

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD AT QUEDGELEY COMMUNITY CENTRE ON WEDNESDAY 17TH JUNE 2026 AT 7.30PM

PRESENT Cllr Powell, Cllr Wilcox, Cllr Hobbs, Cllr Mr & Mrs Williams, Cllr Massey

OFFICE PRESENT Mrs Beverley Aldridge

PD.021/26-27	Apologies Apologies were received and noted from Cllr B Smith and Cllr Lee	
PD.022/26-27	Declarations of Interest None received	
PD.023/26-27	Adoption of the Minutes dated: Wednesday 20th May 2026 Cllr Wilcox PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Massey Vote Unanimous So resolved.	
PD.024/26-27	Applications for Determination Received Prior to the Meeting The following comments to be submitted.	
	P/006 26/00377/FUL	92 Bristol Road Proposed erection of two residential dwellings
Highway Safety and Access The proposed visibility splays are inadequate and fail to provide a safe means of access and egress. Furthermore, vehicles are unable to enter and leave the site in a forward gear, resulting in vehicles reversing onto the public highway, creating an unacceptable risk to pedestrians and other road users. The restricted access also raises concerns regarding the ability of emergency service vehicles and refuse collection vehicles to safely access the site.		
Overdevelopment of the Site The proposal will result in a cramped development with inadequate rear gardens and limited private amenity space. The scale and intensity of development exceeds what the site can reasonably accommodate and would provide a poor standard of living environment for future occupiers.		
Inappropriate Tandem Backland Development The proposal is out of keeping with the established pattern of development in the locality. The surrounding area is characterised by dwellings fronting the highway with long rear gardens that contribute to the spacious and open character of the neighbourhood. Introducing two additional dwellings behind existing properties would create an isolated and cramped form of development that fails to respect the prevailing urban grain. Although national policy does not prohibit development on residential gardens, it requires proposals to respond positively to local character rather than maximise the number of units on a site.		
Harm to Residential Amenity Due to the siting, orientation and proximity of the proposed dwellings, the development will lead to an unacceptable degree of overlooking and perceived overlooking of neighbouring gardens and habitable rooms. The proposal will therefore result in a material loss of privacy and enjoyment for existing residents.		

Inadequate Bin Storage and Servicing The proposal fails to provide sufficient refuse and recycling storage or demonstrate practical collection arrangements. This would lead to visual clutter and inconvenience and detract from the quality of the development. Existing Static Caravan The existing mobile static caravan remains on the site despite a Certificate of Lawfulness having been refused. The continued presence of the caravan demonstrates that an existing planning issue remains unresolved. The Local Planning Authority should require either: - the submission and determination of a full planning application for the caravan; or - its removal from the site before any planning permission is granted. Failure to resolve this issue would amount to piecemeal development and would prevent the comprehensive planning of the site. Conclusion For the reasons set out above, the proposal conflicts with: - National Planning Policy Framework paragraphs 116 and 135 c & f - Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Policies SD4, SD14 and INF1; and - Gloucester City Plan Policy D1 – High Quality Design. The development would result in an unacceptable and harmful form of tandem backland development that fails to respect the character of the area, adversely affects neighbouring amenity, provides inadequate living conditions for future occupiers and creates highway safety concerns.		
P/007 26/00511/FUL	66 Millers Dyke	Increase in height of parapet wall, wall to also become straight rather than sloped (retrospective)
The higher, straight parapet wall creates a more prominent and solid built form than that originally approved. The approved design provided a softer transition between the extension and surrounding development, whereas the revised design introduces a harsher and more visually intrusive appearance. The increase in height and removal of the sloping profile results in a greater sense of enclosure and a more overbearing appearance when viewed from neighbouring properties. Does this create increased overshadowing, loss of outlook, or visual intrusion compared with the approved scheme. The applicant has not demonstrated any planning justification for the increased height or change in design. The alteration appears to provide private benefit to the applicant while creating additional visual impact beyond that considered acceptable under the original permission. The proposal must be offset from the boundary land and should be constructed entirely within the curtilage of the application site. Support the neighbour's comments in the original application 26/00399/NMA.		

PD.025/26-27	Traffic & Transportation a) An abandoned vehicle has been reported at Fieldcourt Gardens. The vehicle is currently untaxed and has no MOT. The matter has been reported to both the DVLA and Police. Police have advised that they are unable to take enforcement action to remove the vehicle until after the vehicle has been 2 months and 1 day out of tax. It has been noted and arrangements will be made for removal once this threshold has been reached. b) The Council has access to a speed monitoring and data collection device which are available for use by Councillors. A lamp post must be available to attach the device and locations such as Clearwater Drive, Severn Vale Drive and Bristol Road were considered. It is also possible to obtain a speed gun, but users must attend a course and be competent prior to using the equipment. Cllr Powell PROPOSED a working party of Cllr Wilcox, Cllr Massey, Cllr Hobbs, Cllr Mrs Williams and Cllr Williams be set up. Seconded Cllr Wilcox Vote Unanimous So resolved c) Vehicles parking on open space in Church Drive are driving up the kerb to access the area. This has been reported to the Police, but they are unwilling to take any enforcement action as the practice has not been witnessed. The issue appears to be increasing, and Cllr Wilcox volunteered to approach Cllr Stephanie Chambers and Cllr Victoria Miller through the next community forum. Cllr Powell suggested seeking the expenditure for the cost of bollards to prevent access to the area.
PD.026/26-27	Correspondence None Received.
PD.027/26-27	Neighbourhood Priority Statement Gloucester City Council has agreed to meet to discuss the next steps. Clerk to arrange a suitable date.
PD.028/26-27	Canary Girls Park The Clerk explained that the site initially identified for the Canary Girls Park is to be transferred to a management company in accordance with a planning condition. Despite efforts to acquire the land for the park, it has not been possible to secure its transfer. An alternative site was recommended and agreed, the Clerk to write to the owner, Gloucester City Council to seek transfer of the land to allow the creating of the park to proceed.
PD.029/26-27	Business for Referral None received.
PD.030/26-27	Date of Next Meeting: 15th July 2026 – noted.

Meeting closed at 21.00 hrs.