



# Gloucester City Council

## PLANNING COMMITTEE

Meeting: Tuesday, 5th February 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 available at the time of dispatch:

4.	<b>LATE MATERIAL (PAGES 5 - 6)</b>  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.

#### **Access to Information**

Agendas and reports can be viewed on the Gloucester City Council website: [www.gloucester.gov.uk](http://www.gloucester.gov.uk) and are available to view five working days prior to the meeting date.

For further details and enquiries about this meeting please contact Tanya Davies, 01452 396125, [tanya.davies@gloucester.gov.uk](mailto: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](mailto:democratic.services@gloucester.gov.uk).

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

#### **FIRE / EMERGENCY EVACUATION PROCEDURE**

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:

- 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;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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## **LATE MATERIAL (APPLICATIONS FOR DETERMINATION)**

**PLANNING COMMITTEE : 5<sup>TH</sup> FEBRUARY 2019**

**ITEM 5 – 20 GRAFTON ROAD 18/01411/FUL**

### **Additional Representation**

Letter of Support from Councillor Paul James

I have been approached by the applicant in relation to the above application. It is not in my ward but is immediately adjacent to it and can be seen by many of my constituents from their homes. Many more will see it from the junction of Oxstalls Lane and Cheltenham Road.

I have received no contact from any of my constituents expressing any concerns about this proposal and note that, at the time of writing, no objections have been received to the application. I note that the garage could be built under permitted development rights, albeit with a slightly lower roof line and the only reason an application has been made is because the applicant wishes the roof tiles to match the main house and a different pitch to the roof is required to enable this. I believe having the roof tiles matching the main house would be preferable to what is allowed under permitted development and the planning committee should consider the application in this context.

**ITEM 6 – 37 -39 WORCESTER STREET 18/01395/FUL and 18/01397/LBC**

Application number - The application for Listed Building Consent is reference 18/01397/LBC and not 18/01396/LBC as stated in report

Revised Drawings – Revised elevations have been received showing the deletion of the Juliet balconies in light of the Council's Environmental Protection officers concern with regard to air quality and requirement that the ground and first floor levels are shown with mechanical ventilation and non-opening windows. It was considered that the appearance of the elevations would then be more consistent with the balconies removed at second and third floors as well as for the first floor.

### **Local Lead Flood Authority**

The applicant has now provided approval from Severn Trent Water for the proposed connection to the combined sewer, while the drainage strategy has been altered to include oversized pipes to allow a flow control to limit the discharge rate.

In light of the above there is no objection to the application subject to a condition requiring a maintenance schedule.

### **Drainage Advisor**

In light of the above information there is no objection

## **Conclusion**

**6.40** The drainage conditions have now been satisfactorily resolved.

## **7.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**

**7.1** That Planning Permission be GRANTED for Application Reference 18/01395/FUL subject to the conditions set out in paragraph 7.3 of the Committee report, revised element of condition 2 as below and the additional drainage condition below.

### **Section 7.3 and 7.4**

In the light of the revised elevations .Plans Condition 2 on both applications 18/01395/FUL and 18/01397/LBC to now read :-

Elevations As Proposed – Dwg.No.21838/13C

### **Section 7.3**

#### **Drainage**

#### **Condition 25**

The development shall not be occupied until a SuDs management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority .The approved SuDs maintenance plan shall be implemented and retained in full accordance with the agreed terms and conditions.

#### **Reason**

To ensure the continued operation and maintenance of drainage features serving the site, to avoid flooding and to accord with policy INF2 of the Joint Core Strategy