

**Minutes of the Planning and Development Committee Meeting held at Quedgeley Community Centre on Wednesday 21<sup>st</sup> November 2018 at 7.30pm.**

**PRESENT** Cllr Wilcox, Cllr Potts, Cllr G Smith, Cllr Williams, Cllr Lee, Cllr Hughes & Cllr Pearce

**OFFICER PRESENT** Mrs Beverley Aldridge

PD.053/18-19	<p><b>Apologies</b> Apologies were noted from Cllr Powell</p>		
PD.054/18-19	<p><b>Declarations of Interest</b> None</p>		
PD.055/18-19	<p><b>To Adopt the Minutes dated 17<sup>th</sup> October 2018</b> Cllr Potts <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting. Seconded                      Cllr Lee              Vote              Unanimous                      <b>So Resolved</b></p>		
PD.056/18-19	<p><b>Presentation by Star Planning for Residential Dwellings on land south of Naas Lane</b> David Barnes introduced himself and apologised that the planning application had been submitted prior to this meeting. The intention was to visit the Council to discuss the plans prior to submitting the application however, Highways wouldn't consult on the proposals until the application was submitted.</p> <ul style="list-style-type: none"> <li>• The land is to the South of Naas Lane and is approximately 4.4 hectares / 10.8 acres</li> <li>• It is not currently adopted as development land however; an opportunity exists to develop it for domestic dwellings.</li> <li>• Estimated 97 dwellings, 25% will be affordable</li> <li>• Access is planned from Naas Lane, junction assessed against national standard.</li> <li>• PROW exist and will enter in to discussion to upgrade.</li> <li>• 40% green infrastructure.</li> <li>• S106/CIL contribution junction 12.</li> <li>• Anticipated it will be March the full application is submitted</li> <li>• Appropriate Assessment for Natural England.</li> </ul> <p>Cllr Pearce –</p> <ul style="list-style-type: none"> <li>• adding population what S106 (CIL) eg new surface on the astro</li> <li>• insufficient infrastructure &amp; facilities</li> <li>• employment sites being lost to housing</li> <li>• Stroud adding 180+ dwellings on previous employment land.</li> </ul> <p>David -</p> <ul style="list-style-type: none"> <li>• Encouraged members to specify a project for S106, would not wish to see the contribution being sucked into central pool and lost to another part of the City. If the Council has a project they would be pleased to receive any suggestions.</li> <li>• 100+ vehicles using car over a 1hour period. Levels of congestion different specific.</li> </ul> <p>Cllr Pearce</p> <ul style="list-style-type: none"> <li>• Minimum community facilities more &amp;more dwellings being proposed and built, he raised real concerns regarding the infrastructure and the ability to cope.</li> </ul> <p>There being no more questions Cllr Potts thanked him for his time and Mr Barnes left the building.</p>		
PD.057/18-19	<p><b>Applications for Determination Received Prior to the Meeting</b> <b>No objection to the following applications</b></p>		
	P/051 18/01306/FUL	25 Kestrel Gardens	First floor extension being built above existing single storey footprint. No alteration to existing ground floor.

