

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

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

OFFICER PRESENT Mrs Beverley Aldridge

PD.031/26-27	Apologies Apologies were accepted from Cllr Smith and Cllr Lee		
PD.032/26-27	Declarations of Interest None received.		
PD.033/26-27	Adoption of the Minutes dated: Wednesday 17th June 2026 Cllr Powell PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Wilcox Vote Unanimous So Resolved		
PD.034/26-27	Applications for Determination Received Prior to the Meeting Comments to be submitted as follows:		
	P/008 26/00367/FUL	84 Saddlers Road	Demolition of existing garage. Erection of single store side & rear extension
	Due to the time restraints attached to this application, the following comments were submitted prior to the meeting following consultation with members. Highways Consultation Comments The amended plans appear to indicate that the proposed garage has been reduced in length by approximately 450mm, resulting in an internal length of around 3.7m. At this size, it is unlikely that the garage would be capable of accommodating a typical family car and, therefore, should not be relied upon as a parking space. The amended plans show two external parking spaces; however, no dimensions have been provided. Based on the submitted drawings, the spaces appear to measure approximately 3.0m × 5.5m. The Manual for Gloucestershire Streets requires parking spaces to measure 2.5m × 5.0m, together with a minimum 0.5m clearance from adjoining walls, fences and footways. Clarification is therefore required, as it appears that neither of the proposed parking spaces can be fully accommodated within the land available while meeting the required standards. The existing dwelling is already a four-bedroom property (the original three-bedroom dwelling having been extended through a loft conversion). The current proposal would create a fifth bedroom (labelled as a "study" on the plans). In accordance with pages 48–49 of the Manual for Gloucestershire Streets, a four or five-bedroom dwelling should provide three off-street parking spaces, excluding any garage space. Recommendation Recommend refusal on the grounds that the proposal fails to provide sufficient policy-compliant off-street parking to serve the development.		
	P/009 26/00541/FUL	23 Wycombe Road	Installation of first floor window
	No comments to make		

P/010 26/00548/FUL	25 Wycombe Road	Installation of first floor window
No comment to make.		
P/011 26/00561/FUL	208 Church Drive	Single storey extension
No comment to make.		
Wish to object to the following applications:		
P/012 26/00304/FUL	68 Thatcham Avenue	Change of use of land adjacent to 68 Thatcham Avenue for the use of parking of vehicles associated with the residential occupation of 68 Thatcham Avenue.
The roads, parking courts, footways and associated highway land were designed as an integrated highway network to serve the development safely. The land forms part of the approved highway layout as part of the Kingsway development and is understood to remain subject to future adoption by the Highway Authority. Although formal adoption may not yet have taken place, the land continues to perform a highway function and should not be treated simply as private land available for an alternative use. The proposal would encroach upon and interfere with the visibility splays provided for the rear parking area serving properties in the area. These visibility splays were incorporated into the approved highway design to ensure that drivers entering and leaving the parking area have adequate visibility of pedestrians, cyclists and vehicles using the access. Reducing or obstructing these visibility splays would undermine the approved highway design and has the potential to create unnecessary conflict between vehicles and other highway users, to the detriment of highway safety. The Local Planning Authority should therefore establish: • whether the application site includes land forming part of the approved highway infrastructure; • whether the proposal would obstruct or reduce the approved visibility splays; • whether the land is safeguarded for future adoption by Gloucestershire County Council as Highway Authority; • whether the Highway Authority has confirmed that the proposal would not prejudice highway safety or future highway adoption; and • whether the proposal is consistent with the approved Kingsway masterplan and the original design principles for the estate. This could establish an undesirable precedent, leading to the gradual erosion of the carefully designed highway infrastructure across the estate.		
P/013 26/00609/FUL	5 Ardea Close	Proposed demolition of conservatory and two storey side and rear extension

	The proposed first floor contains four rooms labelled as bedrooms together with a separate room labelled as a study. The study is a fully enclosed habitable room with natural lighting, independent access from the landing and convenient access to the family bathroom. There is no planning restriction preventing its use as a bedroom, and it is therefore reasonable to conclude that the dwelling is capable of functioning as a five-bedroom property. Any decision should consider the likely use of rooms rather than relying solely on the labels applied by the applicant. If the property is capable of functioning as a five-bedroom dwelling, the parking provision should be assessed accordingly. The Gloucestershire Manual for Streets parking guidance indicates that a five-bedroom dwelling should provide three spaces. The proposed development does not provide the level of parking expected for a dwelling capable of accommodating five bedrooms. The consequence is likely to be the displacement of vehicles onto the surrounding highway and any increase in parking demand will add to congestion, reduce the availability of visitor parking, and may impede visibility and the safe movement of vehicles, pedestrians, refuse collection vehicles and emergency services. Unless a third off-street parking space is provided, or it can be demonstrated that the dwelling cannot reasonably function as a five-bedroom house, the proposal fails to provide adequate parking in accordance with the Gloucestershire Manual for Streets and should be refused.
PD.035/26-27	Traffic & Transportation a) School Lane, Giles Close, Giles Cox & Knollys End – road closure, re lining – noted b) Hunts Grove junction planned bridge upgrade as part of the Hunts Grove development, discussion ongoing regarding proposals for the current one-way bridge connecting to the A38 southern connector. c) Members reported that speed monitoring equipment has been installed around Quedgeley. One device provides advisory speed information to drivers, while the other collects traffic and speed data that can be shared with the relevant authorities to help inform policy development and support future legislation. The equipment was provided by Gloucestershire Highways and can only be operated within the parish of Quedgeley.
PD.036/26-27	Correspondence a) Cllr Wilcox attended the Flood Risk Assessment seminar. The purpose of the seminar was to gather information on when and where flooding has occurred within the parish. It was noted that some areas previously identified as being on the flood plain no longer experience flooding and should therefore be reviewed and, where appropriate, removed from the flood risk mapping. The information collected will contribute to the development of the strategic flood risk plan. b) Wain Estates has submitted a proposal to build 170 homes on land off Naas Lane. Objections to the proposal were submitted prior to the consultation deadline.
PD.037/26-27	Neighbourhood Priority Statement Members agreed to meet at Gloucester City Council offices to discuss.

PD.035/26-27	Canary Girls Park Unfortunately, the originally identified site for the park is no longer available due to planning conditions that have been imposed. However, an alternative site has since been identified, and a request has been submitted to Gloucester City Council to transfer ownership of the land to Quedgeley Town Council. This would enable the development of a Canary Girls Park for the benefit of the local community. It was further suggested to write to Vistry Homes Ltd., Managing Director to express Quedgeley Town Council's disappointment that the land cannot be transferred to ownership of Quedgeley Town Council to create the Canary Girls Park.
PD.036/26-27	Business for Referral None received.
PD.037/26-27	Date of Next Meeting: 19th August 2026 – noted.

Meeting concluded: 21.00 hrs