

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING, HELD AT
QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 21ST FEBRAURY 2024 AT 7.30PM**

PRESENT Cllr Wilcox, Cllr Harries, Cllr Lee

OFFICER PRESENT Mrs Beverley Aldridge

PD.082/23-24	<p>Apologies Apologies were received and noted from Cllr Powell</p>							
PD.083/23-24	<p>Declarations of Interest None received.</p>							
PD.084/23-24	<p>Adoption of the Minutes dated: 17th January 2024 Cllr Lee PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Harries Vote Unanimous So resolved</p>							
PD.085/23-24	<p>Applications for Determination Received Prior to the Meeting No objection raised to the following application.</p> <table border="1" data-bbox="336 763 1442 866"> <tr> <td data-bbox="336 763 555 866">P/38 24/00044/FUL</td> <td data-bbox="555 763 869 866">30 Turnstone Drive</td> <td data-bbox="869 763 1442 866">Single storey rear extension</td> </tr> </table> <p>The following comments were raised</p> <table border="1" data-bbox="336 925 1442 1019"> <tr> <td data-bbox="336 925 555 1019">P/039 20/00993/FUL</td> <td data-bbox="555 925 869 1019">52 Curtis Hayward Drive</td> <td data-bbox="869 925 1442 1019">Retrospective conversion of integral garage into habitable room</td> </tr> </table> <p>The application is for a conversion of the integral garage into habitable room, but it is clear a business is being operated from this dwelling. This in turn creates serious parking issues which has blocked pavements and created access issues for pedestrians and neighbours. The applicant states there is easily parking for 4 vehicles, but we would suggest this is not possible. Encourage a site visit by the planning officer.</p> <p>There should be an application for a change of use where the implications of the business can be appropriately investigated.</p> <p>The conversion has not been constructed in accordance with the original planning permission and must be corrected. The application indicates, the room will be used in future as a living space due to a disability, if this is the case the improvements should have been made in line with the DDA regulations which is not evident in this application. The addition of a bedroom converts this property to 5 bedrooms and query if the minimum parking standards can be accommodated at this location.</p> <p>The provision of an additional door to the front of the property is out of keeping with the design of the property and does not enhance the local distinctiveness or respond positively to, or respect the character of the site or its surroundings. It is therefore contrary to policy SD4 of the Gloucester, Tewkesbury and Cheltenham Joint Core strategy and the NPPF and should be refused.</p>		P/38 24/00044/FUL	30 Turnstone Drive	Single storey rear extension	P/039 20/00993/FUL	52 Curtis Hayward Drive	Retrospective conversion of integral garage into habitable room
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	P/040 24/00038/FUL	Tesco Recycling Bank Severn Vale Shopping Centre	Formation of jet wash bay including 1.8m high screens.
<p>There are already two opportunities available in this area to wash vehicles, an automatic and a hand car wash. Water conservation is a major topic and is an increasingly scarce natural resource and every endeavour should be made to conserve it. What on-site integrating enhancements measures are being put into the scheme?</p> <p>Cannot agree with the Environmental Officer comments, the scheme should incorporate a canopy and a noise barrier on the northern side of the site to protect neighbouring properties from the noise this will create.</p> <p>For the reasons above the application should be refused as it is contrary to the NPPF paragraph 2 policy 8c and para 14 policy 149 and the JCS policy SD14 item 2i & 2ii.</p> <p>There are ongoing litter concerns related to this site and the provision of a litter bin would help to alleviate this problem.</p>			
	P/041 23/00914/FUL	215 Bristol Road on land adjacent to Packers Cottage	Erection of a 2-bed house on land adjacent to Packers Cottage.
<ul style="list-style-type: none"> • The large oak tree is a valuable asset, and a tree protection order should be attached to it. • No structure should be allowed within the canopy or the root spread of the tree. • There are very few heritage assets in Quedgeley, Packers Cottage is a grade II listed building, and should be preserved and the original character of the area protected. Particular attention should be given to preserving the building, its setting and those features which make it special. • The access is a single vehicle width which will create conflicts with other users and may lead to dangerous traffic movements. • Support the comments of Gloucestershire Highways • A covered cycle store should be provided. • Overdevelopment of the site <p>For the reasons provided above, the application should be refused as it is contrary to the planning policies within the Manual for Gloucestershire Streets, the NPPF paragraph 175(c), Gloucester City Plan policies A1 D2 and E7, the Joint Core Strategy, policies SD4, SD6 SD8 and SD9.</p> <p>Support the view of the conservation officer.</p>			
PD.086/23-24	<p>Correspondence Strategic and Local Plan – members viewed the SLP and agreed to submit comments through the Council office for submission before the deadline. Items raised as follows:</p> <ul style="list-style-type: none"> • Infrastructure in place prior to occupation of residential dwellings. • Include solar panels on all roofs. • Cycle ways clearly identified separate from the highway. • Safeguard sites or routes for longer term infrastructure projects. 		
PD.087/23-24	<p>Traffic & Transportation a) Road Closure @ St James 20th 21st 22nd March & 3rd April 2024 – noted.</p>		

	<ul style="list-style-type: none"> b) Tesco delivery lorries waiting in St James on the bend considered dangerous. Office to report. c) Possible due to a reduction in maintenance the grass in Church Drive and School Lane is encroaching onto highway impacting on drainage.
PD.088/23-24	Business for Referral None.
PD.089/23-24	Date of Next Meeting: 20 th March 2024 – none.

Meeting concluded 20.45hrs