

DURSLEY TOWN COUNCIL

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Meeting Room, Dursley Methodist Church, Castle Street, Dursley**, at 6.30pm on Tuesday, 14th March 2017.

PRESENT

Councillors: M Laybourne (Chairman), M Nicholson, N Grecian, S Ackroyd, S Creswick, L Patrick, J Burdge, P Hayes and A Sheffield.

In Attendance: J Kay, Town Clerk, L Wellings, Deputy Town Clerk; 1 member of the public; Gazette Reporter; Jonathan and Loraine Hawkins, Littlecombe Park, Jon Foulds, whiteBOX architects.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor B Cairns (work).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REQUEST FOR DISPENSATIONS

There were no requests for dispensations.

4. REPRESENTATIONS FROM THE PUBLIC

A local Long Street resident, raised an objection with the Capones Licence application (17/00249/LAPRV) to extend the opening hours and encouraged Council to do the same on behalf of the community.

The resident read out their written objection in full and raised objections on the following grounds: disturbance with drunken anti-social behaviour/aggression, mess, noise and nuisance; limited opening hours in other larger towns and the operation of reduced hours currently limiting the disturbance and impact on the surrounding neighbourhood.

It was noted that a couple of other strong objection representations had been made to the Council from members of the public.

5. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 21st February 2017, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. GENERAL DUTIES

The Chairman reminded all members that the Council has a duty to consider the following matters in the exercise of any of its functions: Equalities, Crime & Disorder, Health & Safety and Human Rights.

It was resolved to bring forward the Capones Licence application for consideration at this point; it was originally scheduled to be taken under agenda item 11/minute item 12, as a consultation received after the agenda.

7. CAPONES LICENCE APPLICATION CONSULTATION (17/00249/LAPRV)

The licence application and public representation given above was considered. The application sought to vary the licence by:

Sale of alcohol, live and recorded music and late night refreshment

Extend the end times:

- Fridays and Saturdays by 1 hour (Currently 03.00 am -Proposed 04.00 am)
- Xmas Eve, Boxing Day and New Years Eve by 1.5 hours (Currently 03.00 am - Proposed 04.30 am)

Add

- Sundays prior to Bank Holiday Mondays (Currently not included - Proposed 04.30 am)

Opening hours

Extend the end times:

- Fridays and Saturdays by 1 hour (Currently 03.30 am -Proposed 04.30 am)
- Xmas Eve, Boxing Day and New Years Eve by 1.5 hours (Currently 03.30 am - Proposed 05.00 am)

Add

- Sundays prior to Bank Holiday Mondays (Currently not included - Proposed 05.00 am)

It was noted that in August 2015 Council had objected to the original licence application (15/00929/LAPRNW) seeking a compromise with reduced opening hours.

RESOLVED: To object to licence application 17/00249/LAPRV on the same grounds given in August 2015. The Council's position had not changed since this date. The proposed variation to times would be detrimental to the licensing objectives and would have an unacceptable adverse impact on the local community. The existing arrangements for the licence should continue to balance the needs of the local residents and the local night-time economy. Council would welcome the opportunity to attend the Licensing Committee meeting to give representations in person.

The views of the local Police team would be sought.

8. PLANNING APPLICATIONS

Councillors Creswick and Burdge introduced the following applications:

- i) **Pre-application consultation** The Hollies, Littlecombe Park, Dursley. New Dementia Care Facility. Addition to existing care facilities at Littlecome Park, Dursley.

It was resolved to suspend standing orders to allow Jon Foulds from whiteBOX architects and Jonathan Hawkins from Littlecombe Park to introduce the plans.

During the presentation and questions that followed, it was noted that the proposed development would create a new dementia 45 bed care unit with the potential for 85 new members of staff; the development would have a lower roof level than the extant consent, ensuring that it was subservient to the towers, the ground is already dug out on site; 17 empty parking spaces would be utilised for staff and visitors.

It was recognised that The Hollies is a popular care home with a good reputation and waiting list. The development was generally welcomed. No issues were raised by members at this time. Jon Foulds, Jonathan and Loraine Hawkins were thanked for attending.

