

**DURSLEY TOWN COUNCIL**

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Meeting Room, Methodist Church, Dursley**, at 6.30pm on Tuesday, 17<sup>th</sup> January 2016.

PRESENT

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

In Attendance: J Kay, Town Clerk and L Wellings, Deputy Town Clerk.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor P Hayes (personal).

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

There were no representations from the public.

5. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 13<sup>th</sup> December 2016, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. GENERAL DUTIES

The Vice-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.

7. PLANNING APPLICATIONS

Councillors Laybourne and Cairns introduced the following applications:

- i) **S.16/2809/REM** Littlecombe Zone K2 Lister Road, Dursley Reserved Matters approval for 150 dwellings and 73.2 sqm of retail floorspace in Zone C, including details of access, landscaping, associated earthworks and drainage infrastructure.

**RESOLVED:** Object. Contrary to Local Plan Policies CP4 and ES10, the design of apartment blocks 1 and 4 (open market), in particular the flat roof feature, is not in

keeping with the character or architecture of the local area. The design of the blocks is also unsympathetic to 'The Priory' building which is in close proximity to the development.

Vehicular access from Long Street to Chestal and the parking spaces shown to the front of 'The Priory' is inadequate. The blocked paved access road is very narrow and there is insufficient turning and manoeuvring space for vehicles. The arrangement would be detrimental to highways safety and contrary to Local Plan Policy ES3.

In the interest of sustainability and Local Plan Policy CP8, solar panels and the use of renewable energy sources, should be incorporated into the design of dwellings and apartment blocks wherever possible.

Council has concerns regarding the loss of mature trees located close to the boundary with the Hollies Care Centre.

- ii) **S.16/2757/HHOLD** 32 School Road Dursley, GL11 4PA  
Single storey side extension.

**RESOLVED:** No observations.

- iii) **S.16/2834/FUL** Land At The Lodge Drake Lane  
Proposed 2 storey development to provide 2 no. flats.

**RESOLVED:** Object. Contrary to Local Plan Policy ES3, the proposed development is located in close proximity to an electricity substation which would result in an unacceptable level of noise for the occupants of the proposed flats. The issue of noise has been raised by the Environmental Health Officer.

There would be an adverse impact on access to the grounds of the Hollies Care Centre. The proposed development is located on the narrow access road and close to the junction with Drake Lane, given this and the increase in traffic it would be detrimental to highway safety and contrary to policy ES3 of the Local Plan.

The plans are unclear regarding the curtilage of the site and are not representative of what is currently there.

- iv) **S.16/2841/LBC** Ferney Hill House Ferney, Dursley, GL11 5AB  
Works to existing Coach House. Insertion of French door in Gable end. Rebuild timber doorway, stairs and wc to internal areas and replacement roof and eaves.

**RESOLVED:** No observations.

- v) **S.16/2842/HHOLD** 12 Riversmill Dursley, GL11 5GG  
Rear extension with two sections of first floor.

**RESOLVED:** Do not object or support but wish to make comments. The proposed development could result in loss of light to the neighbouring property (number 14).

- vi) **S.16/2844/HHOLD** Tanglewood Stinchcombe Hill, Dursley, GL11 6AQ  
Front porch/glazed extension to existing property including gable alterations over existing bay window.

**RESOLVED:** Support. The proposed development would improve the appearance of the property.

- vii) **S.16/2867/HHOLD** 20 School Road, Dursley, GL11 4PB.  
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. (Members: Plans not on Stroud District Council website at time of agenda)

**RESOLVED:** No observations.

- viii) **S.16/2880/FUL** 1 Somerset Avenue Dursley, GL11 4PX  
Demolition of existing garage. Erection of new dwelling house, formation of parking for existing dwelling and associated works.

**RESOLVED:** No observations.

8. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications.

9. PLANNING MATTERS IN GENERAL

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

There were no notifications.

- ii) **Notification of Planning Permissions:**

**S.16/1817/FUL** Town Hall, Market Place, Dursley.  
Installation of a vertical lift, lobby creation and new toilet on ground floor.  
Town Hall, Market Place, Dursley.

**S.16/1818/LBC** Town Hall, Market Place, Dursley Installation of a vertical lift, lobby creation and new toilet on ground floor.

**S.16/2569/CPL** 11 Kingshill Park, Dursley  
Single storey side extension.

**S.16/2627/HHOLD** 2 Lawrence Grove, Dursley  
Single storey rear extension, two storey side extension and porch.

**S.16/2695/TCA** The Priory, Long Street, Dursley  
Mountain Ash in parking area to rear - Fell.

**S.16/2709/TCA** 4 Hill Road, Dursley  
Removal of dead weeping willow & replace with a flowering cherry.

**S.16/2725/MINAM** Land At Littlecombe, Lister Road, Dursley.  
Minor amendment to S.15/0476/OUT to amend housetypes H4B1475 Type 1 and H4B1475 Type 2 Elevations to a new version of housetype H4B1475 Type 1 for Plots 46, 47, 49, 50, 51, 52, 55, 56 and 57.

**S.16/2371/LBC** Chestal House, Chestal, Dursley.  
Internal and external alterations to form annex accommodation.

**S.16/2416/ADV** 18 - 20 Long Street, Dursley.

Illuminated sign above door and hanging sign.

**S.16/2417/HHOLD** 7 Uley Road, Dursley.

Rear extension, loft room and parking space to rear of garden (revised application following permission S.15/2114/HHOLD) (revised plans received 13/12/16).

iii) **Notification of Appeals:**

**S.16/0398/LBC** Appeal Ref: APP/C1625/Y/16/3160343

Spring Cottage, 5 Broadwell, Dursley, GL11 4JE,

The removal of existing [9] rotten softwood windows (approximately 30 years old) to be replaced with hardwood slim line double glazing.

It was noted that the appeal had been dismissed by the inspector.

**S.16/0152/TPO** Appeal Ref: APP/TPO/C1625/5219

12, 14, 17, 18, 19 Ewelme Close, Dursley, GL11 4NE

No. 12 - T1 Lime, No. 14 - T2 and T3 Lime, No. 17 - T4 Lime, No. 18 - T5 Fir, No. 19 - T6 Deciduous. Pollard trees to a minimum height of 10m and trim sides/shape to avoid a flat top.

The 23<sup>rd</sup> January 2017 appeal start date was noted.

10. Proposed Traffic Signals - A4135 Kingshill Road/Dursley Road (Sandpits) Junction

- i) It was noted that Stroud District Council had revised condition 12 in respect of application S.15/2804/OUT to allow for the possibility of considering an alternative mitigation scheme to the traffic lights.

**RESOLVED:** It was resolved that the Town Clerk would write to the developer to clarify the next steps in the process of considering an alternative mitigation scheme for the junction and to request council involvement at the earliest opportunity.

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

It was noted that on 24<sup>th</sup> January 2017 Council would be considering the Dursley Neighbourhood Development Plan 2016-2031; Pre- Submission Draft Version – January 2017 before it is released for wider consultation. The importance of the document was stressed. Members were urged to give careful consideration to the draft policies and projects as well as the general content and formatting.

12. AREA PLANS AND CONSULTATIONS

There were no area plans or consultations.

13. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the **Methodist Church Rooms, Castle Street, Dursley** on Tuesday 14<sup>th</sup> February 2017 at 6.30 p.m. Councillors Nicholson and Burdge are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

Some concerns were raised about the date of the next meeting clashing with the half term holiday and family commitments which could cause attendance difficulties.

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 Patrick, Sheffield and Ackroyd. 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 7:30 p.m.

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Chairman

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Date

