

**DURSLEY TOWN COUNCIL**

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Meeting Room, Dursley Library, May Lane, Dursley**, at 6.30pm on Tuesday, 20<sup>th</sup> February 2018 to be presented to Council on Tuesday 6<sup>th</sup> March 2018.

PRESENT

Councillors: M Nicholson (Chairman), S Ackroyd (Vice Chairman), S Creswick, A Sheffield, M Woodward, B Cairns, N Grecian (from minute item 5).

In Attendance: L Wellings (Deputy Town Clerk), J Kay (Town Clerk), Lois Taylor (GRCC), N Organ (NDP Steering Group).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P Hayes (personal), L Patrick (personal) and S Abraham (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. PRESENTATION BY LOIS TAYLOR, THE RURAL HOUSING ENABLER AT GLOUCESTERSHIRE RURAL COMMUNITY COUNCIL (GRCC)

Lois Taylor, the Rural Housing Enabler at GRCC, gave a short presentation on her role and the work of the Council to help facilitate community-led housing. The presentation covered the different approaches and types of housing, Community Land Trusts, examples of projects in Stroud (e.g. Eastington & Nailsworth), how GRCC could help and the benefits to the community. The slides used had been circulated to Committee and NDP Steering Group members prior to the meeting.

6. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 16<sup>th</sup> January 2018, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

7. PLANNING APPLICATIONS

Councillors Ackroyd and Woodward introduced the following applications:

- i) **S.17/2810/HHOLD** 17 Budding Way, Dursley, GL11 5BE  
Flat roof single storey rear extension.

**RESOLVED:** Support.

- ii) **S.18/0050/REM** Littlecombe Zone K2 Lister Road, Dursley  
Reserved Matters approval for 150 dwelling and 73.2sqm of retail floorspace in Zone C, including details access, landscaping, associated earthworks and drainage infrastructure from Planning Application S.15/0476/OUT.

**RESOLVED:** No observations.

- iii) **S.18/0030/LBC** 21 May Lane, Dursley, GL11 4JW  
Erection of sign to the front and rear, displaying the name of the business and to notify visitors of the car parking rules.

**RESOLVED:** No observations.

- iv) **S.18/0075/LBC** Broadwell Tavern, Broadwell, Water Street, GL11 4JE  
Internal and external works.

**RESOLVED:** Support.

- v) **S.18/0062/REM** 18 Woodmancote, Dursley, GL11 4AF  
Reserved matters application for landscaping design only following permission S.16/1232/OUT.

**RESOLVED:** Object. Council objects to the proposed landscaping design on the following grounds:

- Council would like to see a clear maintenance and watering plan, with responsible parties named, covering the first 2 years to ensure that the trees and plants on site thrive.
- The choice and position of trees should be reconsidered, especially those positioned close to boundaries, to ensure that neighbouring properties and the boundaries themselves are not adversely impacted by the trees on completion of the development and in the future.

- vi) **S.18/0257/VAR** Lane North East of. Draycott, Cam  
Variation of condition 15 from planning application S.15/2804/OUT – The condition requires upgrades to the Box Road junction.

**RESOLVED:** Council notes that Gloucestershire County Council (the Highways Authority) has undertaken to design and implement the junction upgrade. Council looks forward to seeing plans for these works as soon as they become available.

8. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications to consider at the time the agenda was issued.

9. PLANNING MATTERS IN GENERAL

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

There were no notifications at the time the agenda was issued.

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

**S.17/2554/HHOLD** 13 Cambridge Avenue, Dursley, GL11 4AU  
Build a porch onto the front of property.

**S.17/2253/FUL** Land Opposite 1 First Avenue Dursley  
Erection of two bed dwelling.

**S.17/2735/HHOLD** 6 Yellow Hundred Close, Dursley, GL11 5BA  
Proposed porch extension.

**S.17/2723/DISCON** Land At Littlecombe, Lister Road, Dursley  
Discharge of conditions 18 (Dust) and 31 (Construction method Statement) from permission of the application S.15/0476/OUT. (375744-198672).

**S.17/2623/DISCON** Land Adjacent The Hollies Care Home, Drake Lane, Dursley  
Discharge of conditions 3 (Contaminated Land), 4 (CEMP), 5 (Ecology), 6 (Drainage Strategy), 8 (Exceedable Flows) and 9 (Construction Method Statement) from Full Planning Application S.17/1050/FUL.

**S.17/2387/MINAM** Littlecombe Zone B, Lister Road, Dursley  
Minor amendment to application S.16/2605/FUL - To introduce glazed canopy over office entrance doors to each unit in all three buildings.

iii) **Notification of Planning Refusals:**

**S.17/2568/FUL** Ferney Hill House, Ferney, Dursley  
Erection of dwelling.

iv) **Planning Appeals:**

**S.17/1809/FUL** Mobile Home at Ganzell Farm, Ganzell Lane  
Permanent consent for the retention of an existing mobile home used as agricultural workers dwelling.  
APP/C1625/W/17/3189615 – Start Date: 12th January 2018.

It was noted that Council had submitted further objection comments and was invited to send a representative to the appeal hearing expected on 13th March, 10am onwards. It was agreed that a member of Council staff would attend on behalf of Council if possible.

**S.17/1569/HHOLD** 22A Woodmancote, Dursley, GL11 4AF  
Loft conversion and dormer window.  
APP/C1625/D/17/3188356 - Start Date: 15th January 2018.

It was noted that there was no opportunity to submit further comments.

10. **FUTURE DURSLEY - NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

- i) Councillor Creswick gave an update following the last Steering Group meeting on the 24<sup>th</sup> January 2018. It was noted that feedback from the latest round of consultation on the plan was being considered along with responses; the plan is nearing the final stages and would soon be passed to Stroud District Council for formal examination.

11. AREA PLANS AND CONSULTATIONS

- i) Cotswolds AONB Management Plan 2018-2023.  
Members considered reviewing the above plan by the deadline of 29/3/18. It was noted that the deadline was quite short and that the local Cotswold Wardens may have already looked at the document and commented.

**RESOLVED:** The Deputy Town Clerk agreed to speak to the local Cotswold Warden and draw their attention to the review.

12. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the **Dursley Library, May Lane, Dursley** on Tuesday 20th March 2018 at 6.30 p.m. Councillors Nicholson and Creswick are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

13. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Cairns, Creswick and Grecian. 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 7:15p.m.

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Chairman

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Date