

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 20TH MARCH 2024 AT 7.30PM

PRESENT Cllr Powell, Cllr Wilcox & Cllr Harries

OFFICER PRESENT Mrs Beverley Aldridge

PD.090/23-24	Apologies Apologies were received and noted from Cllr Lee	
PD.091/23-24	Declarations of Interest None received.	
PD.092/23-24	Adoption of the Minutes dated: 21st February 2024 Cllr Wilcox PROPOSED to adopt the above Minutes. Seconded Cllr Harries Vote Unanimous So resolved	
PD.093/23-24	Applications for Determination Received Prior to the Meeting Recommended refusal for the reasons provided below:	
	P/042 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)
	<ul style="list-style-type: none"> 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 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. 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. The application is therefore contrary to policy INF1 of the Joint Core Strategy and policies within the MfGS, the Local Transport Plan and policies within the NPPF. 	
	P/043 24/00167/FUL	45 Goosebay Drive Erection of single storey side extension.
	<ul style="list-style-type: none"> There appears to be no way of maintaining the existing guttering for the garages. The rear elevation of the proposal is not in keeping with the surrounding existing roof lines. The occupiers of number 43 Goosebay Drive will be faced with a solid brick wall from their living room and conflicts with policy SD4 of the Joint Core Strategy. 	
	Members reviewed the following application due to further information received.	
P/036 23/01023/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"> The proposal is for a range of one and two bedroom apartments, wish to see an increase in the number of bedrooms to meet the demands of the City's housing needs. Gloucester has an acute housing shortage and the bedrooms provided should be supplied for multiple occupancy to help meet the demand, 1-2 bedroom properties do not meet Gloucester's need for larger homes. Larger properties can be fully occupied and better meet longevity and future proofing for families. On these grounds the application should be refused until a new plan can be submitted as it is contrary to the JCS SD11 Housing Mix & Standards.
PD.094/23-24	Correspondence	None received.	
PD.095/23-24	Strategic Local Plan	Adam Gooch to be invited to the next meeting to explain the procedure for the Strategic Local Plan and to provide an update on the current position.	
	Traffic & Transportation	<ul style="list-style-type: none"> a) Road Closure @ St James 20th 21st 22nd March & 3rd April 2024. b) Road Closure in Quedgeley for the Gloucester marathon. The council office has received some complaints and these have been forwarded to the event organiser. Assurances have been received stewards will be at junctions and emergency access will be maintained. <p>The above items were noted.</p>	
PD.096/23-24	Business for Referral	None received.	
PD.097/23-24	Date of Next Meeting:	17 th April 2024 – noted.	

Meeting concluded: 20.50hrs