

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 21<sup>ST</sup> AUGUST 2024 AT 7.30PM**

**PRESENT** Cllr Powell, Cllr Wilcox, Cllr Smith & Cllr Lee (19.40hrs)

**OFFICER PRESENT** Mrs Beverley Aldridge

<b>PD.039/24-25</b>	<b>Apologies</b> Apologies were received and noted from Cllr McAllan Apologies were received and noted from Cllr Goddard attending training.	
<b>PD.040/24-25</b>	<b>Declarations of Interest</b> None received	
<b>PD.041/24-25</b>	<b>Adoption of the Minutes dated: 17<sup>th</sup> July 2024</b> Cllr Powell <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting.	
<b>PD.042/24-25</b>	<b>Applications for Determination Received Prior to the Meeting</b> No objection raised to the following applications:	
	P/021 24/00184/FUL	28 Dunlin Close Proposed single storey rear extension (updated description)
	P/022 24/00501/FUL	303 Bristol Road First floor side extension to nursery
	P/026 24/00592/FUL	8 Shawbury Avenue Single storey side extension
	<b>To make the following comments to the Planning Authority</b>	
	P/023 24/00491/FUL	44 Lyneham Drive Removal of existing garden store to provide new location for single garage
	<ul style="list-style-type: none"> <li>The area highlighted for access to the proposal is in the ownership of nos. 46 &amp; 48 Lyneham Drive.</li> <li>Should vehicles be parked in these parking areas access to the proposal will be severely restricted.</li> </ul> <p>For the reasons provided above the application is contrary recommendations in the NPPF paragraph 105 and SD4 of the Gloucester, Cheltenham &amp; Tewkesbury JCS.</p>	
	P/024 24/00568/FUL	20 Booth Way Installation of 2m high mesh fence around the border of the rear garden. Fence would sit 50cm above rear wall and timber fence with cranked overhang of 50cm
	The proposal is unsympathetic and detrimental to the character and appearance of the existing street scene and therefore does not comply with Policy SD4 of the Gloucester, Cheltenham & Tewkesbury JCS, Policy A9 of the Gloucester City Plan 2011-2031 and policy 12 of the NPPF.	

	P/025 24/00139/FUL	General land north of Waterwells Drive	Siting of 66 shipping containers to form new use class B8 storage facility and associated works.
	<ul style="list-style-type: none"> <li>• Condition the drainage and maintenance plan to ensure compliance.</li> <li>• There are existing and consistent parking issues in Stephenson Drive, agree with the Highways assessment.</li> <li>• Include a landscaping scheme to include hedge and tree planting to mitigate loss and to improve aesthetics.</li> </ul>		
	P/027 24/00587/PIP	Land at the rear of 295 Bristol Road	Re-use of redundant land to the rear of 295 & 303 Bristol Road for new dwellings.
	<ul style="list-style-type: none"> <li>• Condition off-street parking for 2 vehicles for each dwelling</li> <li>• Create covered cycle store for each dwelling</li> <li>• Include refuse storage</li> <li>• Ensure safe and secure access/egress</li> <li>• Include a landscaping plan</li> <li>• Detail drainage proposals</li> <li>• Ensure an archaeological assessment</li> </ul>		
<b>PD.043/024-25</b>	<b>Correspondence</b> <ol style="list-style-type: none"> <li>Gloucester City Council, 215 Bristol Road, Erection of a 2-bedroom house on land adjacent to Packers Cottage. Appeal documents submitted. – noted.</li> <li>275a Bristol Road considered last month. Clarification from planning authority, the property is located within flood zone 1 which is signified as an area with the lowest probability of flooding and so a FRA is not required</li> </ol>		
<b>PD.044/024-25</b>	<b>Strategic Local Plan</b> It was agreed to invite the representative to give a presentation at the next round of consultation.  Members discussed creating a Local Neighbourhood Plan and Cllr Smith and Cllr Lee volunteered to attend the NALC seminar on Neighbourhood Plans scheduled for 25 <sup>th</sup> September 2024.		
<b>PD.045/24-25</b>	<b>Traffic &amp; Transportation</b> <ol style="list-style-type: none"> <li>Gloucestershire Travel Survey - Infrastructure requirements – GAPTC, committee members to complete the survey.</li> <li>Cllr Wilcox reported he approached the Police, but their response was lacking any commitment. It was agreed to contact DPD and Cllr Norman for assistance.</li> </ol>		
<b>PD.046/24-25</b>	<b>Business for Referral</b> Emergency Plan		
<b>PD.047/24-25</b>	<b>Date of Next Meeting:</b> 18 <sup>th</sup> September 2024 to be confirmed		

Meeting concluded at 21.15 hrs