

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD AT QUEDGELEY TOWN COUNCIL ON WEDNESDAY 19<sup>TH</sup> JUNE 2024**

**PRESENT** Cllr Powell, Cllr Wilcox, Cllr Mrs McAllan, Cllr B Smith, Cllr Lee  
6 members of the public in relation to Linda Virgo Dance Studio

**OFFICER PRESENT** Mrs Beverley Aldridge

<b>PD.021/24-25</b>	<b>Apologies</b> None received	
<b>PD.022/24-25</b>	<b>Declarations of Interest</b> None received	
<b>PD.023/24-25</b>	<b>Adoption of the Minutes dated: 15<sup>th</sup> May 2024</b> Cllr Powell <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Wilcox Vote Unanimous	
<b>PD.024/24-25</b>	<b>Applications for Determination Received Prior to the Meeting</b> <b>No objection raised to the following applications:</b>	
	P/012 24/00348/FUL	22 Knollys End Removal of conservatory and proposal of a single storey extension
	P/013 24/00319/FUL	3 Merchants Mead Small new build porch to the front of the property
	P/014 24/00354/FUL	129 Church Drive (inc. 130 Church Drive) Conversion of flat roof to mono pitch roof including Velux windows
	<b>The following comments to be submitted to the planning authority</b>	
	P/008 24/00320/FUL	Linda Virgo Dance Studio Unit 12, Kingsway Business Park Demolition of existing building & 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.
	<ul style="list-style-type: none"> <li>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.</li> <li>The proposed egress from the site is on a bend in Naas Lane and therefore safe and secure access to the highway network cannot be assured.</li> <li>The Air Cadets operate from a building connected to Linda Virgo Dance Studio and benefit from parking in the current car park, this will be removed when the coffee shop is in operation and subsequently, will displace parking to the highway network in Naas Lane. If approved, double yellow lines should be incorporated at the top of Naas Lane.</li> <li>Query the traffic data provided as part of the application which refers to areas in Didcot and Norwich. Does the data provided represent Kingsway? The Traffic assessment was undertaken throughout off-peak</li> </ul>	

<p>traffic movements, during the summer when traffic movements are potentially less and at different times to the proposed drive through opening hours.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>		
<p>P/009 24/00110/FUL</p>	<p>Michael Tuck Estate Agents 1 School Lane</p>	<p>Demolition of existing single storey building, erection of a new 3 storey building consisting of 3 x two bedroom apartments, 1 x one bedroom apartment and 125sqm of E(c) floor space</p>
<p><i>Policy SD4 of the Gloucester, Tewkesbury &amp; Cheltenham JCS requires new development to respond positively to and respect the character of the site and its surroundings. They should create clear and logical layouts that create and contribute to a strong and distinctive identify.</i></p> <ul style="list-style-type: none"> <li>The proposal can demonstrate none of the above policy and is an overdevelopment of the site and not in keeping with the street scene.</li> <li>The proposal by virtue of its siting, design and proximity to adjacent buildings will appear visually prominent and would fail to respect and preserve the visual amenity of the area as a whole.</li> <li>There are no other 3 storey properties in the area.</li> <li>The plans are intrusive for the scout hut situated opposite the proposed site, scout activities regularly take place outside and will create conflict with the residents of the new properties and the site is not fit for the purpose proposed. The residential properties should not be able to overlook the scout hut and should be redesigned so there are no windows or opaque windows on the northern side.</li> <li>The application incorporates land that is currently designated parking and has been adopted without restriction over many years by the retail units adjacent to the site and is therefore considered a customary right. A permanent right of way should be created. If this amenity is not safeguarded it will have a detrimental impact on the retail and business units.</li> <li>A full traffic management plan should be submitted, and future arrangements must prevent through traffic from Bristol Road to School Lane and visa versa.</li> <li>The parking proposed is insufficient, the office plan illustrates 11 workers but only 3 parking spaces and only 5 spaces for 4 residential apartments. This is severely under was is needed and does not take into account or respect the type, mix and use of the development or take account of the existing limitations at the location. Minimum parking standards are 2.4m x4.8m each.</li> <li>The proposals do not demonstrate the new development will integrate with and complement its surroundings in an appropriate manner in accordance with policy SA1 of the JCS</li> </ul> <p>For the reasons provided the application should be refused as it is contrary to the policies SD4, SA1 of the JCS and Policies B3 and G1 of the Gloucester City Plan 2023.</p>		

	P/010 24/00264/FUL	357 Bristol Road	Proposed amendment to lower the ridge height and footprint of the approved application 22/00921/FUL for a detached dwelling.
	<ul style="list-style-type: none"> <li>No drawings available at the time of the meeting</li> </ul>		
	P/011 24/00376/FUL	Arlingham House Falcon Close	<p>Construction of 2 no. single storey lean to extensions. New secure plant compound containing:</p> <ul style="list-style-type: none"> <li>2 no. replacement 2.5MVA emergency back-up generators</li> <li>2 no. bulk fuel tanks</li> <li>1 no. replacement transformer</li> <li>7 no chiller units &amp; associated pipework</li> <li>12 no. floor mounted condenser units</li> </ul> <p>New steel external escape stair Secure and acoustic fencing New low level vehicle access gate New EV charger</p>
	<ul style="list-style-type: none"> <li>The proposals cannot proceed due to the comments provided by Exolum Pipeline Limited and the location of the oil pipeline.</li> </ul>		
<b>PD.025/24-25</b>	<b>Correspondence</b> None received.		
<b>PD.026/24-25</b>	<b>Strategic Local Plan</b> The offer by Gloucester City Council case officer to provide a presentation was deferred until next month to allow members of the public to speak in relation to the application received for the building previously used by Linda Virgo.		
<b>PD.027/24-25</b>	<b>Traffic &amp; Transportation</b> <ul style="list-style-type: none"> <li>Parking Stephenson Drive, parking of numerous vans from a local business unit was discussed with the Police who agreed to attend a meeting to discuss these issues together with any other highway matters.</li> </ul>		
<b>PD.028/24-25</b>	<b>Business for Referral</b> Emergency Plan		
<b>PD.029/24-25</b>	<b>Date of Next Meeting:</b> 17 <sup>th</sup> July 2024 – noted.		

Meeting concluded: 21.15hrs