

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD A SEVERN VALE SCHOOL, ON WEDNESDAY 26<sup>TH</sup> APRIL 2023 AT 7.30PM**

**PRESENT** Cllr Wilcox, Cllr Barwood, Cllr Harries, Cllr Lee

**OFFICE PRESENT** Mrs Beverley Aldridge

<b>PD.001/23-24</b>	<b>Apologies</b> Apologies were received and noted from Cllr Powell and Cllr Preston	
<b>PD.002/23-24</b>	<b>Declarations of Interest</b> None received.	
<b>PD.003/23-24</b>	<b>Adoption of the Minutes dated:</b> 15 <sup>th</sup> March 2023 Cllr Lee <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Barwood                      Vote Unanimous <b>So resolved</b>	
<b>PD.004/23-24</b>	<b>Applications for Determination Received Prior to the Meeting</b> <b>No objection is raised to the following applications:</b>	
	P/001 23/00212/FUL	8 Griffon Close Garage conversion
	P/003 23/00144/FUL	114 Bristol Road Erection of a 2-bedroom, 4-person residential dwelling, with private rear garden, and single parking space to the front.
	P/006 23/00345/FUL	5 Kingfisher Rise Garage conversion with front & rear extensions & replacement of conservatory with single storey extension.
	<b>Wish the following comments to be reported to the Planning Department at Gloucester City Council</b>	
	P/002 23/00245/FUL	8 Blossom Court Convert existing garage into family / playroom and construct a replacement detached garage with drive access.
	<ul style="list-style-type: none"> <li>• No objection to the family room but the position of the garage is out of keeping with the surrounding area, it would appear visually prominent and fail to preserve the spacious character of the area.</li> <li>• The access to the proposed garage is at a crossing point clearly marked with tactile paving and could impact on pedestrian safety.</li> <li>• Is the site in the ownership of the applicant?</li> </ul>	
	P/004 23/00258/FUL	9 Chapel Gardens Raise ridge height to create sufficient height for loft conversion to provide additional bedroom and en-suite.
	The Gloucester City Council Home Extension Guide states, dormer windows should ideally be located at the rear of the property, should not be over dominant and be constructed below ridge level and above the eaves. This proposal will create a 3-storey building in an area where none other exist. It will be overly intrusive, dominant and will alter the street scene and cause harm to	

	the character of the street. The proposal is therefore contrary to the Gloucester City JCS policy SD4 and the Gloucester City Council Home Extension Guide.	
P/005 22/00434/FUL	1 School Lane	Amended drawings.  Demolition of existing single storey building, erection of a new 2 storey building consisting of 2 x two-bedroom apartments and 125 sqm of E(c) floor space.
	<ul style="list-style-type: none"> <li>• Welcome the reduction in height to a 2-storey building.</li> <li>• The boundary line appears to enclose a large proportion of the area that has been used for community parking unrestricted for at least the last 30 years. If this were to be fenced or obstructed in future it would block access for deliveries to the local retail units, should permission be granted, attach a condition permitting access to the related retail units.</li> <li>• The number of parking units for the proposed use of the application is insufficient to prevent conflict with the surrounding area and will displace parking to the highway which already experiences problems. Currently, there are 15 parking spaces, but the application is reducing this to 8 whilst increasing the use of the site. The application suggests there are 11 spaces but this is not illustrated on the block plan.</li> <li>• There is the equivalent to 9 full time employees plus residents for the two 2 bed apartments being created, the allocated parking does not respect the type, mix and use of the development or take account of the existing limitations at the location.</li> <li>• There is no measurement for the parking space which must be a minimum of 2.4x4.8m each.</li> <li>• The development site is small and as such protection should be put in place to allow the retail units to operate unrestricted during the development phase.</li> </ul> <p>Consider the above application should be refused as it is contrary to policy SD4 of the Gloucester, Cheltenham &amp; Tewkesbury Joint Core Strategy and Policy B3 &amp; G1 of the Gloucester City Plan 2023.</p>	
<b>PD.005/23-24</b>	<b>Correspondence</b> None	
<b>PD.006/23-24</b>	<b>Traffic &amp; Transportation</b> Cllr Wilcox reminded members a speed gun is available for registered groups.	
<b>PD.007/23-24</b>	<b>Business for Referral</b> Unregistered land in Quedgeley	
<b>PD.008/23-24</b>	<b>Date of Next Meeting:</b> 17 <sup>th</sup> May 2023 – noted.	

Meeting concluded; 20.45hrs