

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 15TH APRIL 2026 AT 7.30PM

PRESENT Cllr Wilcox, Cllr Smith, Cllr Lee, Cllr Hobbs, Cllr Massey

OBSERVING Cllr Mr & Mrs Williams

OFFICER PRESENT Mrs Beverley Aldridge

PD.001/26-27	<p>Apologies Apologies were received from Cllr Powell</p>	
PD.002/26-27	<p>Declarations of Interest None received.</p>	
PD.003/26-27	<p>Adoption of the Minutes dated: Thursday 18th March 2026 Cllr Smith PROPOSED to adopt the above Minutes as a true and accurate record. Seconded Cllr Hobbs Vote Unanimous</p>	
PD.004/26-27	<p>Applications for Determination Received Prior to the Meeting Wish to submit the following comments:</p>	
	P/001 26/00145/FUL	Whitestones Elmore Lane West
	Retrospective application for the erection of a detached annexe (single storey mobile lodge) within existing domestic curtilage	
<ul style="list-style-type: none"> • The application is on a flood plain and therefore a flood risk assessment should be provided from a recognised company. • A properly assessed drainage strategy should be submitted. • A Karglester is not appropriate at this location as it is in flood zone 3, measure for proper disposal of foul water must be submitted and approved before permission is granted. Foul drainage provision to the General Binding Rules + BS 12566 with a drainage filed to BS 6297 must be provided. • Believe the existing septic tank system at this located has exceeded capacity and separate provision must be made for this application. • <p>Flood Risk: The proposed development would be at risk of flooding from the River Severn.</p> <p>Surface Water Drainage: The application drainage strategy is inadequate. Proposals supported by calculations using a recognised model should be submitted such that: There should be no increase in rate and velocity of run off from the site over and above that from the greenfield state: up to and including all rainfall events of 2yr, 5yr, 10yr, 30yr and 1 in 100 year frequency of 15min, 30min, 60min, 120min, 240min and 480 minute duration. Storage should be provided on site to attenuate all flows leaving the site such that: the rate (litres per second) and velocity (metres per second) of runoff does not exceed the runoff from a greenfield site; such storage should be capable of accommodating the flows for all the above events, plus 40% of gross volume predicted to be required (i.e. the climate change contingency).</p>		

	P/002 26/00262/REM	38 Naas Lane	Reserved matters application relating to layout, scale, appearance, landscaping and vehicular access from Naas Lane including drainage, ecology, external lighting and fencing pursuant to outline permission 22/00789/OUT for the construction of 4 dwellings.
<p>Condition 2 of the decision notice against the original outline planning request required any application for approval of reserved matters to be made before the expiration of three years from 30th January 2023. On the information available, a further reserved matters application submitted in March 2026 appears to fall outside that time limit. Earlier reserved matters approvals may affect the deadline for commencement of development but do not extend the period for making a fresh reserved matters application.</p> <p>As the further reserved matters application was submitted outside the period required by Condition 2, the applicant cannot rely on that route to obtain approval of revised details. Any materially different scheme would therefore require a fresh planning application, whether full or outline depending on the level of detail being proposed.</p>			
	P/003 26/00205/FUL	33 Brize Avenue	Conversion of a two bay garage to residential use/annexe
<ul style="list-style-type: none"> • Parking an issue at this location and this application will reduce the parking by 2 spaces. This will effectively be a 4-bedroom property with only 2 parking spaces and will therefore displace parking to the highway. The proposal would result in inadequate off-street parking provision, leading to increased on-street parking conflict. • The application falls short of policy A10 as it is not linked to the main property and therefore if permission were to be granted, include a condition to prevent it being rented or sold in future as an independent living accommodation. 			
PD.005/26-27	<p>Traffic & Transportation</p> <p>a) Council has received a complaint regarding parking arrangements during fishing competitions. The complainant advises that, due to the recent parking restrictions, parking has extended beyond the original problem areas and is now occurring outside her property, leading to conflict within the residential street.</p> <p>The restrictions were originally introduced on safety grounds. It is noted that, as parking has been displaced further from the canal path, the number of reported incidents has decreased, suggesting an overall improvement in safety.</p> <p>The situation will continue to be monitored to balance the safety objectives of the restrictions with the amenity of local residents.</p> <p>b) Further complaints have been received regarding vehicles parking on pavements outside Waterwells School, particularly obstructing tactile paving.</p>		

	<p>Cllr Wilcox outlined the current Government reforms which will provide local authorities with the power to enforce against unnecessary obstruction of the pavement, it is hoped these proposals will assist in addressing this ongoing issue.</p> <p>c) It was noted that some potholes in the vicinity of Junction 12 have been repaired, while others remain outstanding. This is considered disappointing given that the road was closed to facilitate repair works, yet only part of the required maintenance appears to have been completed. It was agreed that Highways will be contacted to seek clarification on the current status of the works.</p>
PD.006/26-27	<p>Review of the Infrastructure Meeting held on 2nd April 2026 Correspondence received from Alex McIntyre MP was positive and thanks offered to Quedgeley Town Council for arranging the meeting.</p> <p>It was agreed the meeting was broadly positive and representatives from local parish councils were given an opportunity to express their development concerns to the relevant MP's Councillors, departments and officers. In summary the following matters were discussed:</p> <ul style="list-style-type: none"> • Local Government Re-organisation • Spatial Development Strategy • Pressures on S106 and CIL contributions deciding what needed in what areas lead to difficult decisions. • Budget on National Highways limited, all local M5 junctions will need upgrading but currently concentration is all on junction 10. • Stroud's Local Plan, disappointed inspector asking questions but felt the report should have been provided.
PD.007/26-27	<p>Neighbourhood Priority Statement A draft Statement has been prepared, but the public need to be involved to identify the challenges that should be addressed through planning This should involve in person events and opportunities for reviewing and responding to material online.</p> <p>However, this process cannot proceed without formal designation of the area as a NPS area from the local authority and despite approaches to Gloucester City Council this has not been forthcoming.</p>
PD.008-26-27	<p>Correspondence Consultation on HMO need to respond online. Previous meeting outlined the Council's opinion, and these views were submitted online at this meeting.</p>
PD.009-26-27	<p>Business for Referral None</p>
PD.010/26-27	<p>Date of Next Meeting: 20th May 2026 Noted.</p>

Meeting concluded : 21.00hrs