

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 20TH NOVEMBER 2024 AT 7.30PM

PRESENT Cllr Powell, Cllr Wilcox, Cllr S Smith

OFFICER PRESENT Mrs Beverley Aldridge

PD.067/24-25	Apologies Apologies were received & noted from Cllr Lee.	
PD.068/24-25	Declarations of Interest None received.	
PD.069/24-25	Adoption of the Minutes dated: 16th October 2024 Cllr Wilcox PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr B Smith Vote Unanimous So resolved	
PD.070/24-25	Applications for Determination Received Prior to the Meeting And any additional applications received prior to commencement of the meeting.	
	No objection is raised to the following applications	
	P/035 24/00491/FUL	44 Lyneham Drive Removal of existing garden store for the construction of new outbuilding to be used for storage, not including vehicular storage
	Decision approved – noted.	
	P/038 24/00796/FUL	Severn Farm Elmore Lane West Change of use of agricultural land to a dog exercising field (Sui Generis) with associated works and infrastructure.
	Consider the application to be a valuable enhancement to the facilities for the area.	
	Submit objections to the applications below:	
	P/036 24/00520/REM	32 Curtis Hayward Drive Approval of reserved matters for appearance, landscaping, layout and scale for the erection of a single dwelling on land adjoining Yucca Cottage (pursuant to outline permission ref. 21/00626/OUT where access was approved).
<ul style="list-style-type: none"> The application is outside of the 3-year limit on the outline decision notice, item 1b. The title number for the amenity space for this application confirms the amenity land is in the ownership of Gloucester City Council. If the Council is mindful to dispose of this land, a £290,000.00 contribution for the adjacent nature reserve should be negotiated. Titel register number GR168452 		

	<ul style="list-style-type: none"> The track to the existing property is currently owned by Gloucester City Council, if this is approved the permanent right of way to the LNR and the parking must NOT be restricted, should not be fenced or in any way restrict access to pedestrians, cyclist or vehicles including maintenance vehicles. The proposed dwelling will create an overbearing and dominant feature that fails to respect and preserve the character of the existing dwelling. The proposal being only approx. 9m away from existing properties in Hillcot Close and Azalea Gardens will appear as a visually intrusive and overbearing development resulting in an unacceptable level of overshadowing and loss of light causing harm to their amenity. Include bird and bat boxes. Require drainage details. Believe the application should be considered together with 24/00521/FUL, construction of two properties is an overdevelopment of the site, the proposal offers a poor level of amenity space. The application is therefore contrary to para 2, 38 & 180-194 of the NPPF, policies SD4, SD10 & SD14 SD9 & INF3 of the Gloucester, Cheltenham & Tewkesbury Joint core Strategy. 	
P/037 24/00521/REM	32 Curtis Hayward Drive	Approval of reserved matters for appearance, landscaping, layout and scale for the erection of a single dwelling on land adjoining Yucca Cottage (pursuant to outline permission ref. 21/00627/OUT where access was approved).
	<ul style="list-style-type: none"> The application is outside of the 3-year limit on the outline decision notice, item 1b. Include a condition to ensure a permanent right of way to the LNR and the parking is NOT to be restricted, should not be fenced or in any way restrict access to pedestrians, cyclist or vehicles including maintenance vehicles. The proposed dwelling will create an overbearing and dominant feature that fails to respect and preserve the character of the existing dwelling. Believe the application should be considered together with 24/00520/FUL, construction of two properties is an overdevelopment of the site, the proposal offers a poor level of amenity space. The application is therefore contrary to para 2, 38 & 180-194 of the NPPF, policies SD4, SD10 & SD14 SD9 & INF3 of the Gloucester, Cheltenham & Tewkesbury Joint Core Strategy. 	
PD.071/24-25	Correspondence None received	
PD.072/24-25	Emergency Plan Deferred to Full Council to discuss forming a working party. The UK's resilience to terrorism is to be stepped up, as the government announces details for Martyns Law the Protect Duty Against Terror, this will require venues to take steps to improve public safety, with measures dependent on the size of the venue and the activity taking place. NALC are currently investigating simpler forms.	

PD.073/24-25	<p>Traffic & Transportation</p> <ul style="list-style-type: none"> a) Traffic movements in Kingsway are increasingly causing concerns particularly during peak times when it proves extremely difficult to exit the estate subsequently, a request has been passed to Gloucestershire Highways to discuss possible improvements. A response has been received and dates for a meeting are to be confirmed. b) Cllr Wilcox approached the local business whose vans are being parked outside Waterwells Sports Centre making egress from the site extremely dangerous. A request has been sent to drivers reminding them of the need to park considerately. It was further agreed to discuss extending the parking restrictions at the meeting planned with Gloucestershire Highways. c) Vehicles parking on the open space in Church Drive has been discussed previously, but little support was received from Gloucester City Council to place bollards to prevent unauthorised access. However, the situation is continuing and worsening, and it was agreed to approach the City Council again with a view to discussing options again. d) The motorised vehicle barrier on the public right of way and footpath adjacent to the Rectory was removed following a complaint from a disabled resident who was also unable to access the footpath. However following this removal, motorised vehicles are regularly driving on the footpath creating a danger to the public. Council office to approach Gloucestershire Highways with a view to returning the barrier.
PD.074/24-25	<p>Business for Referral Emergency Plan to Full Council</p>
PD.075/24-25	<p>Date of Next Meeting: 18th December 2024 - noted</p>

Meeting concluded: 20:45 hrs