

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD AT QUEDGELEY COMMUNITY CENTRE ON THURSDAY 19TH FEBRUARY 2026 AT 7.30PM.

PRESENT Cllr Powell, Cllr Smith and Cllr Ranford.

OFFICE PRESENT Mrs Beverley Aldridge

PD.086/25-26	Apologies Apologies were received and noted from Cllr Wilcox, Cllr Hobbs and Cllr Lee.	
PD.087/25-26	Declarations of Interest None received.	
PD.088/25-26	Adoption of the Minutes dated: 21st January 2026 Cllr Powell PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Smith Vote Unanimous So resolved.	
PD.089/25-26	Applications for Determination Received Prior to the Meeting No comments to make on the following:	
	P/038 26/0010/FUL	30 Welland Road Single storey rear extension. Minor internal alterations, installation of wood burning stove and associated external flue pipe.
	P/039 26/00083/FUL	16 Matlaske Way Single storey rear extension.
	P/041 26/00024/FUL	St James Dental Practice, St James' Single storey rear extension, located within an external courtyard on the property to house a relocated electrical distribution board.
	P/042 25/01047/COU	10a & 10b Wheatstone Court Davy Way Proposed change of use of vacant office space use class E to use class F1(A) (the provision of education)
	To submit the following comments:	
	P/040 25/01120/FUL	Burnel Court Construction of new walkway connecting three industrial buildings, with associated cycle storage A/C storage, forklift storage and mitigation tree planting and landscaping.
	<ul style="list-style-type: none"> • The surrounding fencing should be green in colour to more aesthetically merge with the environment. • The air conditioning unit should be located away from the development to the east of the site to protect the residential properties planned to mitigate and minimize the adverse impacts of noise on health and quality of life, as outlined in the NPPF and the JCS • Support the recommendations within the land contamination report. • 6 parking spaces will be lost and there is already a considerable demand for on street parking in Stephenson Drive, wish to see evidence that the occupiers of the site, both now and future users, can securely 	

	and adequately park staff and visitors vehicles without overspilling on to the highway.	
	P/043 25/00626/FUL	24 Fieldcourt Gardens
	Proposed new three bed dwelling to land adjacent to 24 Fieldcourt Gardens.	
	<ul style="list-style-type: none"> • Agree with the flood management comments • Support the comments within the Highway report. 	
PD.090/25-26	Traffic & Transportation A meeting has been arranged at 10am on 2 nd April 2026 with local MPs, representatives from local authorities, and Parish and Town Councils to discuss the ongoing issues surrounding new developments and the need for infrastructure to be delivered in step with development. The discussion will focus on ensuring that essential infrastructure and community facilities are provided in a timely and coordinated manner to properly support growth and how this can be incorporated into future planning policies.	
PD.091/25-26	Neighbourhood Priority Statement The documents have been passed to Gloucester City Council Planning Policy Manager who will respond in due course.	
PD.092/25-26	Correspondence Private Estate Management Arrangements on New Housing Estates, consultation Cllr Powell PROPOSED to support the campaign by NALC to address the Management Arrangements for new developments to improve transparency, strengthen protections for homeowners, improve dispute resolution mechanisms, and assess whether estate management charges are financially sustainable and affordable in the long term. He further added that all POS should be offered to the lowest tier of local government in the first instance. Seconded Cllr Smith Vote Unanimous So resolved.	
PD.093/25-26	Business for Referral None	
PD.094/25-26	Date of Next Meeting: 18 th March 2026 – noted.	

Meeting concluded 21.00hrs