

**Minutes of the Planning & Development Committee Meeting held at Severn Vale School, Drama Room on Wednesday 15<sup>th</sup> March 2023 at 7.30pm**

**PRESENT** Cllr Powell, Cllr Wilcox, Cllr Harries, Cllr Barwood, Cllr Lee  
**OBSERVING** Cllr Preston

**OFFICER PRESENT** Mrs Beverley Aldridge

<b>PD.092/22-23</b>	<b>Apologies</b> None received	
<b>PD.093/22-23</b>	<b>Declarations of Interest</b> None received	
<b>PD.094/22-23</b>	<p><b>Adoption of the Minutes dated:</b> 8<sup>th</sup> February 2023  Cllr Lee <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting.  Secoded Cllr Barwood  Vote For 3 Abstain 2 <b>So resolved</b></p>	
<b>PD.095/22-23</b>	<b>Applications for Determination Received Prior to the Meeting</b> No objection was raised to the following application:	
	P/061 23/00174/FUL	11 Teal Close Demolition of existing ground floor rear conservatory. Erection of 2 storey rear extension
	<b>Submit the following comments to Gloucester City Council</b>	
	P/060 23/00032/FUL	Aldi Supermarket 171 Bristol Road Variation of condition 1 of planning permission 22/00261/FUL to extend the permitted hours for deliveries to allow the store to receive deliveries between 0500 hrs & 2300 hrs Monday to Saturday and between 0500 hrs to 2200 hrs on Sundays and Bank Holidays on a permanent basis.
<p>There are no documents to view as part of this application subsequently the comments below are based on previous information.</p> <ul style="list-style-type: none"> <li>• A previous noise assessment refers to consultation with Bristol City Council and therefore question the individuality of the assessment and conclude a blanket assessment is being used to justify this application.</li> <li>• The World Health Organisation state, sleep disturbance starts at 50dBLaMAX the noise assessment indicates peak levels of between 75-79dBLaMAX.</li> <li>• Noise mitigation measures referred to in previous applications are based on procedural controls and rely heavily on compliance, potentially unsupervised. What is in place to prevent a breach of the system?</li> <li>• The applicant has consistently submitted applications to allow for a relaxation of the delivery restrictions. Application number 04/01145/FUL sought deliveries 24 hours a day but was refused as it could not be demonstrated the noise mitigation measures were sufficient to protect the amenities of nearby residential properties. Conditions were attached to all other applications granted.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Condition 1 of application, 18/01223/FUL restricted hours of delivery to safeguard the amenities of the occupiers of neighbouring residential properties.</li> <li>• Since the construction of the store, hours of permitted delivery have been extended by 15 hours a week and the current application, if approved, will extend this further. The amenities of neighbouring residential properties must continue to be protected and it is clear contrary to the noise assessment report the residents are being disturbed through the night when there is an expectation to sleep. Have the residents in the affected area been surveyed?</li> <li>• The deliveries to the store already cause a disturbance to neighbouring residential properties therefore to extend this further will exacerbate this issue.</li> </ul> <p>In view of the above, the application is contrary to the Gloucester, Cheltenham &amp; Tewkesbury Joint Core Strategy policy SD14 and should be refused.</p> <table border="1" data-bbox="368 672 1426 772"> <tr> <td data-bbox="368 672 587 772">P/057 23/00036/FUL</td> <td data-bbox="587 672 892 772">136 Courtfield Road</td> <td data-bbox="892 672 1426 772">Single storey side extension</td> </tr> </table> <p>No plans available.</p>	P/057 23/00036/FUL	136 Courtfield Road	Single storey side extension
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<b>PD.096/22-23</b>	<p><b>Correspondence</b> Gloucester City Council</p> <ul style="list-style-type: none"> <li>• 23/00048/TCM – Telecommunication equipment &amp; cabinets, School Lane. Members accepted the equipment is necessary to improve the network and deliver better connectivity to the population however, members took the view there are more suitable sites and sought clarification on the reasons cited for the chosen location at School Lane.</li> </ul> <p>Urbaser Balfour Beatty – Javelin Park Annual Report 2020 identified breeches in operation, and the procedures put in place to rectify this appeared to have failed. Other periods of pollution reported also raised concern. Cllr Powell will forward bullet points of the failures and a letter will be sent to UBB to clarify the situation.</p> <p>Cllr Powell supported more monitoring equipment particularly in Quedgeley which currently has none.</p> <p>Cllr Wilcox felt there was nothing of concern and the Community Liaison Group have representatives from The Green Party and the Environment Agency who have raised no concerns.</p> <p>Cllr Barwood left the meeting at 8.30pm</p>			
<b>PD.097/22-23</b>	<p><b>Traffic &amp; Transportation</b> None</p>			
<b>PD.098/22-23</b>	<p><b>The Moat – update</b> Documents for adoption with solicitors</p>			
<b>PD.099/22-23</b>	<p><b>Business for Referral</b> None</p>			
<b>PD.100/22-23</b>	<p><b>Date of Next Meeting:</b> 19<sup>th</sup> April 2023 – noted!</p>			

Meeting concluded : 8.35pm