

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, 20th June 2017.

PRESENT

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

In Attendance: L Wellings, Deputy Town Clerk and 2 members of the public.

Absent: Councillor S Ackroyd

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors B Cairns and M Woodward. (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

A member of the public was present for agenda item 6 vii) (minute item 6 i) S.17/1010/FUL Site for Erection of Livestock Shelter and raised concerns regarding the lack of information and clarity about the change of use to mixed use and allowing a caravan on the site which is outside of the settlement boundary.

A member of the public was present for agenda item 6 ix) (minute item 6 ii) S.17/1147/FUL Land at 47 Woodmancote and raised concerns regarding the impact on the outlook of neighbouring Stanthill Drive properties and a possible active badger sett located in St Mark's Churchyard close to the development site.

It was agreed to consider the information when looking at the applications under the relevant agenda items.

5. MINUTES

The Minutes and Report of the Meetings of the Planning Committee held on the 9th May 2017 and 16th May 2017, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. PLANNING APPLICATIONS

IT WAS RESOLVED to reorder the agenda and bring forward items 6 vii) and ix) to be considered first under agenda item 6.

Councillors Abraham and Creswick introduced the following applications:

- i) **S.17/1010/FUL** Site For Erection Of Livestock Shelter, Ganzell Lane

Change of use of land to mixed use. Stationing of caravan.

RESOLVED: Object. The site is located in an area designated as AONB and outside of the settlement boundary. The proposed caravan/cabin would be detrimental to the landscape and AONB setting. It would harm the visual impact/appearance of the landscape as viewed from an AONB. The Dursley Landscape Character Assessment Report (November 2015) undertaken for the emerging Future Dursley Neighbourhood Development Plan evaluates the area where the site is located as 'high' landscape sensitivity. The proposed development would be contrary to Local Plan policy ES7.

There is not enough information on the change of use of land to mixed use. The land is agricultural and should remain so. Vehicular access to the site is inadequate.

- ii) **S.17/1147/FUL** Land At 47 Woodmancote, Dursley
Erection of single dwelling with associated works.

RESOLVED: Object. The proposed development would be detrimental to highway safety and contrary to policy ES3 of the Local Plan. The access is inadequate. Council would draw attention to the points raised by the Gloucestershire County Council Highways Technician, Wendy Gray, dated 8/6/17. The site is in close proximity to known badger activity and as such close consideration should be given to the need for appropriate investigation and survey works. In 2010 the Council applied for a Natural England Licence under the Protection of Badgers Act 1992 to undertake works to an old badger sett located close to the boundary in St Mark's Churchyard. This was issued but limited to clearance of vegetation only. The Council continues to monitor badger activity in the area and in neighbouring properties and considered reports of increased badger activity at the Green Spaces Committee meeting on 13th June 2017.

- iii) **S.17/0974/FUL** 22 Union Street, Dursley, GL11 4JT
Demolition of existing dwelling. Residential re-development (2 dwellings) with associated works (revised plans received 16/05/17).

RESOLVED: No observations.

- iv) **S.17/1050/FUL** Land Adjacent The Hollies Care Home, Drake Lane
45no. bedroom care home (C2) and 3no. assisted living care suites (C2 or C3 with age restriction of over 55 year old only).

Councillor Grecian declared a personal interest.

RESOLVED: Support. Council supports the application and welcomes the potential new local employment opportunities the proposed development would provide. The proposed development would also help to address the growing need for care facilities, in particular dementia care, and improve the services on offer.

- v) **S.17/1083/HHOLD** 70 School Road, Dursley, GL11 4NY
Two storey rear extension.

RESOLVED: No observations.

- vi) **S.17/0985/DISCON** Littlecombe Zone K2 Lister Road, Dursley
S.15/0476/OUT - Condition 13 – Trees.

RESOLVED: No observations.

- vii) **S.17/1129/VAR** Land At 1 Third Avenue, Dursley
Variation of condition 7 (approved plans) of permission S.15/1823/FUL to revise the siting and design of the dwelling.

RESOLVED: Object. This is a retrospective application and it appears that the work on site is almost complete. Council will be requesting that this application be placed before the Development Control Committee and enforcement action is taken. 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. The parking is inadequate. Highfields Approach is a very busy, narrow road on a main school route. The proposed development would significantly increase the risk of accidents. The proposed development would result in overdevelopment of the site, contrary to Local Plan Policy HC1.

