



PLANNING COMMITTEE

MEETING : Tuesday, 6th October 2020

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

Officers in Attendance

Business Transformation Manager (Planning)

Senior Planning Officer

Planning Officer

Solicitor, One Legal

Democratic & Electoral Services Officer

APOLOGIES : None.

15. DECLARATIONS OF INTEREST

There were no declarations of interest.

16. MINUTES

The minutes of meeting held on the 1st September 2020 were confirmed by the Chair as a correct record subject to an amendment on minute Item 11 - Land off Rea Lane (19/00068/FUL), to highlight that members raised concerns regarding the narrowness of the lane and on parking in the area.

17. LATE MATERIAL

There was no late material to circulate.

18. 82 HENRY ROAD, GLOUCESTER, GL1 3DX - 20/00080/FUL

The Senior Planning Officer presented the report, detailing an application for a change of use to 8 bed House in Multiple Occupation (HMO (sui generis)) including demolition of the existing garage and timber carport, erection of proposed single-storey rear extension and associated car parking, cycle parking and amenity space.

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This application was deferred from the September Planning Committee meeting.

Councillor Hilton addressed the Committee in opposition to the application.

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

The Democratic Services Officer read out a statement on behalf of an agent of Pedersen Smith Architects in favour of the application.

The Solicitor responded to members questions concerning the amount of intensified properties in the area as follows:

- Paragraph 48 of the NPPF states that Local Planning Authorities may give weight to relevant policies in emerging plans.
- There were no unresolved objections to the policy, meaning that it should be given moderate weight.

The Business Transformation Manager responded to members questions as follows:

- That the granting of the application would not necessarily set a precedent as each application must be taken on its own merits.

Members Debate

- A member raised concerns about parking in the area and indicated that she would not be supporting the application.
- The Chair stated that he was in 'two minds' about whether to support the application.
- The Vice-Chair stated that having an extra 5 parking spaces, as outlined in the application may be beneficial and that he believed on balance, that it should be granted.
- A member stated that he was leaning towards not supporting the application as the benefits of extra parking were outbalanced by the drawback that there was 10.2% of intensified properties within the application area, not the 10% permitted in the Emerging City Plan.
- A member stated that he believed that the extra car parking spaces canceled out the fact that the application was slightly over the 10% threshold for intensified properties for the area and that he would support the application.

Councillor David Brown moved, and Councillor Howard Hyman seconded a motion to refuse the application on the basis that the granting of the application would lead

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to an increase of intensified properties, contrary to Policy A1 of the Emerging City Plan, which outweighed the benefits of an increase in amenities within the area.

RESOLVED that:- The application be refused on the basis that the granting of the application would lead to an increase of intensified properties, contrary to Policy A1 of the Emerging City Plan.

19. WORCESTER PARADE DEVELOPMENT, WORCESTER PARADE, GLOUCESTER - 19/00820/FUL

The Senior Planning Officer presented the report, detailing an application for the demolition of garages and the erection of 5 No. Affordable 1 Bed Flats with associated parking and landscaping.

Members Debate

- The Chair noted that he believed that the application cleaned up the area.
- The Vice-Chair noted that he was pleased that the application would provide extra affordable housing.

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

RESOLVED that: - Authority be delegated to the City Growth and Delivery Manager to grant planning permission, subject to conditions outlined in the report, and the completion of a Section 106 agreement to secure the five units as rented affordable housing, with preference to priority need arising in the Kingsholm and Wotton Ward.

20. 82 CALTON ROAD, GLOUCESTER, GL1 5DY - 20/00712/FUL

The Planning Officer presented a report detailing an application for a Single storey side and rear extension.

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

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

21. DELEGATED DECISIONS

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The schedule of applications determined under delegated powers during the months of July and August 2020 was noted.

RESOLVED that: - The schedule be noted.

22. DATE OF NEXT MEETING

Tuesday, 3rd November 2020.

Time of commencement: 6.00 pm

Time of conclusion: 7.07 pm

Chair