

**Minutes of the Planning and Development Committee held at Quedgeley Community Centre on Wednesday 28<sup>th</sup> July 2021 at 7.30pm**

**PRESENT** Cllr Powell, Cllr Lee, Cllr G Smith

**OFFICER PRESENT** Mrs Beverley Aldridge

<b>PD.016/21/22</b>	<b>Apologies</b> Apologies were received and noted from Cllr Arnold, Cllr S Smith and Cllr Wilcox	
<b>PD.017/21-22</b>	<b>Declarations of Interest</b> None received.	
<b>PD.018/21-22</b>	<b>Adoption of the Minutes dated:</b> 19 <sup>th</sup> May 2021 & Notes for 16 <sup>th</sup> June. Cllr Powell <b>PROPOSED</b> to adopt the above Minutes and Notes of the above as a true and accurate record. Seconded Cllr Lee Vote Unanimous <b>So resolved</b>	
<b>PD.019/21-22</b>	<b>Applications for Determination Received Prior to the Meeting</b> And any additional applications received prior to commencement of the meeting. <b>No objection is raised to the following applications:</b>	
	P/026 18/00852/FUL	Kingsway Local Centre Full planning application for the delivery of an assisted living / care facility (use class C3) comprising of 22 no units and associated works, including car and cycle parking and landscaping.
	P/027 00573/FUL	32 Waterside Close Alterations to existing front porch /hallway, indoor storage area, outdoor storage area and roof overhang into one area. Access to property to be moved from left hand side to right hand side of front porch/hallway.
	P/029 21/00743/FUL	1 Manor Cottages, Naas Lane Single storey rear extension to provide extended kitchen/dining and bathroom new WC at first floor
	P/030 21/00751/FUL	9 Ibis Walk Loft extension with two dormers to front elevation
	P/031 21/00788/FUL	15 Nene Close Single storey rear extension
	P/032 21/0044/GLREG3	Rutherford House Olympus Park Erection of 2.4m high weld mesh fencing to rear boundary
	Deadline for comments passed, this planning meeting was delayed due to quorum.	
	<b>Wish to object to the following applications for the reasons provided below</b>	
P/026 18/00852/FUL	Kingsway Local Centre Thatcham Avenue Delivery of an assisted living / care facility (Use class C3), comprising of 22 no units &	

		associated works, including care and cycle parking and landscaping.
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- The original plan for this site was a licenced restaurant or small food outlet units with a large part reserved for parking to complement the existing units on the site and to help alleviate the on-going parking problems in the area. If this application is approved, the extra parking will be lost and at least two retail outlets that have outline planning permission. 09/00053REM and will be a detrimental loss to the community.
- 10/00379/FUL allowed for the parking provision to be provided on a phased basis and this should not be used to deter from the planned original use. Significant parking supply will be lost which the area desperately needs.
- The parking facilities offered as part of the application will not meet the demands of the care home.
- The traffic plan states there is a 20mph speed limit in place, this is inaccurate, and the figures used are out of date.
- Gloucestershire Highways suggests, in their response dated 7<sup>th</sup> March 2019 any overflow parking can be accommodated at the Local Centre however, signage on site advises parking is for users of the Local Centre only! So, this option is lost.
- Construction of a church opposite the site will also add to the parking chaos and believe the forecast in the traffic plan is pessimistic at best.
- There is outline planning permission for flats to the east and a health centre to the north of the site, all have 2/3 storeys the provision of another building with 2 storeys at this location will detract from the street scene and create a cramped and awkward appearance to the detriment of the residents and users of the local centre. It will further create conflict with traffic movements negotiating the junction at the corner of the site
- The traffic report does not represent the on-going issues and the only acceptable application for this site is a much smaller development offering additional parking.
- This is the wrong development in the wrong place.
- The proposal is out of scale, the nearby school and community centre were required to be 'low rise', and this should be adopted for this application also. The roof height should be no higher than the school and or community centre.
- Restrictions should be placed on the type of individual that can be housed at this facility due to the nature of the location, schools, community centres, nurseries etc all in the vicinity.
- The site lies within busy community facilities, it suffers from anti-social behaviour and the PCSO team are often called to the site during the evening. There are schools, nurseries, a community centre, a church and a pub together with a collection of retail units all within a few metres of the proposed site, the health and welfare of the residents will be compromised.
- Policy SD4 of the JCS requires new developments to respond positively to and respect the character of the site and its surroundings, enhancing local distinctiveness and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. The two-storey element and large square design does not address these issues. The planned fence is dominating and over intrusive for the area.
- There is the grade 2 listed building and ancient monument less than 150m from the development site. Policy SD8 explains, development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.
- The site appears to be an increase in the density of development. This has not been allowed for in the flood alleviation design for Kingsway, and it is proposed to use existing off site flood alleviation measures - these have been designed to accommodate development elsewhere, and do not include this proposal.

