**Minutes of the Planning & Development Committee held at Severn Vale School, Meeting Room on Wednesday 22nd June 2022 at 7.30pm**

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

**OFFICER PRESENT** Mrs Beverley Aldridge

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| **PD.018/22-23** | **Elect a Chairman**  Cllr Lee **PROPOSED** Cllr Powell be Chairman  Seconded Cllr G Smith Vote Unanimous **So resolved**  In the event Cllr Powell is unable to attend meetings, CllrPowell **PROPOSED**  Cllr Wilcox be elected as vice chair.  Seconded Cllr Lee Vote Unanimous **So resolved** | | |
| **PD.019/22-23** | **Apologies**  Apologies were noted from Cllr Wilcox | | |
| **PD.020/22-23** | **Declarations of Interest**  None received. | | |
| **PD.21/22-23** | **Adoption of the Minutes dated:** 18th May 2022.  Cllr Lee **PROPOSED** to adopt the above Minutes as a true and accurate record of the meeting.  Seconded Cllr G Smith Vote Unanimous **So resolved** | | |
| **PD.022/22-23** | **Applications for Determination Received Prior to the Meeting**  **No objection was raised to the following:** | | |
| P/013  22/00567/FUL | 15 Goshawk Road | Single storey rear extension |
| P/014  22/00369/FUL | 206 Church Drive | Demolition of conservatory & erection of single storey rear extension |
| **The following comments to be submitted to the Planning Authority:** | | |
| P/015  22/00553/REM | Land north of Rudloe Drive | Approval of reserved matters (access, appearance, layout, scale and landscaping) for the construction of 150 dwellings including public open space and infrastructure. |
| * Insufficient space on the side of the stream has been made available for the recommended maintenance strip. * G5, G7 & G8 trees are earmarked for removal and the survey indicates they are not subject to a TPO. It is understood TPO’s were attached to all trees on the Kingsway site when outline planning permission was granted. Insufficient justification has been proved for their removal. * The POS allocated for this development is insufficient, the area highlighted has already been included in the original POS calculation for the site. * The POS has a cricket wicket, and this should be brought back to use and not identified as a football pitch as per the drawings. * There are a few properties proposed for the corner of the POS therefore reducing the POS further and these should be removed from the proposals. | | |
| P/016  21/00317/REM  22/00355/REM | Land adjoining Naas lane | Reserved matters, appearance, landscaping, layout & scale for the erection of 97 dwellings, provision of green infrastructure incl. surface water attenuation, play space and other related infrastructure incl. foul water pumping station (pursuant to outline planning permission ref 18/01228/OUT) |
| At the time of the meeting proposals were unavailable to view, members resolved to resubmit previous comments as follows:  **21st April 2021**   * The access and egress infrastructure should be restructured to handle the vehicle movement this development will create, access is on a bend and pedestrian walkways on Naas Lane should be provided and consideration for a reduction in the speed limit should be given. A full traffic plan should be submitted. * CIL contribution should be requested for improvements to formal sports facilities at Kingsway Sports Pavilion & Waterwells Sports Centre.   **20th October 2021**   * Policy INF2 Flood Risk Management of the JCS states ‘proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on site or elsewhere.’ The application makes no indication of how to deal with the Flood Risk.   There should be no increase in rate and velocity of run off from the site over and above that from the greenfield state:  up to and including all rainfall events of 2yr, 5yr, 10yr, 30yr and 1 in 100 year frequency, of 15min, 30min, 60min, 120min, 240min and 480 minute duration.  Storage should be provided on site to attenuate all flows leaving the site such that the rate (litres per second) and velocity (metres per second) of runoff does not exceed the runoff from a greenfield site; such storage should be capable of accommodating the flows for all the above events, plus 40% of gross volume predicted to be required (i.e. the climate change contingency). Maintenance requirements of such drainage should be detailed.   * Foul water discharge must be directed to the trunk sewer as all sewers on the Kingsway estate were designed solely for the properties on Kingsway. * Create pedestrian footpaths with streetlights on both sides of the highway linking the proposals to Naas Lane and the Waterwells Business Park. The footpaths within the estate should link to the existing footpaths EQ19 & EQ20. * Consider some traffic calming measures in Naas Lane and improvements to the approaches around the railway bridge. * Distribute the social housing throughout the estate. * Private parking spaces to be permanently and clearly marked to the property number. * All fences to be provided with concrete posts. * Seek developer contributions of £70,000 to upgrade the synthetic surface on the all-weather training facility at Waterwells Sports Centre. | | |
| **PD.023/22-23** | **Correspondence**  Gloucester City Council   1. P/17 – 22/00461/LAW, 198 Church Drive, Single storey replacement conservatory at rear. 2. P/018 – 22/00449/LAW, Unit 12 Kingsway Business Park, Naas Lane, Use of the premises as use Class E of Part A, Schedule 2 of the Town & Country Planning Use Classes Order 1987 (as amended)   The above items were noted.   1. City Plan Modification Consultation   Policy C6 – the Cordon Sanitaire should be extended and protected. Insufficient in size, considerable issues, overflow and pollution witnessed over the canal at Sims Lane & Rea Lane.  Policy A2 – Residential properties are not suitable for conversion to care home in Quedgeley. Quedgeley is densely populated, and care homes and homes of multiple occupation create a noise disturbance which is unacceptable in these areas.  Policy G1 create designated off-street parking per dwelling to avoid conflict between residents. The current policy is failing the community.  Policy G6 all new developments to be provided with high quality fibre broadband at the construction stage for future connection to properties.   1. Gloucester City Council, 97 dwellings off Naas Lane Street name suggestions  * Jubilee Walk * Queen Elizabeth Way * Meteor Road * Harrier Street | | |
| **PD.024/22-23** | **Traffic & Transportation**   1. Concerns raised regarding the traffic on M5 southbound queuing over a mile, new developments and business units acerbating the issue. 2. 20 is Plenty - deferred | | |
| **PD.025/22-23** | **The Moat - update**  Deferred | | |
| **PD.026/22-23** | **Business for Referral**  None received | | |
| **PD.027/22-23** | **Date of Next Meeting:** 20th July 2022 – noted. | | |

**Meeting concluded: 21.00 hrs**