

Minutes of the Planning and Development Committee Meeting held at Quedgeley Community Centre on Wednesday 24th September 2024.

PRESENT Cllr Powell, Cllr Wilcox & Cllr Lee

OFFICER PRESENT Mrs Beverley Aldridge

PD.048/24-25	Apologies Apologies were received and noted from Cllr B Smith	
PD.049/24-25	Declarations of Interest None received.	
PD.050/24-25	Adoption of the Minutes dated: 21st August 2024 Cllr Wilcox PROPOSED to adopt the above minutes as a true and accurate record of the meeting.	
PD.051/24-25	Applications for Determination Received Prior to the Meeting No comments to make on the following applications:	
	P/029 24/00636/FUL	19 Teal Close Garage conversion
	P/030 24/00642/FUL	35 Hillcot Close Conversion of current garage into a dining room
	P/032 24/00688/FUL	12 Carters Orchard Two-storey side extension and single storey rear extension to replace conservatory.
	The following comments to be submitted to the planning authority:	
	P.031 24/00320/FUL	Unit 12, Kingsway Business Park, Naas Lane Demolition of existing building and erection of coffee shop with drive through facility with associated access, parking landscaping and infrastructure works, plus erection of electricity substation and roadside totem pole (Amended plans featuring new pedestrian access to Rudloe Drive and Zebra crossing to drive through lane, revised external materials, landscaping scheme and ecological information)
	<ul style="list-style-type: none"> • All external illuminated signage to be dimmed to below 5lux or turned off after 10.30pm until 7am. • Support the comments of the landscape officer. • Oppose highway comments, the application will add to the highway network. The flow of traffic to Naas Lane as a consequence of the drive through element of the proposed coffee shop will create unacceptable traffic congestion/bottle neck at the junction with Naas Lane and Rudloe Drive. There is already considerable traffic congestion in Rudloe Drive at peak times. • Support the Highway visibility splays. • At the entrance to Naas Lane, double yellow lines should be incorporated around the bend on the highway and at the coffee shop entrance/exit. 	

	<ul style="list-style-type: none"> For the reasons provided above the application is contrary to policy 9 of the NPPF, policy INFI 1i of the Joint Core Strategy and PD.01 of the Local Transport Plan and should be refused.
P/033 24/00722/FUL	130 Lower Meadow Proposed two storey side extension & single storey rear extension
	<ul style="list-style-type: none"> The proposed extension is an over development of the site and will create a dominant and intrusive appearance to the street scene and is therefore contrary to policy SD4 of the Joint Core Strategy.
PD.052/24-25	Correspondence None received
PD.053/24-25	Emergency Plan Cllr Powell suggested the Emergency Plan needs updating and requested the office contact Gloucestershire County Council for information and consultation.
PD.054/24-25	Changes to the NPPF Agreed to submit the comments provided by the Council office.
PD.055/24-25	Traffic & Transportation <ul style="list-style-type: none"> Gloucestershire Travel Survey - Infrastructure requirements – GAPTC members completed on line prior to the meeting. TRO Scheme – Thatcham Avenue. Cllr Wilcox confirmed he has approached the owners / managers of the retail units and noted the concerns raised in relation to parking at the retail centre. The impact of double yellow lines together with the current arrangements restricting car parking will have a detrimental effect on the operation of the Kingsway Community Centre. A meeting has been arranged on 30th September with the managers of the site, the planning officer at Gloucester City Council and members of Quedgeley Town Council to resolve the issues.
PD.056/24-25	Business for Referral None received.
PD.057/24-25	Date of Next Meeting: 16 th October 2024 – noted.

Meeting concluded: 21.00 hrs.