

**Minutes of the Planning and Development Committee held at Quedgeley Community Centre on Wednesday 19<sup>th</sup> September 2018 at 7.30pm**

PRESENT Cllr Logan, Cllr Wilcox, Cllr Hughes, Cllr Lee

<b>PD.038/18-19</b>	<b>Apologies</b> Apologies were received and noted from Cllr G Smith	
<b>PD.039/18-19</b>	<b>Declarations of Interest</b> None received	
<b>PD.040/18-19</b>	<b>To Adopt the Minutes dated 15<sup>th</sup> August 2018</b> Cllr Logan <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting. Seconded      Cllr Wilcox      Vote      Unanimous <b>So resolved</b>	
<b>PD.041/18-19</b>	<b>Applications for Determination Received Prior to the Meeting</b> <b>No objection was raised to the following applications:</b>	
	P/038 18/01065/FUL	20 Mildenhall Way Extension of existing garage to form a home office in the roof space
	P/039 18/00903/FUL	39 Uxbridge Lane Proposed rear single storey extension
	<b>No objection in principle but wish to make the following comments:</b>	
	P/042 S.17/0446/FUL	Land East of Waterwells, Marconi Drive Erection of 118 dwellings and associated works including access, drainage and landscaping (cross boundary application – duplicate planning application also submitted to Gloucester City Council.
	<ul style="list-style-type: none"> <li>Agree S106 contribution or a Community Infrastructure Levy to mitigate the impact these dwellings will have in Quedgeley.</li> </ul>	
	P/043 S.18/1947/OUT	Land at Quadrant distribution Centre, Quadrant Way Hardwicke Outline planning permission is sought for the erection of 160 dwellings, comprised of 53 two-bed, 83 three-bed, 6 four-bed, 6 five-bed and 12 flats with all matters reserved except for access.
	<ul style="list-style-type: none"> <li>Agree S106 contribution or a Community Infrastructure Levy to mitigate the impact these dwellings will have in Quedgeley.</li> </ul>	
	<b>Wish to object for the following reasons;</b>	
	P/040 18/00983/FUL	10 Tidswell Close Two storey extension to front
<ul style="list-style-type: none"> <li>This property has been extensively extended and believe the latest application presents an over development of the site. It will have an unacceptable impact on the amenities currently enjoyed by the neighbouring properties and as such is contrary to policy SD4 of the Gloucester, Cheltenham and Tewkesbury JCS 2011-2031 and Part 7 no 58 or the NPPF and therefore the application should be refused.</li> </ul>		
P/041 18/00852/FUL	Kingsway Local Centre Thatcham Avenue Delivery of an assisted living / care facility (Use Class C3), comprising of 22 no units and associated works, including car and cycle parking and landscaping.	

	<ul style="list-style-type: none"> <li>• The original plan for this site was for a licenced restaurant with a large part reserved for parking to complement the existing units on the site and to help alleviate the on-going parking problems in the area. If this application is approved, the extra parking will be lost.</li> <li>• The parking facilities offered as part of the application will not meet the needs of the care home.</li> <li>• The traffic plan states there is a 20mph speed limit in place, this is inaccurate and the figures used are out of date.</li> <li>• There is a planning application opposite the site for a church which will also add to the parking chaos and believe the forecast in the traffic plan is pessimistic at best.</li> <li>• The traffic report does not represent the on-going issues and the only acceptable application for this site is a much smaller development offering additional parking.</li> <li>• This is the wrong development in the wrong place.</li> <li>• The application is therefore contrary to INF1 and SD4 of the JCS 2011-2031 and NPPF and Part 4 item 31 32 34 and 39 of the NPPF.</li> </ul>
<b>PD.042/18-19</b>	<b>Correspondence.</b> Gloucestershire County Council – new
<b>PD.043/18-19</b>	<b>Business for Referral</b> To consider any matters to be referred to Council or another Committee.
<b>PD.044/18-19</b>	<b>Date of Next Meeting:</b> 17 <sup>th</sup> October 2018 - noted

Meeting concluded : 20.00 HRS