

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 6TH APRIL 2021

ITEM 5 – LAND AT WINNYCROFT LANE – 14/01470/OUT

Additional representations

Two additional representations have been received raising the following concerns:

The infrastructure particularly Corncroft Lane and the Corncroft Lane/ Painswick Road will not support the additional traffic generated by this development when the adjoining development is taken into consideration.

I have concerns about the access to this site via Corncroft Lane as this is already a busy lane on a bend where visibility is poor - it will make it even more difficult to pull in and out of our driveway. There will be additional traffic from the development planned already for another 400 houses. This development will make a huge impact on the wildlife, trees and landscape of the area - it is the only open space left on the Gloucester side of the M5 in Matson.

Additional Consultation Responses

Gloucestershire County Council Highways

Gloucestershire County Council Community Infrastructure (Education and Libraries)

The proposed mix (on the basis of 193 qualifying dwellings) would generate a total financial contribution of **£2,820,233** towards education provision.

Early Years' Places Impact:

The proposal is for 217 dwellings, of which 193 are qualifying dwellings, which will generate additional demand for 57.90 EY places. The current number of childminder and day care places available in the area is lower than the current 2 - 4 old population by 600 places. Gloucestershire County Council is seeking a contribution of **£873,768.90** towards the provision of additional Early Years' places to support children arising from this proposal.

GCC has a statutory duty to ensure there are sufficient early years' places in an area, it is very likely that families will require and seek their entitlement to 30 hours of free childcare close to home. Alternatively, where appropriate, GCC would be willing to consider a proposal for the developer to provide a suitably sized facility in the area as part of the S106 agreement, completed to the standard required for OFSTED registration and delivery of EY places.

Primary Places Impact:

The proposal is for 217 dwellings, of which 193 are qualifying dwellings, which will generate additional demand for 79.13 primary places. The current forecasts, excluding cumulative yields from other development consultations, show that the combined forecast for all the relevant primary schools is above

the DfE recommended 95% capacity, therefore Gloucestershire County Council is seeking a contribution of **£1,194,150.83** towards the provision of additional places arising from this proposal.

Robinswood Primary Academy, Moat Primary Academy and Upton St. Leonards C of E Primary School, in the Abbey-Matson-Upton Primary Planning Area are all less than 1 mile walking distance from this development site.

There are further 4 schools within the 2 miles statutory walking distance – Heron Primary School, Abbeymead Primary School, Finlay Community School and Coney Hill Community Primary School.

Robinswood Primary Academy is currently in Special Measures and has now been recorded as inadequate. DfE policy is that schools that are in Special Measures and therefore are not ‘Good or Outstanding’ should not be considered for expansion until they have come out of category and are showing signs of significant improvement. GCC needs to ensure that the education that children receive is of high quality. The capacity and forecasts have still been included in the data calculations, although this status may have an impact on parental choice.

A new 2FE 420 place Primary Free School is planned to open in 2024. The new school is expected to take up the demand for additional places within the local area including those from new housing development. It should be noted that no final decision has been made about where the money will be used although it is likely the DfE will ask GCC to provide any S106 contributions relating to additional primary places in the local area as a contribution towards the new school.

Secondary age 11-16 Places Impact:

The proposal is for 217 dwellings, of which 193 are qualifying dwellings, which will generate additional demand for 38.60 secondary places. Gloucestershire County Council is seeking an 11-16 secondary places contribution of **£752,314.00** towards the provision of additional places.

Gloucester Academy is the closest secondary school (1.1 miles) for the development postcode; this school is in the Gloucester Secondary Planning Area. Barnwood Park School and Holmleigh Park High School are the catchment schools for this proposed site. There is no school transport catchment for this site.

Other non-selective schools considered for this development are Henley Bank School and Severn Vale School

Post 16 Places Impact

The proposal is for 217 dwellings, of which 193 are qualifying dwellings, which will generate additional demand for 13.51 post-16 places which can be accommodated in the 6th form provision available in Gloucester. Gloucestershire County Council is **not seeking a post-16 contribution** at this time.

Library Contribution

A contribution to GCC of **£42,532** is required (based on 217 dwellings), and which would be used at Matson Library to improve customer access to services through refurbishment and upgrades to the existing building, improvements to stock, IT and digital technology, and increased services. The calculation for library contributions is

£196 multiplied by the total number of proposed dwellings (in this case 217 dwellings x £196 = £42,532).

Conditions

Several of the draft conditions in the Committee report require alterations and further conditions are also necessary including

Submission of landscaping schemes

Submission of landscape and ecological method statement and management plan.

Submission of noise mitigation strategy and requirement for post construction and pre occupation testing

The Highway Authority also require the following conditions to be replaced:

Amended Condition 13

The development hereby approved shall not be occupied until the highway improvements/off site works/site access works comprising: -

Mini Roundabout as shown on drawing 1059-SK01 Rev E

Junction as shown on drawing 1059-SK02 Rev C

Crossing as shown on drawing 1059-SK05 Rev C

Pedestrian and Cycle crossing as shown on drawing 1059-SK06 Rev C

have been constructed and completed.

