

**Minutes of the Planning and Development Committee held at Quedgeley Community Centre, Committee Room on Wednesday 24<sup>th</sup> April 2024 at 7.30pm**

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

**OFFICER PRESENT** Mrs Beverley Aldridge

**OBSERVING** 3 Members of the public in relation to agenda item 4

<b>PD.001/24-25</b>	<b>Apologies</b> None received.	
<b>PD.002/24-25</b>	<b>Declarations of Interest</b> None received.	
<b>PD.003/24-25</b>	<b>Adoption of the Minutes dated: 20<sup>th</sup> March 2024</b> Cllr Wilcox <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting. Vote For 4 Abstain 1 <b>So resolved.</b>	
<b>PD.004/24-25</b>	<b>To Discuss Possible Breach of Planning Permission at</b> <ul style="list-style-type: none"> <li>52 Curtis Hayward Drive The Chair invited members of the public to put their views to Council. Planning permission was granted to convert the garage to a habitable room, but it is evident a business is being managed from the site significantly increasing vehicle trips to the property and creating substantial parking problems. Following an in-depth discussion, it was agreed, as the issues raised have recently diminished, a diary of events be recorded over the next few months. If the situation returns, Council agreed to report the matter to the enforcement officer at Gloucester City Council as a breach of planning permission.</li> <li>319 Bristol Road Concerns were reported to the Council office regarding the planning permission for a garage / workshop currently being equipped with substantial computer cabling etc. and the opinion formed the applicant may be planning to transfer the administration for his business from a unit outside of Quedgeley to this site. Members agreed; evidence must be provided prior to asking for enforcement action.</li> </ul>	
<b>PD.005/24-25</b>	<b>Applications for Determination Received Prior to the Meeting</b> <b>No objection be raised to the following applications:</b>	
	P/001 24/00250/FUL	3 Acer Grove Conversion of rear part of garage to provide habitable room.
	P/002 24/00220/FUL	8 Tidswell Close Single storey front & rear extensions with vaulted roof over garage
	P/003 24/00152/FUL	34 Brunel Court Erection of single storey side extension to existing commercial unit.
	<b>Request the following comments be submitted:</b>	

P/004 24/00193/FUL	10 Longfield	Installation of air source heat pump to rear of site. Planning required due to boundary and 2dB over MCS guidelines.
<ul style="list-style-type: none"> <li>• Believe the current location would adversely impact the neighbours of no. 9 in relation to noise and a more suitable location should be considered.</li> <li>• Policy SD4 of the JCS advises applicants should mitigate potential disturbances including visual intrusion, noise, smell and pollution and as such the current location does not support this policy.</li> </ul>		
P/005 23/00994/FUL	6 Sims Lane	Change of use from a 6-bedroom HMO (Use Class C4) to an 8 bedroom HMO (Use Class Sui Generis). Associated alterations, including demolition of front porch to facilitate enlargement of front driveway and creation of integral garage for bin and bike storage (AMENDED PLANS)
<ul style="list-style-type: none"> <li>• The property lies on a residential street with no possibility of extending the existing parking spaces. Currently vehicles at this location use the hard standing at the front of the property but these overhang the footpath creating an obstruction for pedestrians. The removal of the front porch will not increase the number of parking spaces a property of this size will need.</li> <li>• The MfGS makes it clear to extend the number of bedrooms, and the expected vehicles trips this would create, additional parking spaces must be provided, and this is not possible at this location.</li> <li>• Standard recycling boxes will be unable to absorb the amount of waste a HMO of this size will create. A commercial waste bin should be supplied with sufficient storage &amp; circulation space between parked vehicles.</li> </ul> <p>The application is therefore contrary to policy SD4 of the Joint Core Strategy, policy 12 of the NPPF and policies within the MfGS and the Local Transport Plan and therefore should be refused.</p>		
P/006 24/00232/FUL	40 Sims Lane	Proposed first floor extension to outbuilding to facilitate use as an ancillary outbuilding for use by dependent relative.
<ul style="list-style-type: none"> <li>• Disagree with the assessment of the odour technical note. Quedgeley Council regularly receives complaints from residents for odour and the application site lies within the cordon sanitaire.</li> <li>• The penultimate paragraph in the odour technical note implies there is an existing problem as residents have become acclimatised!</li> <li>• The Land Registry identifies some of the land within the application site as forming part of the Green Farm Orchard public open space and it should be returned to public access or appropriate payment made to enhance public open space in Quedgeley. At the time the boundary was displaced it was reported to Gloucester City Council.</li> </ul>		
<b>PD.006/24-25</b>	<b>Correspondence</b>	

	None received.
<b>PD.007/24-25</b>	<b>Strategic Local Plan</b> Due to the elections, the presentation offered by Adam Gooch has been deferred.
<b>PD.008/24-25</b>	<b>Traffic &amp; Transportation</b> Cllr Harries advised he continues to negotiate with the various fishing clubs with a view to improving the parking around Elmore Lane West during fishing competitions. A considerable inconvenience is created for residents & pedestrians during these events.
<b>PD.009/24-25</b>	<b>Business for Referral</b> None received.
<b>PD.010/24-25</b>	<b>Date of Next Meeting:</b> 15 <sup>th</sup> May 2024 – noted.

Meeting concluded: 21.15 hrs