

along this length of frontage and it should be refused until these issues are addressed.		
P/016 26/00623/CPA	MG Market Group Ltd, Quadrant Distribution Centre	Consultation from Stroud District Council, Erection of a commercial workshop/warehouse unit (use class B8) & associated parking, servicing, landscaping & external works.
Unable to support the application in its current form: Biodiversity Net Gain (BNG) The submitted statutory biodiversity metric does not currently demonstrate the required BNG. A credible and deliverable BNG strategy should be secured before permission is granted. The council should consider and address the Biodiversity Officer's comments and ensure that any BNG measures are appropriately secured, maintained and monitored for the required period. Operating hours and disturbance The operating hours should be carefully reviewed and, if permission is granted, controlled by condition. Given the proximity of residential communities, a 6:00am start may be more appropriate than earlier operations, with restrictions on HGV movements, loading/unloading and external activity outside the agreed hours. The applicant should demonstrate that noise, lighting and early-morning vehicle movements will not cause unacceptable disturbance. Traffic, routing and cumulative highway impact The Transport Assessment's conclusion that no assessment of off-site junctions is necessary should be challenged as the development will add HGV and other commercial traffic to the A38 and the wider Quedgeley/Waterwells highway network. The assessment should consider the cumulative effect of this proposal alongside existing and committed commercial development, rather than considering the application in isolation. Particular attention should be given to the proposed HGV routing, junction capacity, congestion, road safety and the effect of additional movements on the A38 and adjoining roads. If the Highway Authority considers the proposed routing and cumulative traffic impact acceptable, what evidence supports that conclusion? Walking and cycling Secure, covered cycle parking should be provided in accordance with the relevant standards and retained permanently. - Safe pedestrian and cycle access to and from the site should also be demonstrated and secured. HGV manoeuvring area The 25m HGV turning/manoeuvring area should be permanently retained for its intended purpose. A condition should prevent it subsequently being used for parking, storage, materials or other activities that could obstruct HGV movements. Commercial vehicles should be able to enter and leave the site in forward gear, rather than reversing onto the highway. Shorn Brook / filter beds The statement that the filter beds have become "disused" should be clarified. If they provide filtration or water-quality protection for the Shorn Brook, an appropriate maintenance and management plan, identifying responsibility, inspection arrangements, maintenance		

	frequency and contingency arrangements. The applicant should demonstrate that the development will not adversely affect the existing drainage/water-quality function. • Building colour and appearance The proposed building should use colours and materials that are sympathetic to the surrounding area. Given the scale of a commercial/warehouse building, darker, recessive and non-reflective materials could help reduce its visual prominence. Details of external materials and colours could be secured by planning condition before construction. • Archaeology An archaeological assessment should be undertaken if one has not already been provided to establish whether archaeological remains could be affected by ground disturbance associated with the proposed development and, where necessary, require appropriate investigation and mitigation.
PD.042/26-27	Traffic & Transportation a) The matter of parking on the grassed area in Church Drive has arisen again. It was agreed to write to GCC to request, once again, the installation of bollards to prevent the area from being damaged by vehicles. If positioned carefully, the bollards should not interfere with grass-cutting operations. b) Councillors have started a traffic monitoring programme, with a fixed camera positioned at various locations within Quedgeley. This enables data to be collected, which can subsequently be used to highlight areas of concern to the Police. The initiative has proved very successful; however, Gloucestershire County Council has instructed that the camera must not be erected on lamp posts or signposts due to weight limitations. A request has therefore been submitted to Highways for dedicated posts to be installed specifically for this purpose. c) Councillors have also been out in Quedgeley using a mobile advisory camera. A number of requests have been received from members of the community suggesting other areas within Quedgeley that would benefit from traffic monitoring. d) Gloucestershire Police offer a speed camera training course. Once trained, volunteers can use equipment provided by the Police to collect speed data, with repeat offenders subsequently visited by the Police. Cllr Wilcox, Cllr Smith, Cllr T. Williams, Cllr Williams and Cllr Hobbs have volunteered to attend the course. e) Gloucestershire Police have recently undertaken a crackdown on e-scooters and bikes. A number have been seized and destroyed, with drones being used as part of the operation. f) Ongoing issues are being raised in Hunts Grove in relation to the new lay out of the A38.
PD.043/26-27	Correspondence a) Local Government Review, Cllr Powell PROPOSED to delegate authority to Cllr Smith to establish a list of assets that could potentially be transferred to the Town Council as part of the unitary authority. Seconded Cllr Lee Vote Unanimous So resolved. b) Head of Housing at Gloucester City Council – QTC should be included in the discussion. The Infrastructure Group's concerns should be clearly communicated, and Cllr Lisa Spivey should be included in the correspondence.

PD.044/26-27	Neighbourhood Priority Statement Chase for the requested meeting.
PD.045/26-27	Canary Girls Park The small area of land adjacent to the new coffee shop on Naas Lane was declined as it was considered too small for the proposed park. GCC Asset Management has agreed in principle to the use of the area around the Orchard in Kingsway. Cllr Wilcox has a contact with expertise in the management of ancient orchards, who will visit the site and provide advice on developing an appropriate management plan. Following the fire, which has damaged a significant section of the orchard, Cllr T. Williams suggested planting new trees to replace those that are too badly damaged to be saved. It was also suggested that the community could be invited to sponsor a tree in memory of a loved one. The office has written to the Director of Vistry Homes to again request consideration of transferring the original area of land to QTC. Pangolin has provided a visual model illustrating a possible sculpture for the park. Members were very appreciative of the work undertaken and felt that the model provided a fantastic potential interpretation for the proposed park.
PD.046/26-27	Business for Referral None
PD.047/26-27	Date of Next Meeting: 16 th September 2026 – due to annual leave alternative dates to be circulated.

Meeting concluded at 21.00 hrs.