

**Minutes of the Meeting of the Planning and Development Committee Meeting held at Quedgeley Community Centre on Wednesday 19<sup>th</sup> June 2019**

**PRESENT** Cllr Powell, Cllr Potts, Cllr Williams, Cllr Mrs Williams, Cllr Miss Mozol

Mr M Pillinger – resident  
Mr K Tudor - resident

<b>PD.022/19-20</b>	<b>Elect a Chairman</b> Cllr Miss Mozol <b>PROPOSED</b> Cllr Powell be elected as Chairman Seconded Cllr Williams Vote Unanimous <b>So resolved</b>		
<b>PD.023/19-20</b>	<b>Apologies</b> Apologies were noted from Cllr Harries, Cllr Wilcox and Cllr Lee		
<b>PD.024/19-20</b>	<b>Declarations of Interest</b> None received		
<b>PD.025/19-20</b>	<b>To Adopt the Minutes dated 10<sup>th</sup> April 2019 and notes of the Meeting on 22<sup>nd</sup> May 2019</b> Cllr Powell <b>PROPOSED</b> to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Williams Vote Unanimous <b>So resolved</b>		
<b>PD.026/19-20</b>	<b>Applications for Determination Received Prior to the Meeting</b> <b>No objection</b>		
	P/018 18/01445/FUL	21 Knollys End	Dormer to front of property to extend bedroom
	<ul style="list-style-type: none"> <li>Members noted the applicant has appealed under the Householder Appeals Service and subsequently no further comments were necessary.</li> </ul>		
	P/019 19/00574/FUL	46 Courtfield Road	Two storey rear extension
	P/021 19/00533/FUL	Holmcroft Needham Avenue	Change of use of existing garage/workshop to dwelling house
	P/024 19/00549/PREAPP	80 Thatcham Avenue	Rear walkout Balcony with French Doors
	P/025 19/00642/PREAPP	16 Northolt Way	Single storey, monopitch, rear extension to existing property.
	<b>No objection in principle but make the following relevant comments:</b>		
	P/020 19/00314/FUL	32 Snetterton Heath	The erection of a timber fence to enclose land within the applicant's ownership and protect from trespassing.
	<ul style="list-style-type: none"> <li>The fence to be a maximum height of 1m forward of the building line.</li> </ul>		
P/023 19/00603/FUL	Roechling Materials Limited Waterwells Drive	Goods in/out extension to existing warehouse, works to external parking issues and changes to extraction plan.	
<ul style="list-style-type: none"> <li>What air quality monitoring measures are in place for the extraction plant?</li> <li>How are the emissions being measured?</li> </ul>			

**That Gloucester City Council be requested to refuse permission for the following reasons:**

P/016 19/00537/FUL	Next Quedgeley District Centre	Change of use of Retails Unit (Class A1) to Gym/Health Centre (Class D2)
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- The application site forms part of the overall Olympus Centre and is permitted for employment/retail use.
- The business model is mostly an unmanned operation and does not provide local employment opportunities.
- This is prime employment land and its loss would be contrary to Policy SD1 of the JCS.
- Key employment sites should be kept to maintain and promote growth, ensure adequate local employment opportunities and avoid travel out of the area.
- Other employment land has already been lost to residential development in Rudloe Drive & Waterwells Business Park further impacting on the loss of employment land within Quedgeley.
- Gloucester City Local Plan 2002, Policy E.4 'Protecting Employment Land' remains relevant. This policy states 'Planning permission will not be granted for new development that involves the loss of employment land unless the following criteria are met (1) The land has limited potential for employment and (2) The developer is able to demonstrate that an alternative use, or mix of uses, offers greater potential benefit to the community.' Neither have been met by this proposal.
- Local Parking Standards have been superseded by the NPF but taking it as a guide, the proposal would require 77½ parking spaces and the existing parking for the site is at capacity. Parking whilst using the gym would be for a significant longer period than whilst using a retail unit and therefore would reduce the parking available for the remaining units.
- Quedgeley & the local area has a significant number of fitness centres already operating in the area, The Gym - Bristol Road, F.I.T Centre - Bristol Road, Beaufort School – Tuffley, Quedgeley Health & Fitness Centre – Quedgeley, Bodyflex – Quedgeley, Forma – Goodridge Avenue, Reebok Cross Fit – Waterwells Business Park, Peak Fitness – Olympus Park, Cross Fit Glevum Limited – Tuffley and the Quedgeley and Kingsway Community Centres offer numerous fitness sessions.
- SD2 Retail of the JCS is relevant, it encourages competitiveness whilst ensuring their roles are complimentary and should provide an economic function in terms of employment. The impact of the proposal will detract from the existing retail units on site, does not offer employment opportunities and is therefore contrary to SD2 of the JCS and the NPPF.
- Considering the above, the proposed development is contrary to both the NPPF and the JCS, there are no material consideration which justify approval and therefore it should be refused.

P/017 19/00581/FUL	30 Kestrel Gardens	Two storey side extension to dwelling
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- SD4 of the JCS states new a development must respond positively to and respect the character of the site and its surroundings. The proposal is an overdevelopment of the site, is overbearing and will have a negative effect on surrounding properties.
- There is no additional off-street parking provision provided as a result of this proposal and will create parking issues in a quiet cul-de-sac location.

P/022 19/00594/FUL	Francis & Lewis International Waterwells Drive	Variation of condition 2 of 17/00184/FUL to allow for alteration to proposed office
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- Consider this should be a new application it is significantly different from the original proposal and could cause drainage and parking issues.
- Waterwells Drive suffers from on-going parking problems.

	<ul style="list-style-type: none"> <li>• A new Design and Access Statement should be produced.</li> </ul>
<b>PD.027/19-20</b>	<p><b>Process for Planning Decision made by Gloucester City Council</b></p> <p>It was noted, it was agreed prior to this meeting to create a rota on a voluntary basis to attend meetings at Gloucester City Council as and when required.</p>
<b>PD.028/19-20</b>	<p><b>Correspondence.</b></p> <p>a) Quedgeley Dog Show Risk Assessment. Members reviewed the Risk Assessment following the change of venue and included the crossing in Rudloe Drive to Kingsway Sports Pavilion from the retail store opposite.</p> <p>b) Gloucester City Council, notice of discharge of conditions relating to the following applications:</p> <ul style="list-style-type: none"> <li>• 19/00596/CONDIT – Clearwater Primary School</li> <li>• 19/00599/CONDIT – 12 St James Close</li> <li>• 19/00388/CONDIT – Land East West of A38 &amp; Naas Lane</li> <li>• 19/00377/CONDIT – Greenways, 77 Bristol Road</li> <li>• 19/00461/CONDIT – Clearwater Primary School</li> <li>• 19/00509/CONDIT – Clearwater Primary School</li> <li>• 19/00514/CONDIT – 12 St James Close</li> </ul> <p>c) Gloucester City Council, application to Tree Protection Order</p> <ul style="list-style-type: none"> <li>• 19/00495/TPO – 267 Bristol Road, Proposal, T1 Lime to re-pollard to approx. 300mm above previous pollard points.</li> </ul>
<b>PD.029/19-20</b>	<p><b>Neighbourhood Plan</b></p> <ul style="list-style-type: none"> <li>• Progress – deferred.</li> </ul>
<b>PD.030/19-20</b>	<p><b>Business for Referral</b></p> <p>None</p>
<b>PD.031/19-20</b>	<p><b>Date of Next Meeting:</b> 17<sup>th</sup> July 2019 – noted.</p>

Meeting Closed : 21.00 hrs