

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 17TH JANUARY 2024 AT 7.30PM

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

OFFICE PRESENT Mrs Beverley Aldridge

PD.073/23-24	Apologies Apologies were received and noted from Cllr Barwood.	
PD.074/23-24	Declarations of Interest None received.	
PD.075/23-24	Adoption of the Minutes dated: 20th December 2023 Cllr Powell PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Harries Vote Unanimous So resolved.	
PD.076/23-24	Applications for Determination Received Prior to the Meeting	
	No objection, but wish to submit the following comments:	
	P/036 23/01024/OUT	Land off Thatcham Avenue Residential development for up to 54 residential units, associated works including infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off Thatcham Avenue and Valley Gardens (all matters reserved).
	<ul style="list-style-type: none"> No objection to the development of the sites but the number of dwellings should be reduced, possible to 2-storey to allow adequate parking to be provided. The current plan provides insufficient parking for the number of dwellings. The site previously included an allocation for leisure facilities and this shortfall should be addressed by providing a S106 contribution to the Kingsway Sport Pavilion above the CIL provision. The drainage strategy by Phoenix Design highlights some high-risk pollutants from Kingsway into the Daniels Brook (pg 33) seek an assurance this development will not exacerbate this issue. There should be no increase in run off rate and velocity of run off from the site over and above that from the greenfield state: <ul style="list-style-type: none"> Up to and including all rainfall events of 2yr, 5yr, 10yr, 30yr and 1 in 100year frequency of 15min, 30min, 60min, 120min, 240min and 480min duration. Storage should be provided on site to attenuate all flows leaving the site such that the rate (litres per second) and velocity (metres per second) of runoff does not exceed the runoff from a green field site. Such storage should be capable of accommodating the flows for all the above events, plus 40% of gross volume predicted to be required (ie the climate change contingency) Maintenance requirements of such drainage should be detailed. 	

	<ul style="list-style-type: none"> • Reposition the units to improve the street scene by providing landscaping to the front aspect.
PD.077/23-24	<p>To consider and Agree Recommendations to Full Council of the Transfer Document and Boundary Map for The Moat.</p> <p>Following consideration of the transfer documents, no issues were identified and subsequently members supported the formal transfer of ownership to Quedgeley Town Council.</p> <p>Members took the view the site has some important historic information, and subsequently the information board should be professionally designed.</p>
PD.078/23-24	<p>Correspondence</p> <p>a) Gloucester City Council 23/00027/PREAPP - 3 Merchants Mead, small porch extension to front of property. Plans not currently available, members to submit comments to the office when documents are uploaded to the website.</p> <p>b) Beech Green School e-mail received re 5G mast. The Clerk to respond highlighting Government policy.</p>
PD.079/23-24	<p>Traffic & Transportation</p> <p>This item was deferred.</p>
PD.080/23-24	<p>Business for Referral</p> <p>None received.</p>
PD.081/23-24	<p>Date of Next Meeting: 21st February 2024 – agreed.</p>

Meeting concluded: 20.30hrs