

Minutes of the Planning and Development Committee Meeting held at Quedgeley Community Centre on Wednesday 17th October 2018 at 7.30pm.

PRESENT Cllr Powell, Cllr Wilcox, Cllr Potts, Cllr G Smith, Cllr Williams, Cllr Lee

2 members of the public observing

OFFICER PRESENT Mrs Beverley Aldridge

<p>PD.045/18-19</p>	<p>To Elect a Chairman Cllr G Smith PROPOSED Cllr Powell be elected at Chair. Due to his work commitments, he further PROPOSED Cllr Potts take the chair in his absence. Seconded Cllr Hughes Vote Unanimous So Resolved</p>														
<p>PD.046/18-19</p>	<p>Apologies None Received. <i>Cllr Pearce sent his apologies due to work commitments, although sent prior to the meeting it was outside of the office hours and could not be reported at the meeting.</i></p>														
<p>PD.047/18-19</p>	<p>Declarations of Interest None received</p>														
<p>PD.048/18-19</p>	<p>To Adopt the Minutes dated 19th September 2018 Cllr Powell PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Wilson Vote Unanimous So Resolved</p>														
<p>PD.049/18-19</p>	<p>Applications for Determination Received Prior to the Meeting No objection to the following applications:</p> <table border="1" data-bbox="320 1093 1501 1939"> <tr> <td data-bbox="320 1093 563 1193"> <p>P/044 18/01119/FUL</p> </td> <td data-bbox="563 1093 975 1193"> <p>14 Amport Lane</p> </td> <td data-bbox="975 1093 1501 1193"> <p>Single and two storey extension to rear of property</p> </td> </tr> <tr> <td data-bbox="320 1193 563 1731"> <p>P/050 18/01202/LBS</p> </td> <td data-bbox="563 1193 975 1731"> <p>Little Thatch 141 Bristol Road</p> </td> <td data-bbox="975 1193 1501 1731"> <p>INTERNAL ALTERATIONS; removal of non-original partition wall to re-create opening, modification of internal WC provision of re location of non-original public bar. EXTERNAL ALTERATIONS; replacement of existing front elevation window with patio doors to match existing, addition of new gate within existing boundary fence fronting highway with new access path leading to main entrance, removal of existing flat roof plant enclosure and external refuse / keg store screen and replacement with new timber screen.</p> </td> </tr> <tr> <td colspan="3" data-bbox="320 1731 1501 1832"> <p>No objection be raised in principle but wish to make the following relevant comments</p> </td> </tr> <tr> <td data-bbox="320 1832 563 1939"> <p>P/045 18/01111/FUL</p> </td> <td data-bbox="563 1832 975 1939"> <p>3 Bentley Close</p> </td> <td data-bbox="975 1832 1501 1939"> <p>Proposed garage conversion and garden store</p> </td> </tr> </table> <ul data-bbox="320 1939 1501 2163" style="list-style-type: none"> • Wish to see a condition attached to the permission to ensure this is used as a store and not a workshop / office or living accommodation to avoid a potential unacceptable level of noise and general disturbance for the residents of nearby properties. If it were to be used for any other reason the proposal would be contrary to Policies SD4 and SD14 of the Joint Core Strategy, Adoption Version 2017 and Policies ST7, BE4, BE7, BE21 and FRP10 of Gloucester City Council Revised Deposit Local Plan 2002 			<p>P/044 18/01119/FUL</p>	<p>14 Amport Lane</p>	<p>Single and two storey extension to rear of property</p>	<p>P/050 18/01202/LBS</p>	<p>Little Thatch 141 Bristol Road</p>	<p>INTERNAL ALTERATIONS; removal of non-original partition wall to re-create opening, modification of internal WC provision of re location of non-original public bar. EXTERNAL ALTERATIONS; replacement of existing front elevation window with patio doors to match existing, addition of new gate within existing boundary fence fronting highway with new access path leading to main entrance, removal of existing flat roof plant enclosure and external refuse / keg store screen and replacement with new timber screen.</p>	<p>No objection be raised in principle but wish to make the following relevant comments</p>			<p>P/045 18/01111/FUL</p>	<p>3 Bentley Close</p>	<p>Proposed garage conversion and garden store</p>
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P/046 18/01031/FUL	Greenways – 77 Bristol Road	Demolition of existing dwelling house. Erection of two apartment blocks to provide 9 no. residential units with association works.
<ul style="list-style-type: none"> Restrict the hours of operation to 8.00am-6.00pm Monday – Friday, 9.00am-1.00pm on Saturday and none on Sundays and public holidays to prevent an unacceptable level of noise and general disturbance to the nearby residents. 		
P/049 18/01187/FUL	Unit 9, Kingsway Business Park, Newhaven road	Mixed use development comprising health & fitness floor space (use class D2) and non-food retail floor space (Use Class A1), car parking, access arrangements, landscaping and associated works. Parcel 1 Framework Plan 5 PF5.
<ul style="list-style-type: none"> The recently adopted JCS 2011-2031 INF2 states flood risk must be considered at all stages in the planning process to mitigate the risk of flooding, there should be no increase in run off from the site over and above green field state to prevent flooding up to 1:100 year + 20% in volume. Increase the size of the adjacent balancing pond to accommodate the additional surface water run off The application should be refused until the flood risk has been assessed and effectively mitigated as required in the Joint Core Strategy 2011-2031 INF2 Request a S106/CIL be negotiated for the adjacent Kingsway Sports Pavilion in excess of £50k as required within the JCS 2011-2031, INF7. 		
Request the application be refused for the following reasons:		
P/047 17/00729/FUL	Clearwater Drive	Erection of a primary school and associated infrastructure with car park and pedestrian and vehicular access from Clearwater Drive and pedestrian access to Eldersfield Close. (original application submitted in August 2017)
<ul style="list-style-type: none"> The relocation of the MUGA is a marginal improvement but it and the playing pitches remain in close proximity to neighbouring properties and therefore it remains likely an unacceptable level of noise and general disturbance for the residents of nearby properties will result. The proposal is therefore contrary to Policies SD4 and SD14 of the Joint Core Strategy, Adoption Version 2017 and Policies ST7, BE4, BE7, BE21 and FRP10 of Gloucester City Council Revised Deposit Local Plan 2002, and contrary to the Gloucester City Council Supplementary Planning Guidance "New Housing and Open Space" and the guidance and principles set down within the Planning Policy Guidance and the National Planning Policy Framework. This appears to be an amendment to the original planning application through the appeal process rather than through dialogue with the planning authority. All the previous objections remain 		
P/048 18/01222/FUL	44 Lyneham Drive	2 storey rear extension
<ul style="list-style-type: none"> Consider the application to be over dominant and will displace parking to the highway is of a poor design and is therefore contrary to NPPF Section 7 item 58 and Policy SD4 item I of the Gloucester, Cheltenham & Tewkesbury JCS 2011-2031. 		
PD.050/18-19	Correspondence.	

	<ul style="list-style-type: none"> Star Planning, pre application consultation on land south of Naas Lane between Brooklyn Villas and the railway station – attending meeting on 21st November.
PD.051/18-19	Business for Referral None received
PD.052/18-19	Date of Next Meeting: 19th December 2019 – noted.

Meeting concluded : 8.50pm