

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 18TH DECEMBER 2024 AT 7.30PM

PRESENT Cllr Powell, Cllr Wilcox and Cllr Lee

OFFICER PRESENT Mrs Beverley Aldridge

PD.076/24-25	Apologies Apologies were received and noted from Cllr Smith	
PD.077/24-25	Declarations of Interest None received.	
PD.078/24-25	Adoption of the Minutes dated: 20th November 2024 Cllr Powell PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Wilcox Vote Unanimous So resolved.	
PD.079/24-25	Applications for Determination Received Prior to the Meeting No objection raised to the following applications:	
	P/040 24/00152/FUL	Erection of single storey side extension to existing commercial unit.
	34 Brunel Court	
	The land registry search confirms the application site is in the ownership of the applicant and therefore no objection is raised.	
	The following comments to be reported to the planning authority:	
	P/039 24/00817/FUL	Proposed conversion of garage into living accommodation with ancillary internal alterations and external development.
	20 Welland Road	
	There are two 'proposed floor plans' which provide slightly different layouts. One plan suggest the dwelling will be separate from the main property, the other suggests it will connect. Query if there is sufficient amenity space for a separate dwelling. The application may display vehicles to the highway as there appears to be insufficient space for additional vehicles.	
P/041 23/01024/OUT	Residential development for up to 33 dwellings, associated works including infrastructure ancillary facilities, open space and landscaping. Construction of new vehicular access off Thatcham Avenue and Valley Gardens.	
Land off Thatcham Avenue		
<ul style="list-style-type: none"> The application is a significant improvement on the previous application. Parking courts at the rear of properties are known for anti-social behaviour and fly tipping, can the design be reconfigured to allow for natural surveillance. Support the views of the landscape officer. 		

	<ul style="list-style-type: none"> The site previously included an allocated for leisure facilities and this shortfall should be addressed through S106 for Kingsway Sport Pavilion and Waterwells Sports Centre to compensate. Seek a S106 contribution for air quality monitoring equipment for the energy from waste plant at Javelin Park.
PD.080/24-25	Correspondence None received.
PD.081/24-25	<p>Traffic & Transportation</p> <p>Members met with the Highways Officer in relation to the ongoing traffic congestion at peak times when leaving Kingsway. None of the options discussed received support. However, there are plans for the McDonalds roundabout to become traffic light controlled and Hunts Grove will eventually link to the A38 therefore, it was suggested to wait to see if this brings any improvement. However, members thought the problem exists now and it could be many years before the link is operational.</p> <p>It was agreed to write to the Director of Transport and Highways at Gloucestershire County Council to stress the concerns. Originally, Hunts Grove was for 2,500 properties but this has extended, there are additional properties in Rudloe Drive, 620 planned adjacent to the M5 using the same proposed junction to the A38 from Hunts Grove. The proposed train station has been removed from the plans and more properties are planned here and there are more properties on the Hunts Grove extension and Hardwicke Estates which will result in the current highway network plans immediately reaching capacity.</p>
PD.082/24-25	Additional 620 Properties on Land Adjacent to M5 in Stroud It was agreed to write to Stroud District Council planning and request a S106 contribution towards air monitoring equipment for the energy from waste plant at Javelin Park.
PD.083/24-25	Business for Referral None received.
PD.084/24-25	Date of Next Meeting: 15 th January 2025 – noted.

Meeting concluded 20.45hrs