P/052 18/01287/FUL	7 Lilac Way	Single storey extension to the side and at the rear of the existing garage to provide an extended kitchen
P/055 18/01231/NMA	193 Fieldcourt Gardens	Non material amendment to planning permission 18/00890/FUL to allow for changes to the interior layout. Swap bathroom window on west elevation to east elevation on stairs and delete ground floor window on west elevation, increase size
P/057 18/00847/FUL	Severn Farm, Elmore Lane West	Partial demolition of existing. Erection of two storey side and rear extension, single storey rear extension, new porch, addition of velux, enlarged dormer windows, changes to fenestration and retention of floor defence wall (amended description and revised plans).
P/058 18/00931/OUT	29 Bristol Road	Outline planning application with matters reserved apart from access and layout to include the demolition of existing house and outbuildings and construction of 6 no new dwellings, formation of revised vehicular access.
P/059 18/01228/OUT	Land adj. Naas Lane	The erection of up to 97 dwellings together with access from Naas Lane, provision of Green Infrastructure including surface water attenuation and play space and other related infrastructure including foul water pumping station and vehicular access to 2 Brooklyn Villas. Outline application means of access not reserved.
P/060 18/01242/FUL	38B Naas Lane	Single storey rear kitchen extension
<b>No objection be raised in principle but wish to make the following relevant comments</b>		
P/053 18/01266/FUL	Land adjacent to 21 St James Close	Variation of condition 2 of planning application 16/00811/FUL (to relocate plot 13 and agree the details of boundary treatment for plot 12)
<ul style="list-style-type: none"> <li>Support the comments of the conservation officer, the details of the new wall do not protect or enhance the setting and character of the Coach House and therefore is contrary to SD9 of the JCS</li> </ul>		
P/059 18/01228/OUT	Land adjacent to Naas Lane	The erection of up to 97 dwellings together with access from Naas lane, provision of Green Infrastructure including surface water attenuation and play space and other relation infrastructure including foul water pumping station and vehicular access

			to 2 Brooklyn Villas. Outline application means of access not reserved.
	<ul style="list-style-type: none"> <li>Applications numbers S.18/1947/OUT 160 dwellings, S.17/1446/FUL 118 dwellings, 17/01199/OUT 80 dwellings will add the inability of the infrastructure to cope. Consideration must be given, as per policy INF6 of the Joint Core Strategy, to negotiate a CIL/S106 contribution to mitigate the on-going issues faced by residents. The roundabout at the junction with Rudloe Drive, Naas Lane, New Haven Road and Telford Way, at peak times, is backing up into the Kingsway estate. The M5 junction 12 continues to be problematic.</li> <li>Seek an S106/CIL for the improvements required at Waterwells Sports Centre and Kingsway Sports Pavilion as per INF7 of the JCS</li> </ul>		
	<b>Request the application be refused for the following reasons:</b>		
P/054 18/01286/FUL	The Coach House (plot 12) 21 St James Close	Demolition of existing dilapidated Coach House and construction of a new dwelling	
	<ul style="list-style-type: none"> <li>The building has good heritage value and worthy of protecting.</li> <li>Wish to see an independent heritage led structural engineers report prior to a decision being reached.</li> </ul>		
P/056 18/01223/FUL	Aldi Supermarket 171 Bristol Road	Variation of conditions 2 of planning permission 12/00947/FUL to extend the permitted hours for deliveries to allow the store to receive deliveries between 0600 hours and 2300hours Monday to Saturday and between 0700 to 2200 hours on Sundays and Bank Holidays.	
	<ul style="list-style-type: none"> <li>There have been several applications to discharge the condition which restricts deliveries to the store and a previous application 04/01145/FUL to allow for deliveries 24 hours a day was refused in 2005.</li> <li>The condition was originally included to safeguard the amenities of the occupiers of neighbouring residential properties in accordance with the policies within the City of Gloucester local Plan at the time. No evidence has been submitted to change that view that this is any less importance now and is therefore contrary to policy SD14 in the newly adopted Joint Core Strategy.</li> </ul>		
<b>PD.058/18-19</b>	<b>Correspondence.</b> <ul style="list-style-type: none"> <li>a) To consider and agree objections to be submitted at the Public Inquiry on 27<sup>th</sup> November 2018 Cllr Potts <b>PROPOSED</b> and it was unanimously agreed Mrs Aldridge would read out the objections as circulated and approved.</li> <li>b) 18/01312/PREAPP – St James Dental Practice, St James’ Construction of a two-storey linked extension to an existing dental practice.</li> <li>c) 18/01292/LAW – 144 Courtfield Road – Rear dormer to facilitate loft conversion.</li> </ul> Items b & c were noted		
<b>PD.059/18-19</b>	<b>Business for Referral</b> None.		
<b>PD.060/18-19</b>	<b>Date of Next Meeting:</b>	19 <sup>th</sup> December 2018 Noted	

Meeting Closed 20.50 HRS