

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 2ND MARCH 2021

ITEM 5 - 19/01141/FUL – Land at Secunda Way

Additional Representation

1 additional letter of representation has been received raising the following issues:

- Support the development in principle but concerned with the potential lack of mix of tenure.
- Documents suggest that the flats will likely all be “affordable rent”. Understand that this is against the City Council’s housing policy and will exacerbate the shortage of flats available to rent on the open market as well as those suitable for first time buyers.
- Understand that there are approximately 60 flats available for affordable rent at Monk Meadow Quay, plus 100 for shared ownership (which is welcomed). It appears that the only homes that will become available on the open market will be in the more expensive waterfront blocks which will likely exceed the budgets of many younger renters in particular.
- Other recent and ongoing developments within the central area of the City appear to be predominantly for housing associations with very little for the open market.
- If the City wishes to address leakage of young people to Bristol and Cheltenham etc. there needs to be more of a focus on ensuring that suitable homes are available in the open market both for rental and started homes.

Officer Note - The originally submitted application proposed a 100% affordable housing scheme but this has since been amended to a market housing scheme with 25% of the units offered as affordable housing (a total of 9 units). The Housing Projects and Strategy Team Leader has recommended that these 9 units be for “affordable rent”.

Updated consultation responses:

Contaminated Land Adviser

Advise that the following conditions be included on any planning permission relating to unexpected contamination and importation of soils for placement in soft landscaped and garden areas:

Condition 33

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme,

unless otherwise agreed in writing by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 34

Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling, and level raising must be provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property

and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

AMENDED RECOMMENDATION

That, the grant of planning permission is delegated to the Development Management Technical Manager subject to the conditions set out below, with the inclusion of the additional conditions recommended by the Contaminated Land Adviser (set out in the late material), and the completion of a Section 106 agreement to secure the following:

- 25% of the total number of dwellings for affordable rent:
- A contribution of £40,000 for the improvement of existing public open space as set out in paragraph 6.58 above;
- A contribution of £3,600 towards habitat/management measures at Alney Island Local Nature Reserve in accordance with the recommendations of the HRA;
- The payment of a Section 106 monitoring fee to the City Council.

ITEM 6 - 20/00693/FUL - 1 Armscroft Road Gloucester GL2 0SQ

There are amendments to the wording of conditions 2, 10 and 13. Condition 2 has been amended to include reference to tree protection details.

Wording of condition 10 has been amended to reflect the submission of construction management plan.

Condition 13 is to be delete as no longer required following amendments to condition 2.

Revised condition wording:

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers

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21968/16B

21968/15

21968/14A

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21968/21

Drainage technical note 20-348-80

Environmental Noise Assessment 8432/SL

except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and to protect the residential amenity of future occupiers.

Condition 10

The development hereby permitted shall be carried out in accordance with the Construction Management Plan (Dated 29/01/2021) and the construction phase site plan 21968 / 20. The approved plan shall be adhered to throughout the demolition/construction period.

Reason

In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Condition 13

Deleted