

**MINUTES OF THE PLANNING AND DEVELOPMENT MEETING OF QUEDGELEY TOWN COUNCIL  
HELD VIRTUALLY ON 17<sup>TH</sup> JUNE 2020 AT 7.00PM**

**PRESENT:** Cllr Powell, Cllr Williams, Cllr Mrs Williams, Cllr Harries, & Cllr Lee

**OFFICER PRESENT** Mrs Beverley Aldridge – Deputy Clerk

**OFFICER OBSERVING** Mrs Jacqueline Webster - Clerk

<b>PD.001/20-21</b>	<b>TO ELECT CHAIRMAN FOR 2020-2021</b> Cllr Williams <b>PROPOSED</b> to elect Cllr Powell as Chairman Seconded Cllr Lee Vote Unanimous	
<b>PD.002/20-21</b>	<b>Apologies</b> Apologies were noted from Cllr Wilcox	
<b>PD.003/20-21</b>	<b>Declarations of Interest</b> None received. It was noted Cllr Lee and Cllrs Mr & Mrs Williams lived nearby applications to be discussed, but it was recognised this did not create a conflict of interest.	
<b>PD.004/20-21</b>	<b>Adoption of the Minutes dated:</b> 19 <sup>th</sup> February 2020 and notes of 18 <sup>th</sup> March 2020, 15 <sup>th</sup> April 2020 and 20 <sup>th</sup> May 2020 Cllr Powell <b>PROPOSED</b> to adopt the above Minutes & notes of previous meetings Seconded Cllr Williams Vote Unanimous	
<b>PD.005/20-21</b>	<b>Applications for Determination Received Prior to the Meeting</b> <b>No objection to the following applications</b>	
	P/015 20/00489/FUL	1 Gazelle Close Loft Conversion
	P/016 20/00496/FUL	9 Parklands New entrance porch to front elevation
	P/017 20/00501/FUL	19 Woolstrop Way Proposed front & rear single storey extensions with internal alterations
	<b>Wish to make the following comments:</b>	
	P/014 20/00463/FUL	40 Farriers End To convert the double garage into a wheelchair accessible bedroom and cover the access with a link roof.
	<ul style="list-style-type: none"> <li>Parking is an ongoing issue in the turning area of this residential area. The current application is from a company supplying care and this involves many vehicle movements throughout a 24-hour period. The same company already operate from two large bungalows built at the end of Farriers End after the original construction of this residential area, to mitigate future parking issues, request negotiation of a S106 contribution for possible future parking restrictions.</li> </ul>	
	P/018 20/00508/FUL	34 Courtfield Road Single storey rear extension
	<ul style="list-style-type: none"> <li>The large extension proposed, does not allow for future development for the neighbour at number 36 and therefore the boundary wall should be relocated away from the boundary by approximately 1m.</li> <li>Provision of a bin store should be included at the front of the property, there is insufficient access from the rear of the property to the front.</li> </ul>	
	<b>Wish to object to the following application for the reasons provided below:</b>	
	P/013 20/00437/FUL	4 Moorhen Court Single storey rear extension and demolish existing front garden wall and relocate adjacent

			to boundary
	<ul style="list-style-type: none"> <li>• Believe this should be a retrospective application, the rear extension is already in place.</li> <li>• Application 98/00680/FUL approved a new wall on the boundary. This application appears to be repositioning the boundary, uncertain if this lies within the boundary of the property and therefore a disposal of land should be advertised if this proves to be the case.</li> <li>• The new wall, if approved, will be constructed on a bend in the highway and query if adequate visibility splays can be demonstrated to ensure highways safety.</li> <li>• There are multiple vehicles parking at the property due to the nature of the businesses being operated within and this further adds to highway safety concerns for this application,</li> <li>• An impact assessment should be submitted in relation to highway safety, query if a safe and secure access to the area can be achieved if this application is approved therefore in its current form it is contrary to the JCS policy INF1 part 3 and the NPPF part 12 and should be refused.</li> </ul>		
<b>PD.006/20-21</b>	<p><b>Correspondence</b></p> <p>a) Gloucester City Council</p> <ul style="list-style-type: none"> <li>• 20/00348/NMA – Land east of Marconi Drive Non-material amendments to plans approved under 17/00699/FUL</li> <li>• 20/00363/TPO – 201 Bristol Road Pollard tow Horse Chestnut Trees</li> <li>• 20/00366/CONDIT – Rudloe Drive Submission of Details in relation to Conditions 8 – Fire Hydrants, 9 - Construction Method Statement, 10 – Future Management and Maintenance of Streets, 17 - Surface Water Disposal, 20 - Tree and Hedgerow Protection and 23 - Cotswold Beechwood</li> <li>• 20/00447/LAW – 49 Uxbridge Lane Single storey rear extension to provide extended kitchen and provide study to rear of existing sitting room</li> </ul> <p>b) Car Boot at Lynton Fields Following an in-depth discussion, it was unanimously agreed to request refusal based on insufficient parking, access &amp; egress, sight splays, inadequate footpaths, residential area and inappropriate surface.</p> <p>c) Department for Transport - Stopping Up of Highway @ Naas Lane Members wished to see this retained as a cycle way.</p>		
<b>PD.007/20-21</b>	<p><b>Planning Statement – Neighbourhood Development Plan</b></p> <p>Due to the current crisis, it was not possible to arrange the Annual Parish Assembly where this matter was due to be discussed. Creating a NDP is a lengthy and expensive process, due to the built-up nature of Quedgeley members doubted if this was the best use of public funds and therefore other options were investigated. A Planning Statement is a much simpler process and if adopted correctly must be considered when reaching a decision on planning applications.</p>		
<b>PD.008/20-21</b>	<p><b>Business for Referral</b></p> <ul style="list-style-type: none"> <li>• Footpaths, overgrown, closed or relocated, refer to R&amp;A.</li> </ul>		
<b>PD.009/20-21</b>	<p><b>Date of Next Meeting:</b> 15<sup>th</sup> July 2020 – agreed</p>		

Meeting concluded 20.40 hrs.