

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 20TH DECEMBER 2023 AT 7.30PM

PRESENT Cllr Powell, Cllr Wilcox, Cllr Harries, Cllr Lee

OFFICER PRESENT Mrs Beverley Aldridge

PD.065/23-24	Apologies Apologies were received and noted from Cllr Barwood	
PD.066/23-24	Declarations of Interest None received.	
PD.067/23-24	Adoption of the Minutes dated: 15th November 2023 Cllr Wilcox PROPOSED to adopt the above Minutes as a true and accurate record of the meeting.	
PD.068/23-24	Applications for Determination Received Prior to the Meeting No comments to make on the following application:	
	P/029 23/00910/FUL	6 Magnolia Walk Garage conversion
	P/030 23/00975/FUL	10 Aldergrove Single storey side extension & loft conversion
	P/031 23/00962/FUL	23 Hillcot Close Single storey rear & side extension
	P/033 23/00799/FUL	Waterwells Sports Centre Siting of storage container adjacent to Robin Greaves Sports Centre to store sports equipment.
	Wish to submit the following comments:	
	P/032 23/00916/FUL	11 Amport Lane Garage conversion to provide accommodation
	<ul style="list-style-type: none"> The proposal, even with a condition attached, could be subject to abuse and a permanent dwelling created it is therefore contrary to INF1 of the Joint Core Strategy policies PD01 and 04 of the Gloucestershire Local Transport Plan and paragraph 110 & 112 of the NPPF. 	
	P/034 23/00914/FUL	215 Bristol Road Erection of 2 bedroom 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. 	

	<ul style="list-style-type: none"> • 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>
PD.069/23-24	<p>Correspondence</p> <p>a) Gloucester City Council 23/01001/PREAPP – 25 Goshawk Road, residential home for a family of 3 (hopefully 4). Loft conversion with Velux window etc. Likely to create a significant impact to the neighbours and a full application should be submitted. Insufficient details supplied.</p>
PD.070/23-24	<p>Traffic & Transportation</p> <p>a) Electric scooters, police advise unable to chase due to safety implications.</p> <p>b) Parking in Church Drive on POS driving over raised kerb. Police will do a mail drop in the area.</p> <p>c) Van permanently parked at LNR car park; police will investigate.</p> <p>d) Barriers missing from footpath adjacent to footpath approach Gloucestershire County Council and request replacement.</p> <p>e) Highway markings at Tesco roundabout, met with highways officer's situation being monitored. Cllr Powell stated Council minutes at the time the roundabout was constructed highlighted incorrect markings and predicted it would lead to accident hot spot advise Gloucestershire County Council, Cllr Powell to provide documents.</p>
PD.071/23-24	<p>Business for Referral</p> <p>None</p>
PD.072/23-24	<p>Date of Next Meeting: 17th January 2024 – agreed</p>

Meeting concluded 21.00 hrs