

Minutes of the Meeting of Planning and Development Committee held at Quedgeley Community Centre, Committee Room on 17th July 2019 at 7.30pm

PRESENT Cllr Powell, Cllr Potts, Cllr Wilcox, Cllr Miss Mozol, Cllr Lee, Cllr Williams, Cllr Mrs Williams.

PD.032/18-19	Apologies Apologies were noted from Cllr Harries	
PD.033/18-19	Declarations of Interest None received	
PD.034/18-19	To Adopt the Minutes dated 19th June 2019 Cllr Powell PROPOSED to adopt the above Minutes as a true and accurate record of the meeting. Seconded Cllr Miss Mozol Vote Unanimous So resolved	
PD.035/18-19	Applications for Determination Received Prior to the Meeting No objection raised	
	P/027 19/00476/FUL	6 Eldersfield Close Replacement of existing conservatory with single storey brick built extension with concrete tile roof to match main dwelling
	P/032 19/00657/FUL	Car Park Edison Close Variation of condition 7 of planning permission 16/00049 for the continued siting for a further period of 3 years of two portacabins and for the removal of condition 5 & 6 of that permission relating to landscaping and access layout.
	No objection in principle but wish to make the following relevant comments	
	P/031 19/00625/FUL	3 Bentley Close Revised garden store
	<ul style="list-style-type: none"> • Attach a condition to prevent the proposal being used as a business workshop, office or living accommodation to avoid or mitigate potential disturbances including visual intrusion, noise, smell and pollution to meet the obligations in the JCS SD4 iii and the NPPF item 12. 	
	P/026 19/00682/FUL	8 Fox Run Conversion of detached garage into residential dwelling
	<ul style="list-style-type: none"> • Wish to see the adjacent tree protected and retained. 	
	P/029 19/00058/FUL	Plot J Kingsway Gate New Haven Road Proposed development of a Class A1 (retail) food store together with associated access, parking, landscaping, engineering and ancillary works
	<ul style="list-style-type: none"> • Request the provision of a pedestrian access from Naas Lane • Request a Toucan crossing directly in line with the pedestrian walkways within the car parking area • The NPPF Sates, safe and suitable access to the site to be achieved for all users and The JCS Policy INF1, Transport Networks, requires all developments to provide Connections, where appropriate, to existing walking, cycling and passenger transport networks and should be designed to encourage maximum potential use and all opportunities are identified and taken, where appropriate, to extend and / or modify existing walking, cycling and public transport networks and 	

	<p>links, to ensure that credible travel choices are provided by sustainable modes.</p> <ul style="list-style-type: none"> Do not believe the above have been addressed by this new application and subsequently a decision should be delayed until an agreement has been reached about how they will be addressed.
<p>Request the application be refused for the following reasons;</p>	
<p>P/028 19/00730/FUL</p>	<p>39A Farriers End Single storey rear extension to form a family room, convert existing kitchen to bedroom and en-suite shower room.</p>
<ul style="list-style-type: none"> The proposal is to remove a kitchen to provide an additional bedroom, the plans do not indicate a replacement kitchen within the property. This property is a residential dwelling in a quiet cul-de-sac and as a result a kitchen must be provided. The JCS defines a dwelling as 'a self-contained unit of accommodation and is where all the rooms (including the kitchen, bathroom and toilet) in a households accommodation are behind a single door which only that household can use'. The application is therefore contrary to policy SD10 of the JCS and should be refused. The proposed windows on the east elevation do not offer protection of privacy and external space and therefore do not meet the objectives within the JCS Policy SD4 item iii and the NPPF item 12 and should be refused or agreement reached to remove them. To provide protection of privacy and external space a 1.8m fence to the rear garden of no 39 Farriers End should be provided to meet the objectives in the JCS Policy SD4 item ii and the NPPF item 2. 	
<p>P/030 S.19/1289/VAR</p>	<p>Land East of Waterwells Marconi Drive Application to remove condition 24 – M5 mitigation work of application S.17/1446/FUL to allow the continued construction of the site (381631 – 212442)</p>
<ul style="list-style-type: none"> The current traffic impact on the surrounding roads is severe and as such Highways England have become increasingly cautious. There are a further 257 dwellings proposed within the area which have been delayed due to advice received from Highways England and as such until mitigation works have been completed at the Crosskeys roundabout and M5 jct 12 the application should be refused. 	
<p>PD.036/18-19</p>	<p>Correspondence.</p> <ol style="list-style-type: none"> Future use of land at 24 Bristol Road. It was agreed Cllr Williams and Mrs Aldridge would approach the occupier to discuss options further. Development of 97 dwellings on land adjoining Naas Lane and 118 dwellings at Marconi Drive. To consider implications for existing properties. Cllr Powell requested the office locate the development plan for the area for further discussion. Examination of the Minerals Local Plan for Gloucestershire – deferred. Clarification was sought why an application to fell the horse chestnut tree in the churchyard with a tree protection order was necessary. Mrs Aldridge explained the main trunk has split and following advice sought from both an independent arboriculturist and the tree officer at Gloucester City Council, Justin Hobbs, a decision was reached by Recreation & Amenities committee to fell the tree. The opinion being, due to its condition, it should be felled under health and safety matters.
<p>PD.037/18-19</p>	<p>Neighbourhood Plan</p> <ul style="list-style-type: none"> It was agreed to invite Elin Tattersall from GRCC to the next meeting to discuss plans.

PD.038/18-19	Business for Referral Examination of the Minerals Local Plan for Gloucestershire 2018-2032
PD.039/18-19	Date of Next Meeting: 21 st August 2019 - confirmed

Meeting concluded: 21.00 hrs