- There should be no increase in run-off from the site over and above the green field state for all rainfall events of up to 1 in 100yr frequency.
- Attenuation on site should provide balancing for all rainfall events up to 1 in 100yr frequency plus 40% of the predicted volume required.
- Flood alleviation modelling to predict flows as a greenfield site and after completed development, should include rainfall events calculated at 15min, 30min, 60min, 90min, 120min, 360min and 480min duration at 1 in 1yr, 1 in 5yr, 1 in 10yr, 1 in 20yr, 1 in 30yr and 1 in 100yr frequency.
- The maximum flow discharge velocity should be attenuated to be no greater than the green field velocity for all rainfall events.
- The maximum flow volume per quarter hour should be attenuated on site to reduce the discharge volume to the green field state.
- The volume of balancing on site should be sufficient to attenuate all rainfall events up to 1 in 100yr frequency, plus 40% by maximum volume.
- The flood alleviation measures should be 'self-cleansing' and requirements for maintenance must be detailed in the proposals.

Considering the above, the application is contrary to policies SD4, SD6, SD8, SD14 & INF2 of the JCS and should be refused.

If this application is approved, a contribution towards community facilities should be agreed through CIL/S106 for the nearby Kingsway Sports Pavilion and ongoing maintenance for the flood alleviation measures.

P/028 21/00770/FUL	1 Gazelle Close	Raise ridge height by 1m for loft conversion
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Given the design of the proposal and the proximity to neighbouring properties the raised height of the roof by 1m will create a 3-storey dwelling and will change the aspect of the street scene and is therefore contrary to policy SD4 of the JCS.

P/034 21/00821/FUL	Parcel I, Kingsway Business Park, New Haven Road	Removal of condition 3 of planning permission 21/00425/FUL for the retention of external lighting scheme.
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The original permission attached condition 3 as follows:  
*To protect the residential amenity of nearby dwellings in accordance with policies SD.4 and SD.14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017).*  
*Policy SD14 of the JCS states 'development should protect and seek to improve environmental quality and should not result in unacceptable levels of light pollution'. Subsequently the application should be refused.*

**PD.20/21-22**

**Correspondence**

- a) Gloucester City Council –
- 20/00368/OUT – land north of Rudloe Drive, residential development (upto 150 dwellings) – appeal withdrawn
  - 21/00723/LAW – 33 Uxbridge Lane, timber outbuilding including a gym, outdoor hot tub an associated landscaping
  - 21/00744/LAW – 5 Cardington Close, single storey extension to rear of property within size requirements for permitted development
  - 21/00719/CONDIT – land to east west of A38 and Naas Lane, discharge of condition 16 archaeology (parcel H – south only) of panning permission 13/00585/OUT
- Information only, no comments invited - Noted

	b) Gloucestershire highways - A38 Southern Connector notification received of planned works, numerous complaints received, passed to Glos Highways.
<b>PD.021/21-22</b>	<b>Business for Referral</b> Transportation Matters – Digging up Severn Vale Drive for gas works following newly resurfaced.
<b>Date of Next Meeting:</b> 18 <sup>th</sup> August 2021 – confirmed.	

Meeting concluded: 21.00hrs