



PLANNING COMMITTEE

MEETING : Tuesday, 8th January 2019

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

Officers in Attendance

Paul Skelton, Technical Planning Manager

Nick Jonathan, Solicitor, One Legal

Joann Meneaud, Planning Officer

Ron Moss, Principal Planning Officer

Tony Wisdom, Democratic Services and Elections Officer

APOLOGIES : Cllr. Walford

69. DECLARATIONS OF INTEREST

Councillor Taylor declared a personal interest in application 18/00306/FUL, Former Civil Service Sportsground, Estcourt Road, as he was employed by the Crypt School which could benefit from the Section 106 contributions. He left the meeting prior to the consideration of this application.

70. MINUTES

The minutes of the meeting held on 4th December 2018 were confirmed and signed by the Chair as a correct record.

71. LATE MATERIAL

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

72. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of November 2018.

RESOLVED that the schedule be noted.

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73. DULVERTON BUILDING, ROBINSWOOD HILL - 18/01176/FUL

The Technical Planning Manager presented the report which detailed an application for the refurbishment and extension of the existing Gloucestershire Wildlife Trust building to improve the existing office space and create new visitor facilities for Robinswood Hill Country Park, including café, community space and visitor engagement area at Robinswood Hill Country Park.

Roger Mortlock of Gloucestershire Wildlife Trust addressed the Committee in support of the application.

A Member asked if the building would continue to be used by the Countryside Rangers. Members were advised, subsequent to the meeting, that the ranger workshop and store would remain unchanged and be used by the rangers as they currently did. The rangers themselves would be located within the new Gloucestershire Wildlife Trust headquarters where they would work alongside Trust staff who carried out similar work. The current ranger office would become a volunteer centre which would be a resource for volunteers working for both organisations.

The Vice-Chair welcomed the application and noted that the location of the Trust headquarters reflected on the quality of the Robinswood Hill site.

Another Member welcomed the application and believed that the proposals represented a very good design.

The Chair concurred and moved that planning permission be granted subject to the conditions in the report. The Vice-Chair seconded the motion.

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

74. 12-16 QUAY STREET - 18/00641/FUL

The Principal Planning Officer presented the report which detailed an application for the proposed demolition of existing buildings and redevelopment of the site for student accommodation comprising 115 studio units, one warden unit, ancillary student communal areas and serving facilities, cycle/bin storage, soft/hard landscaping and access at 12 – 16 Quay Street.

He referred to the late material which contained a petition from seven residents of Hyett House, an amended condition 30 and an additional condition 34.

Barry Leach, a local resident, addressed the Committee with some concerns regarding the application.

He expressed concern at air pollution during demolition and construction due to the proximity of residential property and he requested that materials and machinery leaving the site did not use Lower Quay Street.

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Paul Doran-Jones addressed the Committee in support of the application.

The Vice-Chair called for the implementation of the highest standards to control dust pollution and the Chair called for a traffic management scheme to prevent Lower Quay Street being used as a 'rat-run' by site traffic. The Principal Planning Officer advised that condition 10 could be amended to achieve a satisfactory traffic management plan.

A Member expressed concern that the City may have a surplus of student accommodation as the University had announced job losses. She was advised that the situation would be subject to market forces and the proposal could lend itself residential accommodation which would, if required, be subject to a further application.

Another Member was advised that there was a Listed Building Consent application to secure and weatherproof the listed building at 109, Westgate Street. There was no scheme had been submitted to bring the building back into use at present but it was understood that was the intention of the developers.

A Member noted that this part of the City was of great importance in the Dark Ages and hoped that the site workers would be made aware of the significance of what could be there.

Several Members praised the design of the proposals which they thought would be a great improvement on the present dull buildings.

The Chair moved and the Vice-Chair seconded that planning permission be granted subject to the conditions in the report as amended and additional condition 34.

RESOLVED that planning permission be granted subject to the conditions in the report with conditions 10 and 30 amended as follows and an additional condition 34:-

Condition 10

Condition 30

E Long Term Monitoring and Maintenance

The wording of the condition amended to ensure monitoring time scale no longer than necessary :-

'A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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Additional Condition 34 - Roof Safety Measures

Details of roof safety measures to ensure residents can utilise the roof terrace areas in a secure and safe manner shall be submitted to and approved in writing by the Local Planning Authority before occupation of any of the studio units. The approved scheme shall then be implemented before occupation of any of the studio flats and thereafter retained for the duration of the development.

Reason

To ensure a safe environment and to accord with policy SD14 of the Joint Core Strategy.

75. FORMER CIVIL SERVICE SPORTS GROUND, ESTCOURT ROAD - 18/00306/FUL

Councillor Taylor declared a personal interest in this application as he was employed by the Crypt School which could benefit from the Section 106 contributions. He left the meeting prior to the consideration of this application and the Vice-Chair took the Chair for the remainder of the meeting.

The Principal Planning Officer presented the report which detailed an application for the erection of 100 dwellings with new site entrance to the south from Denmark Road and site entrance to the north from Estcourt Road, together with details of associated infrastructure, public open space and landscaping at the former Civil Service Sports Ground, Estcourt Road.

She referred to the late material which contained a representation in objection to the application from Councillor Hilton, additional consultation responses, the views of the Badger Trust (Gloucestershire) and details of an amended layout Plan (revision L) together with a revised Officer recommendation.

