



PLANNING COMMITTEE

MEETING : Tuesday, 2nd April 2019

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Derbyshire, Finnegan, Hanman, Hansdot, Lugg, Morgan, Toleman and Walford

Officers in Attendance

Paul Skelton, Technical Planning Manager

Nick Jonathan, Solicitor, One Legal

Joann Meneaud, Planning Officer

Nigel Gould, Principal Planning Officer

Tony Wisdom, Democratic Services and Elections Officer

APOLOGIES : none.

91. DECLARATIONS OF INTEREST

Councillor Morgan advised that he had previously declared an interest as he objected to the outline application for Agenda item 5, Land south of Grange Road prior to the relevant meeting but would take part in the determination of the reserved matters application.

92. MINUTES

The minutes of the meeting held on 5th March 2019 were confirmed and signed by the Chair as a correct record.

93. LATE MATERIAL

Late material had been circulated in respect of agenda items 5, 6 and 7.

94. LAND SOUTH OF GRANGE ROAD - 18/00511/REM

The Principal Planning Officer presented the report which detailed an application for the approval of reserved matters – layout, scale, appearance and landscaping detail for application 16/00165/OUT for the erection of 250 dwellings (Use Class C3) with associated infrastructure and open space as well as details pursuant to

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conditions 3 – Housing limited to area marked as residential, 10 – Management and maintenance of roads, 11 – Fire hydrants, 13 – Acoustic buffer, 14 – acoustic specification for homes, 23 – SUDS drainage, and 28 – Green corridors, on Land south of Grange Road.

He reminded Members that the application was for reserved matters only and the principle of development and vehicular access did not form part of this application. He drew Members' attention to the late material which included a response from Severn Trent confirming that they had no objection to the application.

Sarah Sharpe of Tuffley Matters addressed the meeting in opposition to the application.

Josh Ashwin, Planning Manager for Persimmon Homes addressed the committee in support of the application.

The Principal Planning Officer responded to Members' questions as follows:-

- The NEAP would be positioned in the bottom third of the public open space and was addressed by the Section 106 Agreement as part of the Outline Planning permission previously approved.
- A high proportion of the concerns expressed by the Landscape Adviser and the Urban Design Adviser had been addressed.

The Technical Planning Manager noted that these applications had been the subject of much negotiation to achieve a scheme which officers considered to be acceptable.

The Chair stated that he was happy with the layout and that drainage, flooding and the on-site highways issues had been resolved.

A Member was pleased to see that the homes fronting Grange Road would have a similar appearance to the existing dwellings.

Another Member expressed concerns that some dwellings appeared to be very close to each other and he believed that the public open space would have been better located in the centre of the site.

The Chair moved and the Vice-Chair seconded that reserved matters be approved subject to the conditions in the report.

RESOLVED that reserved matters approval be granted subject to the conditions in the report.

95. LOCK UP GARAGES AT COLWELL AVENUE, HUCCLECOTE - 19/00091/FUL

The Principal Planning Officer presented the report which detailed an application for the erection of five affordable bungalows with associated landscaping and parking at Lock-up garages, Colwell Avenue, Hucclecote.

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He drew Members' attention to the additional response from the Highway authority contained within the late material.

John Morris, Group Leader of 11th Gloucester Hucclecote Scout Group addressed the Committee expressing concerns in relation to parking and access.

Rob Panou, Head of Development, Gloucester City Homes addressed the Committee in support of the application.

Mr Panou stated that Gloucester City Homes were content that no third-party parking rights existed. He confirmed that access would be maintained to the Church and the Scout hut and noted that the development would secure parking and access in perpetuity.

The Vice-Chair questioned whether the turning circle could accommodate a refuse collection vehicle. He was advised that it was a private road and refuse bins would be collected from the end of the road.

A Member asked if two parking spaces for each property were deemed necessary and was advised that there was a demand for two spaces for each property and a balance had been achieved.

Another Member believed that the two separate garages were not the property of the applicant. He was informed that officers had been advised that Gloucester City Homes owned the whole site.

A Member was advised that there would be no age restrictions on occupancy and it was understood that the applicant intended to use these properties to rehome tenants from under-occupied dwellings.

The Chair noted that there was a severe lack of affordable housing in the City and the Scouts and Church would have their access rights formalized. He moved, and the Vice-Chair seconded, that the application be determined in accordance with the officer's recommendation.

RESOLVED that planning permission be granted subject to the conditions in the report.

96. LAND SOUTH OF WINNEYCROFT FARM, WINNYCROFT LANE/CORNCROFT LANE - 18/01141/REM

The Principal Planning Officer presented the report which detailed an application for the approval of reserved matters for 420 dwellings, public open space including two pitches, allotments, community orchard, a community building, associated landscaping and noise bund pursuant to planning permission 14/01063/OUT on land south of Winneycroft Farm, Winneycroft Lane. She drew Members' attention to the late material which contained a number of updates on outstanding issues.

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Councillor Lugg confirmed that she had not taken part in any discussion regarding this application.

Councillors Haigh and Coole as ward members addressed the Committee expressing concerns regarding this application and called on the Committee to defer the application to await the outstanding information.

Chris Dolling, Senior Design and Planning Manager for Barratt Homes addressed the committee in support of the application.

The Chair moved and the Vice-Chair seconded, that the application be deferred to await further information in respect of the outstanding consultation responses, provision of changing room facilities for females, measures to control sheep damage to the planting, the NEAP, drainage, design and alternative materials.

RESOLVED that the application be deferred to await further information in respect of the outstanding consultation responses, provision of changing room facilities for females, measures to control sheep damage to the planting, the NEAP, drainage, design and alternative materials.

97. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of February 2019.

RESOLVED that the schedule be noted.

98. DATE OF NEXT MEETING

Tuesday, 7th May 2019 at 6.00 pm.

Time of commencement: 6.00 pm
Time of conclusion: 8.05 pm

Chair