



PLANNING COMMITTEE

MEETING : Tuesday, 9th June 2020

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

Officers in Attendance

Technical Planning Manager

Highways Development Manager, Gloucestershire County Council

Senior Planning Officer

Principal Planning Officer

Solicitor, One Legal

Democratic and Electoral Services Officer

1. APOLOGIES

No apologies were received on this occasion.

2. APPOINTMENT OF CHAIR AND VICE-CHAIR

Councillor Taylor and Lewis were confirmed as Chair and Vice-Chair of the committee respectively.

3. DECLARATIONS OF INTEREST

Councillor Lugg declared a prejudicial interest in Agenda Item 6, 120 London Road - 18/01382/FUL. Councillor Hansdot declared a prejudicial interest in Agenda Item 7, 220 Barton Street - 19/00578/FUL. They left the virtual meeting and took no part in discussions of the items.

4. MINUTES

The minutes of the meeting held on 3rd March 2020 were confirmed and signed by the Chair as a correct record.

5. LATE MATERIAL

There was no late material to circulate to members.

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6. 120 LONDON ROAD, GLOUCESTER - 18/01382/FUL

Councillor Lugg left the virtual meeting as she had a prejudicial interest in the item discussed.

The Principal Planning Officer presented the report detailing an application for the demolition of an existing building and erection of a block of 16 flats (Class C2 – Residential Institution), with associated hard and soft landscaping.

A local resident addressed the Committee outlining concerns about the application.

The Democratic Officer read a statement on behalf of an agent of Gloucester Charities Trust in favour of the application.

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

- The Tree Officer did not believe that there were any specific trees on the site that needed to be retained, but there was a recommendation to plant new trees in the proposed grassed area to the northeast of the new build to help mitigate for the loss of trees.
- Having no work conducted during nesting season could be added as an informative condition. However, it was already covered by the Wildlife and Countryside Act.
- There was no risk of damaging archaeological remains.

The Highways Officer responded to a question about the turning circle at the site. The Officer stated that a tracking detail had been provided by the applicant, demonstrating that manoeuvres were possible.

Members Debate

- The Vice-Chair stated that if the turning circle was wide enough, then the scheme was 'very good'.
- A member noted that it was an essential development for a vulnerable section of society. He added that it might have been beneficial to have a site visit but said that this would have been difficult due to the Coronavirus outbreak.
- A member noted that he would be voting in favour of the application.

The Chair moved, and the Vice-Chair seconded the Officer's recommendation.

RESOLVED that: - Delegated authority be given to the City Growth and Delivery Manager to Grant Planning Permission, subject to conditions outlined in the report.

7. FAZ OFF LICENCE & NEWS, 220 BARTON STREET GLOUCESTER - 19/00578/FUL

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Councillor Hansdot took no part in the item discussed as he had a prejudicial interest.

The Senior Planner presented a report detailing an application for the change of use from shop (A1) to Hot Food Take away and Restaurant A3/ A5 including installation of extract fan on rear elevation.

The Democratic Officer read a statement on behalf of a local resident in opposition to the application.

An agent of the applicant spoke in favour of the application.

The Senior Planning Officer responded to members questions as follows:

- The Takeaway would close at 11 pm in the interest of restricting noise.
- Environmental Health was consulted and was satisfied that there would not be an unacceptable level of noise for neighbours.
- The takeaway would be open for seven days a week.
- No details regarding signage were included in the application.
- The site was not within the Barton Street Conservation area.

The Planning Manager responded to a member's question about whether the proposal contradicted a condition in the emerging City Plan. The Planning Manager stated that currently, the City Plan has not yet been submitted and that the proposal does not contradict the currently adopted Joint Core Strategy.

Members Debate

- A member raised concerns about the number of Takeaway's in the area.
- The Vice-Chair noted that he shared some reservations about the number of Takeaways but that he saw no policy reasons preventing the granting of the proposal.
- A member stated that based off current policies, there were no reasons not to grant the application.

The Chair moved, and the Vice-Chair seconded the Officer's recommendation

RESOLVED that: - Planning permission be granted subject to conditions outlined in the report.

8. DELEGATED DECISIONS

The schedule of applications determined under delegated powers during the month of March, April and May 2020 was noted.

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RESOLVED that: - The schedule be noted.

9. DATE OF NEXT MEETING

Tuesday 7th July, 2020.

Time of commencement: 6.00 pm

Time of conclusion: 7.16 pm

Chair