

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 19TH MARCH 2025 AT 7.30PM

PRESENT Cllr Powell, Cllr Wilcox and Cllr Lee

ATTENDING Cllr Demelza Turner-Wilkes & Cllr Matthew Thomas – Hunts Grove Parish Council

OFFICER ATTENDING Mrs Beverley Aldridge

PD.103/24-25	Apologies None received								
PD.104/24-25	Declarations of Interest None received.								
PD.105/24-25	Adoption of the Minutes dated: 19th February 2025 Cllr Wilcox PROPOSED to adopt the above Minutes as a true and accurate record of the meeting with an amendment to item PD.096/24-25, 2 nd paragraph to amend 'have' to 'has'. Seconded Cllr Lee Vote Unanimous								
PD.106/24-25	<p>Traffic & Transportation Apologies were conveyed, that due to severe staff shortages the planned meeting with other local parish councils had not been arranged. However, this was rescheduled to the next meeting on 16th April 2025.</p> <p>The following to be invited, Hunts Grove Parish Council, Hardwicke Parish Council, Haresfield Parish Council, Standish Parish Council, Moreton Valence Parish Council and Longney & Epney Parish Council. Cllr Demelza Turner-Wilkes confirmed she would invite the parishes she represents in her role as District Councillor. It was also agreed to invite Cllr Stephen Davies and Cllr Mark Hawthorn from Gloucestershire County Council.</p> <p>Confirmation was sought that the planned traffic lights at the Costa roundabout are still going ahead this summer and questions were raised how this will impact the traffic light junction currently being constructed to exit Hunts Grove on the Bristol Road to Bath Road. There is considerably more development in the pipeline and early-stage proposals from Wain Homes Ltd for an additional 100+ properties in Naas Lane plan to widen the road and create a traffic light junction at the railway bridge but this conflicts with proposals already agreed with Taylor Wimpey to close Naas Lane and permit bus access only.</p> <p>It was agreed the aim of the meeting is to encourage future design of infrastructure which generates a clear flow of traffic to the M5 junction 12 to alleviate the traffic issues currently experienced in Kingsway, Hunts Grove and surrounding areas.</p>								
PD.107/24-25	<p>Applications for Determination Received Prior to the Meeting No objection was raised to the following applications:</p> <table border="1"> <tr> <td>P/050 25/00212/FUL</td> <td>60 Redding Close</td> <td>Single Storey extension to rear of property</td> </tr> <tr> <td>P/052 25/00179/FUL</td> <td>Severn Farm, Elmore Lane West</td> <td>Change of use of redundant farm buildings to create a single holiday let</td> </tr> </table>			P/050 25/00212/FUL	60 Redding Close	Single Storey extension to rear of property	P/052 25/00179/FUL	Severn Farm, Elmore Lane West	Change of use of redundant farm buildings to create a single holiday let
P/050 25/00212/FUL	60 Redding Close	Single Storey extension to rear of property							
P/052 25/00179/FUL	Severn Farm, Elmore Lane West	Change of use of redundant farm buildings to create a single holiday let							

			unit (Use Class C1), partial demolition, repair and rebuilding, extension to building, new walled courtyard garden, external alterations to building including new openings, new walls and gate to courtyard parking area, and other associated works.
The following comments to be submitted to the planning authority			
	P/051 25/00228/FUL	30 Kestrel Gardens	Proposed front and rear dormer
<ul style="list-style-type: none"> • The revised proposal does not address the issues of privacy and overlooking of neighbouring properties. This application appears to be an attempt to dodge the decision of the inspector. • The proposal will result in a loss of light and privacy causing harm to their amenity. • The proposal is an overdevelopment of the site, it is overbearing and not in keeping with the street scene or respond positively to or respect the character of the surroundings. and is therefore contrary to SD4 & SD14 or the JCS. • Section 1, pg 7 of the Gloucester City Council Home Extension Guide warns against extensions that swamp or over dominate the existing property and recommends plans should sit harmoniously alongside it. 			
	<p>Correspondence</p> <p>a) TRICS, was developed by a consortium of County Councils and is a national system of trip generation analysis. The result of the traffic surveys are entered into a database and the information provided is used when assessing the impact of new or regenerated developments on the local transport network. One of the land uses required for this series of survey is a community centre and Quedgeley Community Centre fits this land use category.</p> <p>Members raised no objection to the survey being conducted but considered Kingsway Community Centre of Waterwells Sports Centre would be better suited to the survey and requested these buildings were considered.</p>		
PD.109/24-25	Business for Referral None received.		
PD.110/24-25	Date of Next Meeting: 16 th April 2025 Noted.		

Meeting concluded: 20.45 hrs