



## PLANNING COMMITTEE

- MEETING** : Tuesday, 3rd March 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  
Technical Planning Manager  
Highways Development Manager, Gloucestershire County Council  
Principal Planning Officer  
Principal Planning Officer  
Principal Planning Officer  
Solicitor, One Legal  
Democratic and Electoral Services Officer

### **1. APOLOGIES**

No apologies were received on this occasion.

### **2. DECLARATIONS OF INTEREST**

The Chair declared a prejudicial interest in Agenda Item 5, Manor Gardens, Barnwood Road Gloucester - 19/00672/FUL.

### **3. MINUTES**

The minutes of the meeting held on 4th February 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 5 - Manor Gardens (19/00672/FUL), Item 7 – Land at Spinnaker Road (19/01096/FUL) and Item 8 – Kings Quarter & Kings Square Gloucester (18/01454/FUL).

### **5. MANOR GARDENS, BARNWOOD ROAD GLOUCESTER - 19/00672/FUL**

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**03.03.20**

The Chair left the room as he had a prejudicial interest in the item discussed. The Vice-Chair chaired the item.

The decision was deferred at Februarys planning meeting, to enable a site visit to be arranged, allowing for full consideration of the application.

The Principal Planning Officer presented the report detailing the application for the Demolition of existing housing (23 units) and redevelopment of site to provide 46 new build dwellings (16 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 4 no. 3 bedroom houses and 2 no. 3 bedroom bungalows), formation of new access to North Upton Lane and provision of parking, landscaping, external works and stores for bikes, refuse, plant etc.

**A local resident addressed the Committee in opposition to the application.**

**The Programmes Director for Barnwood Trust addressed the Committee in support of the application.**

The Principal Planning Officer responded to Members' questions regarding a reduction of car parking spaces and the safety of pedestrian routes at the site. It was agreed that members could amend condition 11 to ensure there were no less than 70 parking spaces.

The Highways Development Officer noted that the site visit had been useful. He added that since the site visit had taken place, it was decided to keep the bollards, to stop vehicles turning left onto Barnwood Road and mounting the pavement.

Members Debate:

- A member raised concerns over the three-storey element of the development and whether it would be overbearing.
- A member believed that the officers had done all they could to look at concerns of residents and saw no reason why the application should not be granted on planning grounds.
- A member stated that he did not see many planning issues that would stop the granting of the application but agreed with some potential issues raised by the community.
- A member raised concerns about the junction from Barnwood Road leading into North Upton Lane.
- The Vice-Chair agreed that there were no planning specific issues that would stop the granting of the application. He added that the issues regarding crossing were 'not ideal' but were not necessarily planning ones that would fall under the application.

The Technical Planning Manager stated that they would need to change a recommendation in the report to reflect the change in the number of Car Parking Spaces.

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The Vice Chair moved, and Councillor Toleman seconded the Officers recommendation.

**RESOLVED that:** - Planning Permission be granted, subject to conditions outlined in the report and late material

**And**

A condition to ensure that there are no less than 70 Car Parking Spaces.

**6. WATERWELLS SPORTS CENTRE - 19/00402/FUL**

The Technical Planning Manager presented a report detailing an application for Proposed floodlights to pitch one at Waterwells Sports Centre.

**A local resident spoke in opposition to the application.**

**The Deputy Town Clerk for Quedgeley Town Council addressed the Committee in support of the application.**

The Technical Planning Manager responded to Members' questions by confirming that the environmental health officer was satisfied as to the impact of the floodlights and the charging regime to access and use the facility was not a planning issue that members needed to consider.

**Members Debate:**

The Vice-Chair noted it was difficult to park in the area, but this not due to the football ground. He added that it was a well-used facility and provided for the community and that he would be voting in favour of the application.

A member questioned whether 10pm was too late for some residents to have floodlights on. The Technical Planning Manager replied that it may be for some and not for others but that, the environmental officer was satisfied with the 10pm restriction.

The Chair moved and the Vice-Chair seconded the officers recommendation

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

**7. LAND AT SPINNAKER ROAD - 19/01096/FUL**

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The Principal Planning Officer presented the report detailing an application for Extensions to Class B2 Factory Building and Development of Adjacent Land to Covered Storage Area and Car parking to include raising the existing land level.

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

- The land was going to be raised to help to prevent flooding. The area should not flood and there is a detailed evacuation plan in the event that it did.

The Chair moved and the Vice-Chair seconded the officers recommendation

**RESOLVED THAT:** - Planning permission be granted, subject to conditions outlined in the report and late material.

**8. KINGS QUARTER & KINGS SQUARE GLOUCESTER - 18/01454/FUL & 19/01212/LBC**

The Principal Planning Officer presented a hybrid application for the redevelopment of Kings Square and land known as Kings Quarter.

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

- The metal front of the 'mesh building' has a potential risk of weathering over time and he has asked for further detail relating to this.
- A reinstatement of Eastgate Market does not explicitly feature in the scheme but there would be an events base in the square that may be used as an outside market.
- The architect has suggested a 2m barrier on the top floor of the car park, for safety purposes.

Members Debate:

The Chair noted that if it tied in with the look of Blackdog Way, then it would 'tidy up' the area and the one-way system proposed should help pedestrian movement between the Transport Hub and the City Centre.

The Vice-Chair stated that except for the 'mesh building' the scheme was 'very-good' but asked officers what was going to happen to Taxi rank provisions.

The Principal Planning Officer responded that taxi provisions would not be reduced. He stated that there would be some moving around of taxi pick up areas but that the net number would not be affected.

A member expressed a further concern at the 'mesh building' but noted that the rest of the proposal looked good.

Another member thought it was worth considering solar panels on some of the buildings but stated that the proposal overall was excellent.

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Another member questioned whether the necessary Seagull Protection deterrents had been included. The Principal Planning Officer replied that it would be looked at.

The Chair moved, and the Vice-Chair seconded the officers recommendation for the for the full application. (18/01454/FUL).

**RESOLVED THAT:** - Planning permission be granted, subject to conditions outlined in the report and late material.

The application relating to the required listed building consent was also moved and seconded (19/01212/LBC).

**9. DELEGATED DECISIONS**

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

**RESOLVED that:** - The schedule be noted.

**10. DATE OF NEXT MEETING**

Tuesday, 7th April 2020 at 6pm.

**Time of commencement: 6.00 pm**

**Time of conclusion: 7.45 pm**

**Chair**