

Minutes of the Planning and Development Committee Meeting held at Quedgeley Community Centre on Wednesday 19th December 2018 at 7.30pm

PRESENT Cllr Wilcox, Cllr Hughes, Cllr G Smith, Cllr Massey, Cllr Williams, Cllr Lee

MEMBER OF THE PUBLIC Mr Liam Harris

OFFICE PRESENT Mrs Beverley Aldridge

In the absence of the Chairman Cllr G Smith **PROPOSED**, and it was unanimously agreed, Cllr Wilcox take the Chair for this meeting.

PD.061/18-19	Apologies None received	
PD.062/18-19	Declarations of Interest None Received	
PD.063/18-19	<p>To Adopt the Minutes dated 21st November 2018 Cllr Lee PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Williams Vote Unanimous So resolved</p>	
PD.064/18-19	Applications for Determination Received Prior to the Meeting No objection is raised	
	P/061 18/01393/FUL	25 Sims Lane Single storey extension, garage conversion & car porch
	P/064 18/01403/FUL	113 Fieldcourt Gardens Two storey side extension, single storey rear extension and new front and rear dormer extensions
	To raise the following objections	
	P/062 18/01398/FUL	6 Sims Lane Single storey extension to north elevation
	<ul style="list-style-type: none"> The proposed extension by virtue of its scale and siting would result in an unacceptable and disproportionate development which would be detrimental to the residential amenities currently enjoyed by the occupiers of neighbouring properties and is therefore contrary to the Joint Core Strategy policy SD4 and item 127b & d of the NPPF. The proposal may already be under construction and built using materials not matching the existing property. It is further suggested that the existing extension has not been constructed in accordance with the planning permission and it is strongly recommended an officer site visit is arranged. 	
	P/063 18/01418/FUL	14 Turnstone Drive Erection of 1 bedroom attached dwelling (amended design from 18/00374/FUL)
<ul style="list-style-type: none"> The proposal would represent an unsatisfactory sub division of the existing property in that it would reduce the garden of the proposed property to an unacceptable standard and represent an over intensive development of the site. It will not provide an attractive and comfortable place to live nor offer opportunities for social interaction and is therefore contrary to Policy SD4 & SD14 of the Joint Core Strategy. Consider the application does not demonstrate sufficient space to access and egress the property, it does not provide safe and legible connections to the existing walking & cycling networks and is therefore contrary to Policy SD4 of the Joint Core Strategy and item 8b of the NPPF 		

	P/064 S.16/0043/OUT	Land at junction 13, west of Stonehouse, Eastington, Gloucestershire	Amendment to outline planning application in respect of land at M5 junction 13 west of Stonehouse. Development now comprises a 5,000 capacity football stadium and other ancillary uses (Use Class D2) two full sized grass pitches and a goal practice area (Use Class D2), car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway. All matters are reserved save for access.
<ul style="list-style-type: none"> • There have been at least 7 applications for both residential and commercial developments on the Stroud/Quedgeley boundary in the last 24 months. These developments will add significantly to the existing problems on the transport network in particular, the already over congested junction 12 of the M5. Whilst it is appreciated this development is at junction 13 of the M5 there is no doubt the impact will be severe and there is no evidence within the application to suggest mitigation measures will address these concerns, it is therefore contrary to policy 9 of the NPPF. • Policy 104 of the NPPF states; 'active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned'. What agreements have been reached with Gloucester City Council and Gloucestershire County Council? 			
PD.065/18-19	Correspondence. <ul style="list-style-type: none"> a) Gloucester City Council – 5 Chapel Gardens - 18/01345/LAW, single storey rear extension b) Gloucester City Council – 193 Fieldcourt Gardens - 18/01221/CONDIT, discharge of conditions 4 (levels) and 8 (SUDS) of planning permission 17/00890/FUL. c) Gloucestershire County Council The above items were noted.		
PD.066/18-19	Business for Referral None Received		
PD.067/18-19	Date of Next Meeting: 23 rd January 2019 - agreed		

Meeting Closed : 20.15 hrs