

Minutes of the Planning and Development Committee Meeting held at Quedgeley Community Centre on Wednesday 18th July 2018 at 7.30pm.

PRESENT Cllr Pearce, Cllr Hughes, Cllr Lee, Cllr G Smith

OFFICER PRESENT Mrs Beverley Aldridge

<p>PD.023/18-19</p>	<p>To Elect a Chairman Cllr Logan is unable to attend this meeting but previously put forward his name for Chairman and this was PROPOSED by Cllr Pearce. Seconded Cllr G Smith Vote Unanimous So resolved</p> <p>In the absence of Cllr Logan, Cllr Hughes PROPOSED Cllr Pearce Chair the meeting. Seconded Cllr G Smith Vote Unanimous So resolved</p>																						
<p>PD.024/18-19</p>	<p>Apologies Cllr Logan and Cllr Potts</p>																						
<p>PD.025/18-19</p>	<p>Declarations of Interest None received</p>																						
<p>PD.026/18-19</p>	<p>To Adopt the Minutes dated 3rd July 2018 Cllr Pearce PROPOSED to adopt the above Minutes as a true accurate record of the meeting. Seconded Cllr Hughes Vote Unanimous So resolved</p>																						
<p>PD.027/18-19</p>	<p>Applications for Determination Received Prior to the Meeting No objection be raised to the following applications:</p> <table border="1" data-bbox="322 1041 1505 1758"> <tr> <td data-bbox="322 1041 534 1144"> <p>P/026 18/00785/FUL</p> </td> <td data-bbox="541 1041 959 1144"> <p>140 Church Drive</p> </td> <td data-bbox="965 1041 1505 1144"> <p>Single storey rear extension</p> </td> </tr> <tr> <td data-bbox="322 1153 534 1245"> <p>P/027 18/00787/JPA</p> </td> <td data-bbox="541 1153 959 1245"> <p>Avening House, Falcon Close</p> </td> <td data-bbox="965 1153 1505 1245"> <p>Prior approval from Class B1(a) offices to Class C3 dwelling (6 apartments)</p> </td> </tr> <tr> <td data-bbox="322 1254 534 1346"> <p>P/028 18/00788/JPA</p> </td> <td data-bbox="541 1254 959 1346"> <p>Arlingham House Falcon Close</p> </td> <td data-bbox="965 1254 1505 1346"> <p>Prior approval from Class B1(a) offices to Class C3 dwellings (6 apartments)</p> </td> </tr> <tr> <td data-bbox="322 1355 534 1447"> <p>P/029 18/00819/FUL</p> </td> <td data-bbox="541 1355 959 1447"> <p>10 Littlefield</p> </td> <td data-bbox="965 1355 1505 1447"> <p>Attic conversion and erection of a Dormer</p> </td> </tr> <tr> <td data-bbox="322 1456 534 1615"> <p>P/031 18/00789/FUL</p> </td> <td data-bbox="541 1456 959 1615"> <p>10 Holy End</p> </td> <td data-bbox="965 1456 1505 1615"> <p>Erection of a single storey front extension and associated internal alternations to an existing two storey dwelling.</p> </td> </tr> <tr> <td data-bbox="322 1624 534 1758"> <p>P/032 18/00847/FUL</p> </td> <td data-bbox="541 1624 959 1758"> <p>Severn Farm Elmore Lane West</p> </td> <td data-bbox="965 1624 1505 1758"> <p>Partial demolition of existing extension. Erection of two storey front, side and rear extensions.</p> </td> </tr> </table> <p>To report the following comments:</p> <table border="1" data-bbox="322 1825 1505 1917"> <tr> <td data-bbox="322 1825 534 1917"> <p>P/030 18/00414/FUL</p> </td> <td data-bbox="541 1825 959 1917"> <p>Land at Highliffe Farmhouse, Highliffe Drive</p> </td> <td data-bbox="965 1825 1505 1917"> <p>Erection of a detached dwelling (amended scheme)</p> </td> </tr> </table> <p>A previous application (09/00098/FUL) for a similar proposal on this site was refused due to the dominance, overshadowing and nuisance from surrounding trees which are protected by TPO's. It was considered that the protected area was too small to allow construction machinery to safely work without causing damage to these trees and this view was supported at appeal. A later application (12/01102/FUL) suggested that this could be addressed by redesigning the working area to protect the three trees and was subsequently given consent for 3 years. Quedgeley Town Council suggests there are</p>		<p>P/026 18/00785/FUL</p>	<p>140 Church Drive</p>	<p>Single storey rear extension</p>	<p>P/027 18/00787/JPA</p>	<p>Avening House, Falcon Close</p>	<p>Prior approval from Class B1(a) offices to Class C3 dwelling (6 apartments)</p>	<p>P/028 18/00788/JPA</p>	<p>Arlingham House Falcon Close</p>	<p>Prior approval from Class B1(a) offices to Class C3 dwellings (6 apartments)</p>	<p>P/029 18/00819/FUL</p>	<p>10 Littlefield</p>	<p>Attic conversion and erection of a Dormer</p>	<p>P/031 18/00789/FUL</p>	<p>10 Holy End</p>	<p>Erection of a single storey front extension and associated internal alternations to an existing two storey dwelling.</p>	<p>P/032 18/00847/FUL</p>	<p>Severn Farm Elmore Lane West</p>	<p>Partial demolition of existing extension. Erection of two storey front, side and rear extensions.</p>	<p>P/030 18/00414/FUL</p>	<p>Land at Highliffe Farmhouse, Highliffe Drive</p>	<p>Erection of a detached dwelling (amended scheme)</p>
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	<p>eight trees on the site worthy of protection and therefore a safe working area would be unable to be achieved, consideration should be given to applying a TPO to all the trees. The site is still subject to some flooding issues and further investigation should be given to mitigate these problems.</p>		
	<p>P/033 18/00732/FUL</p>	<p>19 Kestrel Gardens</p>	<p>Two storey extension to side of property</p>
	<p>Due to the size of the proposed extension believe it will provide insufficient parking within the boundary of the property to accommodate the number of vehicles a property of this size will require and it will therefore displace parking to the highway. There appears to be parking adjacent to the property for visitors but this does not form part of the property and is not marked on the block plan.</p>		
PD.028/18-19	<p>Correspondence.</p> <ul style="list-style-type: none"> • Robert Hitchins, pre-application consultation to construct B&M, Pure Gym and a garden centre adjacent to Avionics House. • Clearwater Drive Appeal, The Clerk advised the objections submitted to Gloucester City Council have been forwarded to the Inspector. 		
PD.029/18-19	<p>Business for Referral None received</p>		
PD.030/18-19	<p>Date of Next Meeting: 15th August 2018 - noted</p>		

Meeting concluded : 20.00 hrs