planning Manager subject to the conditions set out in the committee report, the conditions as recommended by the Highway Authority (reflecting the amended layout revisionL) and any further conditions as may be considered necessary and as recommended by further consultee responses.

ITEM 6 – 12 -16 QUAY STREET – 18/00641/FUL

5.0 PUBLICITY AND REPRESENTATIONS

5.2 A petition of 7 residents residing at Hyett House objecting on the following grounds:-

- 1) Current concern with existing students living in Upper Quay Street with anti- social behaviour such as property damage, foul language, loud music, footballs coming over fence, littering and general noise nuisance keeping the residents awake. The proposal would exacerbate the problems.
- 2) The majority of the residents are quite elderly and feel threatened by the behaviour.
- 3) The high building would tower over the Hyett House gardens and block light and sun to the rear windows.

Officer comment on above.

Hyett House is sufficient distance away from the application site not to be immediately affected by the proposal in terms of loss of light, sunlight, overshadowing or overbearing impact.

In terms of the concern regarding student behaviour, a condition is recommended on any approval (number 9) for an operational management plan to be submitted highlighting how the educational institution will address any anti- social problems or the concerns of neighbours. The plan submitted in relation to the recently approved student accommodation on the Barbican site shows that institutions take this issue seriously and have strong measures in place to deal with offenders.

7.2 Contaminated Land

Condition 30

E Long Term Monitoring and Maintenance

The wording of the condition amended to ensure monitoring time scale no longer than necessary :-

'A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation, 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'.

Additional Condition 34 - Roof Safety Measures

Details of roof safety measures to ensure residents can utilise the roof terrace areas in a secure and safe manner shall be submitted to and approved in writing by the Local Planning Authority before occupation of any of the studio units. The approved scheme shall then be implemented before occupation of any of the studio flats and thereafter retained for the duration of the development.

Reason

To ensure a safe environment and to accord with policy SD14 of the Joint Core Strategy

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