



# Gloucester City Council

## PLANNING COMMITTEE

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

### ADDENDUM

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

4.	<b>LATE MATERIAL (PAGES 5 - 8)</b>  Please note that any late material in respect of 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.
----	--

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.

This page is intentionally left blank

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

**PLANNING COMMITTEE: 2<sup>nd</sup> April 2019**

### **ITEM 5 – LAND SOUTH OF GRANGE ROAD 18/00511/REM**

#### **Additional Consultation Response**

##### Severn Trent

Since completion of the officer's report the following confirmation has been received:

I can advise we have no objections to the discharge of the drainage related condition. To confirm; all foul sewage is to discharge to the public foul sewer. Surface water from detention basic B is to discharge to the public 300mm surface water sewer at a proposed discharge rate of 5.8 litres/second. I can advise we have no objections to these connections, subject to a formal application to connect (please see further down email for details).

Surface water from detention basic A is to discharge to the highway drain and then to the nearby brook at a proposed discharge rate of 5.8 litres/second; this would need to be agreed with the Highways Agency and the LLFA, we would have no comment to make.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contact our Development Services Team (Tel: 0800 707 6600). Please provide a copy of this email when making your application.

It is considered that these comments respond fully to the questions raised and forms the update referred to in paragraph 6.26 of the officer's report. With the comments already received from the LLFA and Drainage Officer, the latest comments from Severn Trent do not alter the officer's conclusion or recommendation.

### **ITEM 6 – LAND AT WINNYCROFT LANE/CORNCROFT LANE 18/01141/REM**

#### **Additional Consultation Responses**

##### County Highway Authority

No further comments have been received.

##### Open Space Adviser

Comments upon amended plans received on 25<sup>th</sup> March

I am concerned at

- The proposed repositioning of the NEAP area.
- Some areas have been provided with 0.3 metre high knee rails. However other areas are still vulnerable to unauthorised access from vehicles
- Updated planting plans still need to be considered.

#### Drainage Adviser

Whilst further plans and information have been submitted, there are still some issues of concern and further changes and clarification would be required before the drainage proposals can be considered to be acceptable and resolved.

#### Report section 6.33 Drainage Issues

As per the comments of the Drainage Adviser above.

#### Report section 6.33 Drainage Issues

Some indicative designs of the pumping station have been submitted however the full extent of above ground works have not yet been finalised. This could be dealt with by condition and depending upon the proposals, further planting to its boundaries required.

#### Report section 6.37 Boundary treatments

Some areas have been provided with 0.3 metre high knee rails. However other areas are still vulnerable to unauthorised access from vehicles and further fencing and some bollards will be required.

#### Report section 6.52 Ecology

The ecological details are still being considered by the Councils Ecology Adviser.

#### Report section 6.53 Materials for the community building

These are now detailed as one of the red bricks but with the slate style roof tile that Officers have said is unacceptable. A condition would be required for alternative materials to be submitted.

#### Report section 6.50 Amended details to the play area, hedge removal and MUGA spec

Some changes have been made however the latest proposals now seek to relocate the play area. This is not what was requested and there is concern that this location is less well related to the pitches, is more isolated and may result in anti social activities. However the applicant has now stated that they would be prepared to move the play area back to its original position.

## **Additional Representations**

Generally we are supportive of the proposal, but note that the footpath adjacent to plot 409 has not been added.

## **Recommendation**

There is no change proposed to the recommendation.

**That, Approval be delegated to the Technical Planning Manager subject to the satisfactory resolution of the outstanding matters relating to the principal issues of highways, drainage and ecology, the minor issues referred to in the report and the addition of conditions as appropriate:**

## **ITEM 7 – COLWELL AVENUE 19/0091/FUL**

### **Additional Consultation Response**

#### Highway Authority

Further to the original consultee response the following clarification has been received from the Local Highways Authority in response to the queries raised:

1. How will traffic flows be affected by this application?

The LHA do not consider that the proposed use will be more intensive in regards to vehicle movements, than the existing use of the garages and detailed within the Transport Statement to which is considered sound.

2. Congestion will arise from the development and use of the scout hut. These issues need to be resolved.

See Transport Statement section 4 and 5.

3. The development will affect our ability to reverse vehicles safely out of our driveway.

As stated in the Highway Code It's an offence to reverse onto a highway, vehicles should reverse into parking bays as to leave in a forward gear.

4. There are a lot of cars that currently use the site for the scouts hut and church. Where will these vehicles now park?

The displaced vehicles from the 10 garages worst case could park within a 200m radius of the site on street as no parking restrictions are present and this is an existing situation.

5. The vehicle survey is not an accurate portrayal. It is unrepresentative of the movements in and out of the site at busy times.

Is there any evidence to support this?

6. On Sundays the Church park vehicles on their car park, the scout hut car park and the area between the garages. The proposal will remove most of the parking and therefore cause congestion. If these plans were passed there would likely be indiscriminate parking on the surrounding roadways posing a highways safety issue.

Obstruction is a police matter and not a planning consideration, as previously stated space is available on street as this is an already occurring situation.

7. I have concerns about the safety of dropping off and collecting my children from the scout hut.

The LHA have no safety concerns in regards to the proposed layout as displayed on plan ref: 5962-P-11C.

8. The amount of parking for the bungalows is excessive.

Gloucestershire does not currently have parking provision standards, parking provision would therefore be assessed against Paragraphs 105 and 106 of the NPPF2018 with consideration given to the accessibility of the development, the type use and nature of development, the availability of, and opportunity for sustainable transport, local car ownership levels and the need to reduce the use of high emission vehicles. Further consideration should be given to the DCLG Residential Car Parking Research Document. The spaces should comply with the minimum dimensions of 2.4m x 4.8m for a standard space with 6.0m of drivable space in front of them for ease of access.

It is considered that these detailed comments provide further clarification and do not alter the officer's conclusion or recommendation.