Councillor Hilton, a ward Member for Kingsholm and Wotton, addressed the Committee in objection to the application.

He had submitted his objections in writing and they had been circulated to the Committee Members and were contained within the late material.

His concerns included:-

- Total loss of the existing playing fields.
- S106 contributions were likely to be spent in other areas of the City with no benefit to Kingsholm.
- Total loss of green space.

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- Too many houses, five times the number suggested in the draft City plan.
- No one or two bedroom open market properties.
- The presence of badgers on site had been confirmed by the Badger Trust (Gloucestershire).
- Concerns relating to access.
- No new community infrastructure proposed for Kingsholm.
- Does not comply with Joint Core Strategy Policies INF 3, 4 & 6.

John Price, Secretary of the Kingsholm and Wotton Neighbourhood Partnership addressed the Committee in opposition to the application.

He stated that the partnership was in broad agreement with Councillor Hilton and expressed the following concerns:-

- No evidence of community engagement as required by JCS policy INF 4.
- Last contact between the developer and the Partnership had been in 2014.
- No discussions regarding replacement facilities.
- Increase in housing was illogical.
- Have the concerns of the Committee concerning the previously refused application for 89 dwellings been addressed.

Adrian Welsh, a local resident addressed the Committee in opposition to the application.

His concerns included traffic and he pointed out that there would be 52 coach movements per day requiring two 90° turns. With over 1,000 children and teachers there would be over 2,000 pedestrian movements per day. The site was also a hub for school transport and the coaches would have to reverse without a banksman.

Jason Tait addressed the Committee in support of the application.

He stated that the developers had addressed the concerns raised by the Committee at the last meeting where the application for 89 dwellings had been refused.

He noted that the Civil Service Sportsground had been a members-only facility.

He stated that this revised application had been the subject of detailed discussions with Council Officers and complied with the draft City Plan. The contribution of £2 million for offsite sports facilities would benefit the whole City.

He noted that other issues had been addressed.

The presence of badgers on the site had been identified by the applicants and the necessary licence obtained.

A Member noted that the 100 additional homes would be served by one surgery which was already overloaded. She also expressed concerns regarding road safety.

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She was advised that the Highway Authority had been unable to send a representative to attend the Committee meeting but they had considered the application with care including the use of the service road by buses and had considered the application to be acceptable in highway terms

Another member noted that the drainage easement had not been shown on the plans for the previous application. He was advised that work on drainage proposals was evolving and the proposed pumping station was part of the attenuation scheme.

A Member was advised that the Assessment of the impact on the Cotswold Beechwoods Special Area of Conservation, which was required for all new significant residential applications, was not expected to identify any insurmountable problems.

Another Member believed that the developer deserved credit for having overcome all the problems identified in the previous application. She believed that the height of grass on the photographs displayed did not indicate a high level of usage of the fields and she noted that the facilities at Plock Court were only 0.6 mile distant.

A Member noted that the previous sports facilities had been private but he believed that the application did nothing to address the deficit in public open space in Kingsholm and Wotton ward. He believed that the proposal was overdevelopment and he expressed concern at the loss of a 'green lung'.

Another Member noted that membership of the sports club had been open to all so the facilities were available to the community.

The Vice-Chair invited the Officer to comment.

The Principal Planning Officer stated that the contributions presented opportunities to improve facilities at a number of locations including Blackbridge Hub, Plock Court, Deansway Meadow, Siebert Street, Armscroft Park and Gloucester Park.

A Member asked if there were any appropriate reasons to refuse the application which would be supported by an Inspector at appeal. He was advised that the proposed development complied with policies and the developer had overcome the reasons for the refusal of the previous application.

The Technical Planning Manager advised that traffic issues had not been considered as a reason for refusal of the previous application and he would be concerned if it was introduced as a reason for refusal at this stage.

He noted that there was good provision of sports facilities at Plock Court and any planning Inspector would look beyond the boundaries of the ward and take account of that provision.

He further noted that the housing provision now met Officers' requirements and together with the economic benefits of the proposal had resulted in the very clear recommendation before the Committee.

A Member noted that 'green lungs' in the area were provided by Plock Court, Siebert Street and Denmark Road School. She noted that the surgery could make an application for additional partners but she did not consider that capacity of the

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surgery was a planning consideration. She noted that there was a desperate need for more houses, both general market and affordable homes, in the City.

The Vice-Chair noted that the application had to be determined in accordance with regulations. He did not consider the capacity of the surgery to be a planning issue and the Highway Authority had found the application to be acceptable in highway terms.

The Vice-Chair moved and Councillor Lugg seconded that the application be determined in accordance with the revised officer recommendation contained within the late material.

RESOLVED that subject to the resolution of the outstanding matters in relation to the Appropriate Assessment and impacts upon the Special Area of Conservation and the satisfactory completion of a Section 106 Agreement, the Technical Planning Manager be authorised to grant planning permission subject to the conditions in the report, the conditions recommended by the Highway Authority (reflecting the amended layout revision L) and any further conditions as may be considered necessary and as recommended by further consultee responses.

76. DATE OF NEXT MEETING

Tuesday, 5th February 2019 at 6.00 pm.

Time of commencement: 6.00 pm

Time of conclusion: 8.20 pm

Chair

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