**Minutes of the Planning & Development Committee held at Severn Vale School on Wednesday 20th July 2022 @ 7.30pm**

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

**OFFICER PRESENT** Mrs Beverley Aldridge

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| **PD.028/22-23** | **Apologies**None received. |
| **PD.029/22-23** | **Declarations of Interest**None received. |
| **PD.030/22-23** | **Adoption of the Minutes dated:** 22nd June 2022.Cllr Lee **PROPOSED** to adopt the above Minutes as a true and accurate record of the meeting.Vote For 3 Abstain 1 **So resolved** |
| **PD.031/22-23** | **Applications for Determination Received Prior to the Meeting****Wish for the following comments to be submitted to the Planning Authority:** |
| P/01922/00249/FUL | 14 Parklands | New vehicle access, dropped kerb, driveway and parking area |
| The decision to approve this application has already been taken by the planning authority. Determined prior to the 21days permitted to respond.  |
| P/02022/00434/FUL | 1 School LaneMichael Tuck Estate Agent | Demolition of existing single storey building, erection of a 4-storey building consisting of 5 two-bedroom apartments and 144 sqm of E(c) floor space |
| * Policy SD4 of the Gloucester, Tewkesbury & Cheltenham JCS requires new developments to respond positively to and respect the character of the site and its surroundings. They should create clear and logical layouts that create and contribute to a strong and distinctive identity. The proposal is an overdevelopment of the site and as such cannot comply with the policy or demonstrate any of the above.
* The proposal by virtue of its siting, design and proximity to adjacent buildings will appear visually prominent and would fail to respect and preserve the visual amenity of the area as a whole.
* There are no other buildings of this height in the area and the 4 storey element of the plans would be particularly intrusive to the scout hut opposite the site.
* The application is using land that is currently designated parking and has been adopted without restriction over many years by the retail units adjacent to the application site and is therefore considered a customary right.
* Please maintain or create a permanent right of way. This has been the case more than 40 years and if not safe guarded will have a detrimental impact on the retail and business units.
* A full traffic management plan should be submitted, and future arrangements must prevent through traffic from Bristol Road to School Lane and visa versa.
* The land set aside for parking appears to be unregistered but believe a first registration process has begun with HM Land Registry at this time.
* The parking proposed will not be sufficient for 5, 2-bed properties and will therefore displace parking to an already busy highway.
* The Scout Hut opposite the site already experiences difficulty with access and egress and this proposal, if granted, will exacerbate this safety issue.
* Investigate and prove the foul sewer can cope with transporting used wastewater to the sewage works for treatment. The existing building and drains on this site is currently required to cope with much less than this proposal will need.
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| **PD.032/22-23** | **Correspondence**1. Gloucester City Council – 22/00619/LAW

61 Kestrel Gardens, installation of front elevation velux rear dormer – noted. Cllr Powell took the view this should be a full planning application due to the overlooking nature of the proposal. |
| **PD.033/22-23** | **Traffic & Transportation**1. Traffic backing up on the slip road at jkt 12 southbound on the M5. Clerk to write to Highways Agency for a report on any planned improvements.
2. Parking on POS in Church Drive, vehicles driving up raised kerbs report to Gloucester City Council.
3. ‘20 is Plenty’ seek an update on the current proposal for Gloucestershire.
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| **PD.034/22-23** | **The Moat - update**The Clerk to write to Bloor Home for an update on the surveyor report promised by them at the last meeting. Suggested another meeting on site in August. |
| **PD.035/22-23** | **Business for Referral**Netheridge Sewerage Treatment Works |
| **PD.036/22-23** | **Date of Next Meeting:** 17th August 2022 – confirmed. |

Meeting concluded: 8.30pm