It was resolved to reinstate standing orders.

- ii) **S.17/0319/FUL** First Floor 55 Parsonage Street, Dursley, GL11 4BP.
Installation of replacement windows at first floor level.
RESOLVED: Support.
- iii) **S.17/0283/FUL** Land At 1 Third Avenue, Dursley.
Erection of one pair of 2 bedroom semi-detached dwellings.
RESOLVED: Object. Council considers that the proposed development and the increase in traffic as a result, would be detrimental to highway safety and contrary to Local Plan Policy ES3. Highfields Approach is a very busy, narrow road on a main school route. The proposed development would significantly increase the risk of accidents occurring.

The proposed development would result in overdevelopment of the site, contrary to Local Plan Policy HC1.

- iv) **S.17/0431/FUL** 22 Union Street, Dursley, GL11 4JT.
Demolition of existing dwelling (no. 22 Union Street) and residential re-development (5 dwellings) of land at no. 22 Union Street, with associated works.
RESOLVED: Object. There is insufficient detail in relation to access and parking. Council has concerns about construction traffic, noise and disruption given the narrowness of the road and the site's close proximity to the highways junction. Councillor Burdge abstained from the vote.
- v) **S.17/0461/LBC** 70 Woodmancote, Dursley, GL11 4AJ.
Listed Building Replace back boiler with a new boiler to be fitted in the bathroom.
RESOLVED: Support.

9. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications.

10. PLANNING MATTERS IN GENERAL

- i) **Notifications (incl. Discharge of conditions/certificates/permitted development):**

There were no notifications at the time of the agenda.

ii) **Notification of Planning Permissions:**

It was noted the following applications had been permitted:

S.16/2605/FUL Littlecombe Zone B, Lister Road, Dursley.
Detailed planning application for a mixed use employment development comprising: B1 (Business), B2 (General Industry) and B8 (Storage and Distributions) uses; with external yard, car parking and landscape.

S.16/2867/HHOLD 20 School Road, Dursley.
Removal of existing single storey extension to be replaced with a new two storey extension. Removal of chimney to front of dwelling to allow for new bedroom window.

S.16/2880/FUL 1 Somerset Avenue, Dursley.
Demolition of existing garage. Erection of new dwelling house, formation of parking for existing dwelling and associated works.

S.17/0071/TCA Treehouse, Castle Street, Dursley.
2 x Ash Trees (2218 & 2224) - Remove branches as annotated. 3 x Ash Trees (2228 & 2229, Self seeded) - Reduce by 6m. Goat Willow 1 - Reduce in by 5m. Goat Willow 2 - Reduce by 3m.

S.17/0284/DISCON Land At 18, Upper Poole Road, Dursley.
Discharge of condition 6 (materials) of approved application S.16/2637/FUL.

S.16/2745/FUL 1A Highfields Approach, Dursley.
Erection of 2 dwellings. (Revised drawings received 10.1.17 and 15.2.17)

S.17/0105/HHOLD 66 School Road. Dursley.
Two-storey rear extension.

11. Future Dursley (Neighbourhood Development Plan (NDP))

- i) It was noted that the Steering Group had met on the 1st March 2017 and the project was ongoing; an NDP consultation leaflet would be delivered to all households in the next few weeks.
- ii) It was noted that the next Steering Group meeting would take place on 12th April, 7pm at Jacob's House, Castle Street.

12. AREA PLANS AND CONSULTATIONS

- i) A request from Stroud District Council to participate in a consultation exercise on the Draft 'Future of Town Centres, Stroud, Nailsworth, Stonehouse, Dursley and Wotton-under-Edge' was considered.

RESOLVED: That the consultation would be put to the Town Improvements Committee to consider.

13. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the **Methodist Church Rooms, Castle Street, Dursley** on Tuesday 18th April 2017 at 6.30 p.m. Councillors Patrick and Creswick are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

14. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Grecian, Hayes and Patrick. In the event of an emergency planning application, panel members would be contacted by the Town Clerk to arrange a panel meeting.

There being no further business, the meeting closed at 7:20 p.m.

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Chairman

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Date