Reason

To ensure the safe and free flow of traffic onto the highway, improve pedestrian safety and to promote sustainable choices of transport in accordance with Policy SD4 and INF1 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF

Amended Condition 16

An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging points installed shall be retained thereafter.

Reason

To promote sustainable travel and healthy communities and in accordance with Policies SD4 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework

The Highway Authority also require the following additional condition

Condition

The development hereby permitted shall not be first occupied until sheltered, secure and accessible cycle parking to comply with Local Transport Note 1/20 has been provided in accordance with details which shall first be submitted to and approved in

writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason

To promote active travel and health communities and in accordance with Policies SD4 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework

It is suggested that the full conditions are issued for the approval of the Chair and Vice Chair whilst the drafting of the S106 agreement is undertaken.

Revised recommendation of the City Growth and Delivery Manager

That authority is delegated to the City Growth and Delivery Manager to **GRANT** outline planning permission with necessary conditions (in consultation with the Chair and Vice Chair), subject to a Section 106 agreement to secure the following:

- 25% affordable housing scheme
- An agreed pathway to secure funding for an additional 10% affordable housing
- Agreed housing mix
- Open space provision including a leap and a lap
- Allotment provision
- Management of open space
- Off site sport provision contribution of £205,156
- Education contributions of £1,002,500
- Library contributions of £42,532
- £41,632 towards Highway improvements
- £60,247 towards Travel Plan provision

ITEM 6 – KINGS QUARTER – 20/01286/FUL

Additional representations

Two additional representations have been received:

Strongly object to the felling of beautiful mature plane trees in and around Market Parade.

Mature trees in a city centre setting bring enormous benefits to built environment, air quality, shade and appearance.

The replacement saplings will not provide shade, carbon capture and beauty for very many years.

Insufficient replacement to mitigate removal.

Question why it is necessary to remove all these mature trees.

Officer comment – the issues of the loss of trees and the developer's position on the matter are set out in the Committee Report.

Highways impact - Sensitivity test

As mentioned in the Officer report, the sensitivity report has now been completed by the applicant. This removes the applicants' 20% reduction from the traffic generation of the proposed offices (applied by the applicants to take account of the impact of Covid19 on working patterns) that was included in their initial analysis in the submitted Transport Assessment. The Highway Authority has also agreed the use of office trip rates based on city centre sites only, and a 10% reduction on office trip rates based on the Travel Plan targets.

The total predicted peak hour development traffic from the scheme set out in the original Transport Assessment is;

- 124 arrivals and 40 departures in the AM peak, of which the office trips represent 102 arrivals and 13 departures;
- 72 arrivals and 148 departures in the PM peak, of which the office trips represent 9 arrivals and 86 departures;

In the sensitivity test, the total predicted peak hour traffic generation from the scheme is;

- 68 arrivals and 32 departures in the AM peak, of which the office trips represent 46 arrivals and 5 departures;
- 67 arrivals and 104 departures in the PM peak, of which the office trips represent 4 arrivals and 42 departures;

In comparison to the original Transport Assessment, the development traffic flows in the sensitivity test show 64 fewer movements in the AM peak and 50 fewer in the PM. This arises from altering the inputs, notably now using City Centre office sites for comparison of traffic generation.

The Highway Authority also required traffic growth rates to be factored in. Revised capacity models were also undertaken for local junctions based on these flows.

In conclusion the Highway Authority is satisfied with the additional analysis undertaken and concludes that there is no significant difference between the impact results of this new analysis and the previous Transport Assessment submitted. Overall the junction modelling indicates capacity issues and delays in places in the 2024 baseline without the proposed development, and the issues would worsen slightly with the traffic flows from the development. However this is not considered to be an unacceptable impact on the highway network with a combination of sustainable transport measures and a robust travel plan in place. No alteration is proposed to the conclusions of the Committee Report on highways matters.

Conditions

Several of the draft Conditions in the Committee Report have been subject to negotiation with the applicant since the submission of the Report, as follows:

Condition 1 (commencement)

The applicants have requested a 5 year period to commence. This is not uncommon on large schemes and is considered to be acceptable.

Condition 2 (approved plans)

Three tree-related plans are proposed to be introduced to the list. The Tree Officer advice is that each of these plans will need to be updated/replaced pursuant to condition 12 anyway, because further/amended details are needed.

Condition 4 (materials)

The applicants have noted the difficulty in providing samples of all materials and seek some flexibility. This is considered reasonable.

Condition 40 (construction of street to basecourse level)

The applicants have noted that Plot 2 may still be scaffolded across part of the new street when Plot 4 completes. It is considered reasonable to amend the requirement to constructing the part of the street closest to the respective building to basecourse level prior to occupation.

Subject to these, the applicants agree the proposed conditions.