- viii) **S.17/1177/TCA** Land At May Lane, Dursley
Tree in Prospect Place Dursley

RESOLVED: Support.

- ix) **S.17/1128/FUL** Land At 60 Woodmancote, Dursley
Erection of a single dwelling.

RESOLVED: No observations.

- x) **S.17/1229/LBC** 11 Long Street Dursley, GL11 4HL
Internal alterations.

RESOLVED: No observations.

- xi) **S.17/1228/LBC** 3 Kingshill Lane Dursley, GL11 4BZ
Remove existing lounge marble fireplace and replace with Bath stone fireplace.

RESOLVED: Do not object or support but wish to make comment. If the fireplace mantle is an original feature it should remain while the plinth and fire are replaced.

- xii) **S.17/1288/TCA** 2A Silver Street, Dursley, GL11 4ND
Eucalyptus - Fell to near ground level and treat stump to discourage regrowth.

RESOLVED: No observations.

- xiii) **S.17/1278/FUL** The Kings Head Inn, 53 Parsonage Street, Dursley
Proposed new rear porch and signage.

RESOLVED: Support. The proposed development would improve the street scene along Castle Street. Provision does however need to be made for the wheeled waste bins so that they can be stored out of sight and not negatively impact on the aesthetics.

Councillors Abraham, Grecian and Hayes abstained from the vote.

7. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications to consider.

8. PLANNING MATTERS IN GENERAL

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

The following was noted:

S.17/1196/CPE TYC Motors May Lane, Dursley, GL11 4JN
Certificate of lawfulness to establish B8 use of the land.

ii) **Notification of Planning Permissions:**

The following were noted:

S.17/1131/DISCON Crooked Cottage, Water Street, Dursley
Discharge of Condition 4 (Window details) of consent S.16/2639/LBC.

S.17/0625/HHOLD 3 Westfield, Dursley
Revision to approved application S.12/0343/HHOLD to revise design height and position of the detached garage and steps and platform to the rear.

S.17/0637/TPO 1 Ewelme Close, Dursley
Lime (T1) located at the back of the property, roadside boundary - Thin crown by 15% and clean to remove all dead, diseased and broken branches to improve health and appearance and reduce risk of branch failure over the main road.

S.17/0673/TCA 2 - 3 Prospect Place, May Lane, Dursley
Horse Chestnut in the garden - reduce all over to near previous (approximately 2.0m).

S.17/0718/TCA 100 Kingshill Road, Dursley
T2 Magnolia - Crown reduction by 2m, T3 Lawson Cypress - Crown reduction by 2.5m. T5 Grand Fir - Fell. Replace with similar variety. T6 Laburnum - Crown reduction by 1.5m. T7 and T8 Leyland Cypress - Crown reduction by 2.5m. T9 Purple Cherry - Crown reduction by 2m. T11 Rowan - Crown reduction by 2m. T15 & T16 Maple - Crown reduction by 2m.

S.17/0950/MINAM 22 Union Street, Dursley
Change colour of UPVC windows from Rosewood (Brown) to dark grey. Change type of stone on external walls from Cerney Tooled Walling to Bradstone Rough Dressed Walling Stone in Southwold. (S.16/2128/FUL).

iii) **Notification of Planning Split Decision - partial compliance with existing condition(s):**

The following were noted:

S.17/0915/DISCON Littlecombe Zone K2 Lister Road, Dursley

Discharge of conditions 32 (Fire Hydrants) & 33 (Management of streets) from permission S.15/0476/OUT.

S.15/2825/DISCON Hall At Rear Of 54, Long Street, Dursley.
- Discharge of conditions: 4 - Materials 5 - Drainage 6 – Archaeology and 9 - Construction Method Statement from planning permission S.15/0229/FUL.

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

The next Steering Group meeting, scheduled to take place at 7pm on Wednesday 28th June 2017 in Jacobs House, was noted.

10. AREA PLANS AND CONSULTATIONS

i) It was noted that Stroud District Council’s Strategic Assessment of Land Availability (SALA) - full consultation starts in the autumn 2017 as part of the Local Plan Review process.

Members were encouraged to look at the SALA information published on the Stroud District Council’s website ahead of the consultation.

11. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the **Dursley Library, May Lane, Dursley** on Tuesday 20th July 2017 at 6.30 p.m. Councillors Hayes and Nicholson are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

12. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Woodward, Abraham and Cairns. 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 7:43p.m.

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Chairman

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Date