

## **LATE MATERIAL (APPLICATIONS FOR DETERMINATION)**

### **PLANNING COMMITTEE: 3<sup>rd</sup> August 2021**

#### **ITEM 5 – KINGSWAY LOCAL CENTRE, THATCHAM AVENUE, KINGSWAY – 18/00852/FUL**

An updated National Planning Policy Framework has been published since the completion of the Committee papers.

In relation to this proposal, the amended guidance:

- continues to promote the best use of under utilised land,
- puts a higher emphasis on promoting good design together with the use of local design guides and design codes
- provision of housing to meet the needs of different groups in the community.
- requires a positive approach to applications for alternative uses of land where this would help to meet identified development needs.
- requires that development should be appropriately flood resistant and resilient
- recognises and promotes the important contribution trees and planting make to the character and quality of urban environments

#### **Additional Letters of Representation**

Two additional letters have been received, raising the following objections.

- The land has been allocated for retail and should be used for that not residential
- This is a vibrant and busy area with lots of traffic and pedestrian activity and not a suitable location for the proposed housing.
- The size of the building is too big for the buildings in the area, would dwarf them and would feel as though the area is blocked/cut off . This could impact upon the viability of the shops
- Will detract from the community feel and shopping experience.
- This build is of no benefit to the existing residents of Kingsway
- Will add to traffic upon local roads.

## **Additional Letter from Quedgeley Town Council**

- The original plan for this site was a licenced restaurant or small food outlet units with a large part reserved for parking to complement the existing units on the site and to help alleviate the on-going parking problems in the area. If this application is approved, the extra parking will be lost and at least two retail outlets that have outline planning permission 09/00053REM and will be a detrimental loss to the community.
- 10/00379/FUL allowed for the parking provision to be provided on a phased basis and this should not be used to deter from the planned original use. Significant parking supply will be lost which the area desperately needs.
- The parking facilities offered as part of the application will not meet the demands of the care home.
- The traffic plan states there is a 20mph speed limit in place, this is inaccurate, and the figures used are out of date.
- Gloucestershire Highways suggests, in their response dated 7<sup>th</sup> March 2019, any overflow parking can be accommodated at the Local Centre however, signage on site advises parking is for users of the Local Centre only! So, this option is lost.
- Construction of a church opposite the site will also add to the parking chaos and believe the forecast in the traffic plan is pessimistic at best.
- There is outline planning permission for flats to the east and a health centre to the north of the site, all have 2/3 storeys the provision of another building with 2 storeys at this location will detract from the street scene and create a cramped and awkward appearance to the detriment of the residents and users of the local centre. It will further create conflict with traffic movements negotiating the junction at the corner of the site
- The traffic report does not represent the on-going issues and the only acceptable application for this site is a much smaller development offering additional parking.
- This is the wrong development in the wrong place. A better site would be the area to the north allocated for a Health Centre which has now been provided on Rudloe Drive.
  
- The proposal is out of scale, the nearby school and community centre were required to be 'low rise', and this should be adopted for this application also. The roof height should be no higher than the school and or community centre.
- Restrictions should be placed on the type of individual that can be housed at this facility due to the nature of the location, schools, community centres, nurseries etc all in the vicinity.
- The site lies within busy community facilities, it suffers from anti-social behaviour and the PCSO team are often called to the site during the evening. There are schools, nurseries, a community centre, a church and a pub together with a collection of retail units all within a few metres of the proposed site, the health and welfare of the residents will be compromised.
- Policy SD4 of the JCS requires new developments to respond positively to and respect the character of the site and its surroundings, enhancing local

distinctiveness and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. The two-storey element and large square design does not address these issues. The planned fence is dominating and over intrusive for the area.

- There is the grade 2 listed building and ancient monument less than 150m from the development site. Policy SD8 explains, development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.
- The site appears to be an increase in the density of development. This has not been allowed for in the flood alleviation design for Kingsway, and it is proposed to use existing off site flood alleviation measures - these have been designed to accommodate development elsewhere, and do not include this proposal.
- There should be no increase in run-off from the site over and above the green field state for all rainfall events of up to 1 in 100yr frequency.
- Attenuation on site should provide balancing for all rainfall events up to 1 in 100yr frequency plus 40% of the predicted volume required.
- Flood alleviation modelling to predict flows as a greenfield site and after completed development, should include rainfall events calculated at 15min, 30min, 60min, 90min, 120min, 360min and 480min duration at 1 in 1yr, 1 in 5yr, 1 in 10yr, 1 in 20yr, 1 in 30yr and 1 in 100yr frequency.
- The maximum flow discharge velocity should be attenuated to be no greater than the green field velocity for all rainfall events.
- The maximum flow volume per quarter hour should be attenuated on site to reduce the discharge volume to the green field state.
- The volume of balancing on site should be sufficient to attenuate all rainfall events up to 1 in 100yr frequency, plus 40% by maximum volume.
- The flood alleviation measures should be 'self-cleansing' and requirements for maintenance must be detailed in the proposals.

Considering the above, the application is contrary to policies SD4, SD6, SD8, SD14 & INF2 of the JCS and should be refused.

If this application is approved, a contribution towards community facilities should be agreed through CIL/S106 for the nearby Kingsway Sports Pavilion and ongoing maintenance for the flood alleviation measures.

## **OFFICER RECOMMENDATION**

No Change to the Officer Recommendation

That, subject to the completion of a Section 106 agreement to provide the following:

- The use and continued use of the building as supported housing
- Nomination rights to the Local Authority (Gloucester City Council and Gloucestershire County Council) in relation to new occupants
- Management of the use by a registered care provider from the County Councils approved framework.

That planning permission is GRANTED with conditions