



Gloucester City Council

PLANNING COMMITTEE

Meeting: Tuesday, 3rd September 2024 at 6.00 pm
in 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 - 8)
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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 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.

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

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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: 3rd September 2024

ITEM 5 – Former Holly House 23/00954/FUL

Additional Consultation Response from Ecology Adviser

No objection. The revised CEcMP and EMP are very comprehensive documents that address all the issues previously raised although there are a few minor anomalies that still need addressing in terms of references to superseded documents, headings and the number and locations of bird/bat boxes and bug hotels. It is recommended that conditions are attached to any planning permission to secure:

- A final version of the CEcMP to be submitted, approved and implemented together with the reptile strategy.
- The submission, approval and implementation of a strategy for dealing with the presence Japanese Knotweed.
- The submission, approval and implementation of the final version of the EMP.
- Details of external lighting.

Representation from Coney Hill Ward Councillor (Cllr Tracy Millard)

In regard to the planning application by Bromford Housing at proposed Holly House, can I please put on record my support.

The additional housing is much needed in Gloucester. Holly House is currently a site that is not used and at risk of becoming an issue to the local area.

Additional consultation response from County Council Economy & Strategic Planning

It is accepted that 100% affordable housing applications are always more challenging because of viability but it should be noted that from an education perspective, it is recognised that affordable housing can generate more children than non affordable housing and this is stated in the DfE Guidance published in 2023: *Affordable housing typically generates more pupils than market housing. In some locations, families occupying affordable housing may be more likely to move house within the same local area and will not necessarily lead to a net increase in the demand for school places in the short-term. However, in areas where local authorities prioritise allocation of homes to families on waiting lists, affordable housing may be more likely to be backfilled by families in need. Both market and affordable housing development increase the population in a pupil planning area and create permanent demand for school places. Our guidance on estimating pupil yield from housing development provides further advice on developing and using affordable housing pupil yield factors, recognising that additional local analysis may be required to understand differences in pupil yield from different types of affordable housing such as shared ownership and affordable rent.*

As such GCC does have concerns that the additional school places required will not be funded and nor will the additional floorspace, staff or new library stock be provided to mitigate the impact of this development.

OFFICER RECOMMENDATION

The recommendation set out in Section 7 of the report remains unchanged with the inclusion of the following additional conditions:

Condition 2 (updated condition)

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

- 14395-0001 Revision A – Location Plan
- 14395-0002 Revision G – Site Plan
- 14395-0004 Revision D – EV Charging Plan
- 14395-0101 Revision B – House Type 854 – Plans and Elevations
- 14395-0101(2) – House Type 854(B) – Plans and Elevations
- 14395-0102 Revision B – House Type 1003 – Plans and Elevations
- 14395-0103 Revision A - House Type 1010v1 – Plans and Elevations
- 14395-0104 Revision B – House Type 1253 – Plans and Elevations
- 14395-0105 Revision A – House Type 915 Bung – Plans and Elevations
- 14395-PL300 – Site Sections
- 22011-PL-07 Flood Route Plan
- JSL496-RPS-XX-DR-L-9001 Revision P09 – Detailed Soft Landscape Plan
- JSL496-RPS-XX-DR-L-9002 Revision P08 – Planting Palette & Spec
- JSL496-RPS-XX-DR-L-9003 Revision P08 – BNG Measurements
- P23-1689 Figure 3.1 Revision C – Proposed Access Arrangements
- P23-1689 Figure 3.2 Revision E – 20mph Forward Visibility Envelope
- P23-1689 Figure 3.3 Revision D - Refuse Vehicle Swept Path Assessment
- P23-1689 Figure 3.4 Revision D – Fire Tender Swept Path Assessment
- P23-1689 Figure 3.5 Revision C – Estate Car Accessing Parking Bays
- P23-1689 SK16 – Refuse Vehicle (11.2m) Swept Path Assessment

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.

Additional Conditions:

Condition 35

Notwithstanding the details submitted no development shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to the measures detailed in the submitted Preliminary Ecological Appraisal, Reptile Mitigation Strategy and Management Plan (Focus Environmental Consultants,

Ref, 2622), any additional measures required as a result of the dormouse surveys and following:

- Risk assessment of potentially damaging construction activities including provisions for protected species,
- Identification of 'biodiversity protection zones' including (but not exclusively) hedgerows and mature trees,
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements),
- The locations and timing of sensitive works to avoid harm to biodiversity features (e.g., daylight working hours only starting one hour after sunrise and ceasing one hour after sunset),
- The times during construction when ecological or environmental specialists need to be present on site to oversee works,
- Responsible persons and lines of communication,
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person,
- Use of protective fences, exclusion barriers and warning signs; and
- Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

This is a pre-commencement condition to ensure that protected species and their habitats are preserved.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 36

Notwithstanding the details submitted no development shall take place until a Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall cover the first five years of management and thirty years of management for BNG measures following the commencement of construction and enabling works and include a monitoring regime to ensure habitats establish well and wildlife features remain in good condition. Enhancement measures shall be included for existing natural habitats and created habitats, as well as those for protected species. All Ecological enhancements outlined in the EMP and Preliminary Ecology Assessment (PEA) shall be implemented as recommended in the EMP and the number and location of ecological features to be installed shall be specified.

This is a pre-commencement condition to ensure that protected species and their habitats are preserved.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.