



PLANNING COMMITTEE

MEETING : Tuesday, 4th August 2020

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

Officers in Attendance

Business Transformation Manager (Planning)

Highways Development Manager, Gloucestershire County Council

Principal Planning Officer

Democratic & Electoral Services Team Leader

Democratic & Electoral Services Officer

APOLOGIES : Cllrs. Finnegan

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The minutes of the meeting held on the 9th of June 2020 were confirmed and signed by the Chair as a correct record.

4. LATE MATERIAL

Late material had been had been circulated in respect of agenda item 4 – Land Adjoining Naas Lane Gloucester (18/01228/OUT).

5. LAND ADJOINING, NAAS LANE, QUEDGELEY, GLOUCESTER - 18/01228/OUT

The Principal Planning Officer presented the report detailing an outline application for the erection of up to 97 dwellings together with access from Naas Lane, provision of Green Infrastructure including surface water attenuation and play space and other related infrastructure including foul water pumping station and vehicular access to 2 Brooklyn Villas.

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She also brought Members' attention to the Late Material and highlighted key elements.

The Democratic & Electoral Services Officer read out a written statement from a local resident against the application.

A local resident addressed the Committee outlining concerns about the application and the potential impact on residents' right of way.

An agent speaking on behalf of Custom Land Limited addressed the Committee in support of the application.

Officers responded to the Vice Chair's question about rights of access to the public footpath EQU19. They explained that a public right of a way was defined as a highway, and as such, improvements could be made to it under a section 278 agreement with the Highway Authority. Equally, any private access rights would also be maintained.

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

- The proposed contribution of £349.60 per dwelling as an off-site contribution towards additional allotment provision at Netheridge could allow for some redistribution of allotments given that there was a shortage of allotments in Quedgeley.
- There was a proposed footpath along Naas Lane going north. Moreover, there would be a choice of routes for pedestrians.
- The footpath had variable widths and further dimensions are required to be submitted and approved by condition. The Highways Officer added that the dimensions for a public right of way can vary for historical reasons.
- The application site is not located in the Greenbelt.
- The application proposed up to 97 dwellings, however, there could be less dwellings ultimately built but not more than this. The submitted illustrative plan demonstrates that 97 dwellings could be suitably accommodated on the site.

Members' Debate

- A Member stated that whilst she sympathised with existing landowners in the area, Gloucester was in need of more housing, and particularly affordable housing.
- A Member noted that whilst it would be a shame lose green areas, the proposals for social housing and open areas within the plan were to be welcomed. However, it was also important to uphold any private access rights.

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

RESOLVED: - That outline planning permission is delegated to the Growth and Delivery Manager subject to the completion of a Section 106 agreement to secure the matters outlined in Section 7.1 of the report and the conditions outlined in the report, late material and Condition 25 as amended at Committee:

Condition 25

No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Detailed drawings of the pedestrian improvements including streetlighting to Naas Lane as indicatively shown on drawing no. 114 "Site Access Strategy";
- ii) Detailed drawings of the vehicle Access as indicatively shown on drawing no. 100 Rev C;
- iii) Detailed drawings of the Vehicle Priority System as indicatively shown on drawing no. 105 Rev A; and
- iv) Detailed drawings of the improvements to Public Right of Way EQU19 as indicatively shown on drawing no. 241-P-014
- v) Arrangements for the maintenance of the highway works.

No dwelling shall be occupied until the works have been completed in accordance with the approved details, are open to the public and arrangements have been made for the maintenance of the highway works.

Reason

In the interest of highway safety and to ensure that all road works associated with the proposed development are planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.

6. DELEGATED DECISIONS

The schedule of applications determined under delegated powers during the month of June 2020 was noted.

RESOLVED that: - The schedule be noted.

7. DATE OF NEXT MEETING

Tuesday 1st of September 2020.

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Time of commencement: 6:00pm

Time of conclusion: 6:55pm

Chair