Revised recommendation of the City Growth and Delivery Manager

That authority is delegated to the City Growth and Delivery Manager to GRANT planning permission subject to:

- a) no new representations being received that raise new material planning considerations not considered in this report prior to 9th April 2021;
- b) completion of a legal agreement/s to secure;
 - Travel Plan monitoring fee of £10,000.00 over a 5 year period; and
 - contribution of £10,000.00 to amend the Traffic Regulation Order to enable exclusion of the development from applying for business parking permits;

and the conditions in the Report with the following amendments:

Condition 1

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the drawings on the following plans except where otherwise required by conditions of this permission:

0001 Location plan

0003 Proposed demolition

1100 Rev. A Ground floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1101 Rev. A First floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1102 Rev. A Second floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1103 Rev. A Third floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1104 Rev. A Fourth/third floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1105 Rev. A Fifth/fourth floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1106 Rev. A Fifth/roof floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1107 Rev. A Sixth/roof floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)
1108 Rev. A Roof floor masterplan (amended plan received by the Local Planning Authority on 18th March 2021)

2000 Rev. A Plot 2 ground floor plan (amended plan received by the Local Planning Authority on 18th March 2021)
2001 Rev. A Plot 2 first floor plan
2002 Rev. A Plot 2 typical floor plan
2003 Rev. A Plot 2 top floor plan
2004 Rev. A Plot 2 roof floor plan

2100 Rev. A Plot 4 ground floor plan and typical floor plan (amended plan received by the Local Planning Authority on 18th March 2021)
2101 Rev. A Plot 4 Fourth floor plan and fifth floor plan (amended plan received by the Local Planning Authority on 18th March 2021)
2102 Rev. A Plot 4 Sixth floor plan and roof floor plan (amended plan received by the Local Planning Authority on 18th March 2021)

3000 Rev. B Proposed elevations (amended plan received by the Local Planning Authority on 17th March 2021)
3001 Rev. B Proposed elevations (amended plan received by the Local Planning Authority on 17th March 2021)
3002 Rev. B Proposed elevations (amended plan received by the Local Planning Authority on 17th March 2021)
3003 Rev. B Proposed elevations (amended plan received by the Local Planning Authority on 17th March 2021)

4000 Rev. A Section AA
4001 Rev. A Section BB
4002 Rev. A Section CC
4003 Rev. A Section DD

5000 Rev. A Detail elevation Plot 2 hotel (amended plan received by the Local Planning Authority on 18th March 2021)

5001 Rev. A Detail elevation Plot 4 office (amended plan received by the Local Planning Authority on 18th March 2021)
5002 Rev. A Detail elevation Plot 2 car park

4295 05 001 Rev. 02 Public realm proposed lighting layout (amended plan received by the Local Planning Authority on 18th March 2021)

1417.HED-ZZ-DR-L-0101 Rev. 01 Landscape masterplan - Public realm (amended plan received by the Local Planning Authority on 17th March 2021)

1417.HED.002 Landscape masterplan - Courtyard and terraces

1417.HED.003 Landscape masterplan - Roof layout

1417.HED-ZZ-DR-L-0104 Rev. P01 Landscape masterplan – Overview (amended plan received by the Local Planning Authority on 18th March 2021)

1417.HED.005 Landscape masterplan – Illustrative

1417-HED-ZZ-DR-L-0106 Levels plan (received by the Local Planning Authority on 18th March 2021)

1417-HED-ZZ-DR-L-0107 Landscape masterplan – Tree planting proposals

1417-HED-ZZ-DR-L-0809 Tree pit in soft surface

1417-HED-ZZ-DR-L-0810 Tree pit in hard surface

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 4

Notwithstanding the submitted details, prior to the commencement of any above-ground construction of a building, detailed drawings and specifications, and physical samples where possible, of all facing materials and detailing for that building (comprising of any facing brick and mortar, cladding, concrete, glazing framework, roofing material, stonework, lintels, window and door frames and reveal depths, rooflights, balcony/terrace enclosures (including a section drawing), rainwater goods, any vents, flues and meter boxes, any provision for television services, and including scaled elevations showing their use across the building) shall be submitted to and approved in writing by the Local Planning Authority. Buildings shall be constructed only in accordance with the approved materials.

Reason

To ensure a satisfactory appearance to the development and preserve the setting of listed buildings.

Condition 40

No building within a phase shall be occupied until the part of the new street (between Plots 2 and 4) within that phase (including surface water drainage/disposal and street lighting) providing access to that building has been provided to at least base course level.

Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access to an adoptable highway for all people that minimises the scope for conflict between traffic and cyclists and pedestrians.

ITEM 7 – 15 BALLINSKA MEWS – 21/00187/FUL

It is understood that the agent for this application submitted three documents to several members of the Planning Committee. These documents included the supporting letter received as part of the original application, copies of the sunlight analysis submitted as part of the application and some additional information relating to the character of the area. The additional information included photographs of the property styles within the area.

There are no changes to the Officer recommendation as set out in the committee report