

MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE HELD AT SEVERN VALE SCHOOL, DRAMA ROOM ON WEDNESDAY 8TH FEBRUARY 2023 AT 7.30PM

PRESENT Cllr Wilcox, Cllr Barwood, Cllr Lee

OFFICER PRESENT Mrs Beverley Aldridge

PD.081/22-23	Apologies Apologies were noted from Cllr Harries		
PD.082/22-23	Declarations of Interest None received.		
PD.083/22-23	Adoption of the Minutes dated: 14 th December 2022 Cllr Wilcox PROPOSED to adopt the above Minutes as a true and accurate record of the meeting.		
PD.084/22-23	Applications for Determination Received Prior to the Meeting And any additional applications received prior to commencement of the meeting. No objections raised to the following applications:		
	P/051 22/01115/FUL	16 Weavers Road	Single storey rear extension
	P/054 22/01080/FUL	9 Chapel Gardens	Single storey rear extension
	P/055 23/00029/ADV	Unit 8, Meadow Gate Green Farm	Replacement signage to southwest (front), southeast (side) and northeast (rear) elevations 3 no non-illuminated fascia signs 3 no widow vinyl signs, 7 no. car park space markers
	P/056 23/00043/FUL	13 Park Drive	Two storey extension
	Wish the following comments to be submitted to Gloucester City Council		
	P/052 22/01249/FUL	30 Kestrel Gardens	Two storey side extension
	<p>The shadow plan is drawn at midsummer when the sun is high, the overshadowing will increase over neighbouring properties during the winter months when the sun is lower.</p> <p>Quedgeley Councils objections remain the same, this application has been submitted several times over the past 18 months and it appears what has been constructed is not in accordance with the permission granted. The proposal is an overdevelopment of the site, dominant, intrusive and overbearing it does not respect the street scene or respond positively to or respect the character of the surroundings. The proposal will overshadow neighbouring properties cause a loss of light, and privacy causing harm to their amenity. Currently there are two main points of access to the property both in operation and therefore the proposal could create two separate properties. The proposal is therefore contrary to policies SD4 and SD14 of the JCS and should be refused.</p>		

	In addition, section 1, pg 7 of the Gloucester City Council Home Extension Guide warns against extensions that swamp or over dominate the existing property and recommends plans should sit harmoniously alongside it. The image within the guide identifies a very similar extension which the guide advises against.	
	P/053 22/01210/FUL	Erection of 2 no chalet bungalows on land adjacent to 398 Bristol Road
	The application is unsympathetic in scale, is an overdevelopment of the site and represents an awkward and cramped form of development and will offer a poor standard of amenities to the occupiers of the dwellings. In addition, the proposed access arrangements onto the busy Bristol Road opposite the junction with Meerbrook Way will cause conflict between all road users. For the reasons given the application should be refused as it is contrary to policies SD4, SD14 & INF1 within the JCS and items 2 8 9 and 12 NPPF	
	The following application was deferred as the plans were not available	
	P/057 23/00036/FUL	Single storey side extension
	Appears a temporary structure already in place which the application will replace unlikely to raise any concerns.	
PD.085/22-23	Correspondence a) Gloucester City Council <ul style="list-style-type: none"> 9 Chapel Gardens, 22/01157/PDE. Raise roof to provide additional floor matching footprint of existing dwelling (7.4m x 9.12m) 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 exit. It will be overly intrusive, dominant and will alter the street scene and cause harm to the character of the street. 275a Bristol Road, 23/00003/PDE. Single storey rear extension to provide new sitting/summer room. 7.00m x 3,80m x 2.25m – noted. b) Tesco Stores Limited – customer Engagement Letter Solar Panels. Response to request for solar panels on store in Quedgeley. Noted.	
PD.086/22-23	Traffic & Transportation Surveyors on Bristol Road, no response from Highways	
PD.087/22-23	The Moat - update Increased commuted sum agreed, documentation with solicitors.	
PD.088/22-23	Waterwells Sports Centre, storage solutions Previous agreement was reached allowing Gloucester Table Tennis Club to use an area adjacent to the building to provide additional storage. The solution will require planning permission however, as the site is managed by the Council it was further agreed Quedgeley Town Council will submit the planning application but any costs will be met by the table tennis club.	
PD.089/22-23	Javelin Park, Energy from Waste, Cllr Powell to report. Cllr Powell was not present to discuss this item, Cllr Wilcox advised the figures referred to were obtained from Plume Plotter and references raw data and makes no allowance for bias adjustment factor. The Community Liaison Group	

	has representatives from The Green Party and the Environment Agency who have raised no issues.
PD.090/22-23	Business for Referral None received.
PD.091/22-23	Date of Next Meeting: 15 th March 2023 – noted.

Meeting concluded 8.45pm