



remove existing parking arrangements again to the detriment of established residential properties. Should parents drop off at the pedestrian access point in Aspen Drive there would be potentially significant impact on residents' ability to access or egress their properties. A repeat traffic survey conducted on a rainy winter day might have a significantly different result to the one that was conducted in June. While the Transport Assessment goes into detail in some areas there are significant gaps and incomplete in a number of areas. A proposed traffic management plan should be developed that includes the site's accessibility to construction traffic, delivery vehicles and coaches and their potential impact on local infrastructure should be considered.

- Suggested that nursery/primary school places better placed at the point of need nearer to new build housing rather than in established residential areas in order to alleviate the potential for parking issues and the resultant adverse impact on the environment caused by this ecologically less sound proposal for a school of this scale.
- Has research been conducted to ascertain whether any perceived need for additional primary school places as enduring or a temporary 'blip' that could be better managed by the expansion of existing schools and whether the proposal took into account the proposed school at Hunts Grove? It is suggested that the viability of existing schools could be impacted by the moving of even a few pupils to this proposed school.
- The extent of the former fuel storage and pipeline in that area should be investigated and if necessary a decontamination and remediation plan developed.
- Existing areas of run off and drainage from adjacent roads should be safeguarded.
- The Department of Education provides guidelines for outdoor play areas per pupil but this application fails to take these into consideration and the current proposal is below the recommendations.

Taking the above points into consideration it was resolved to object to the application as it is contrary to numerous planning policies within the Gloucester City Council Local Plan namely BE20, BE21, TR.3 and FRP.1a and within the NPPF 'Core Planning Principles' policy 17. 'Promoting Sustaining Transport' policies 32, 34 & 37. Item 7 of NPPF requires 'Good Quality Design' and this application fails to meet these objectives.

The following issues have been raised within residents' comments and are supported by QTC's objection to this proposal:

- Potential for flooding through loss of run off area that has alleviated risk to nearby properties
- Adverse environmental impact
- Increased noise
- Increased congestion and parking problems
- Loss of open space including trees and associated wildlife
- Need for another school in this area is questioned
- Potential devaluation of local properties
- Invasion of privacy
- Impact on residents' views

***No objections were made to the following applications;***

P/018 17/00835/FUL	29 Hillcot Close	Single storey rear extension to replace existing conservatory.
P/019 17/00760/FUL	23 Gosswood Corner	Remove existing 2m wall and gate on property and erect a 2m high brown feather board fence and matching gate to side of the property leading to the front of the garage. We will be

			leaving 30cm for small shrubs to the outside.
In view of the time restraints for the following application, the Chairman requested members view the application on line when available and forward comments to the Council Office. Comments received would be collated and forwarded to the Development Control at Gloucester City Council.			
P/020 17/00881/FUL	3 Weavers Road		Two storey side extension above garage and single storey rear extension
<b>Committee resolved to submit comments as follows;</b>			
P/017 S.17/1446/FUL	Land at East of Waterwells Marconi Drive		Erection of 119 dwellings and associated works including access, drainage and landscaping (cross boundary application – duplicate planning application also submitted to Gloucester City Council)
Policy CP.8 of the Stroud District Council states; 'residential development proposal will need to have a layout, access, parking, landscaping and community facilities that are appropriate to the site and its surroundings.' To meet the day to day demands of the community and to address to parking issues currently experienced on the nearby Kingsway development an average parking standard of 2 parking spaces per property should be considered.			
<b>PD.019/17-18</b>	<b>Correspondence</b> (a) Cost effective Planning for Local Councils – GAPTC £100.00 per annum support service. (b) Gloucestershire County Council Satisfaction Survey, Highways The above items were noted.		
<b>PD.020/17-18</b>	<b>Business for Referral</b> None received		
<b>Date of Next Meeting:</b> 20 <sup>th</sup> September 2017 - agreed			