

**DURSLEY TOWN COUNCIL**

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Dursley Methodist Church Rooms, Castle Street, Dursley**, at 6.30pm on Tuesday, 20<sup>th</sup> September 2016.

PRESENT

Chairman: Councillor M Laybourne.

Councillors: P Hayes, Mayor N Grecian, S Ackroyd, M Nicholson, A Sheffield.

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

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received, from Councillors J Burdge (personal), S Creswick (personal), L Patrick (personal) & B Cairns (business)

2. MEMBERS' DECLARATIONS OF INTEREST

Cllr Ackroyd declared an interest in Agenda Item 12 (i), due to an interest in driving assessment and Cllr Nicholson declared an interest in Agenda Item 7 (v), as he knows the applicant.

3. REQUEST FOR DISPENSATIONS

There were no requests for dispensations.

4. REPRESENTATIONS FROM THE PUBLIC

There were no public present.

5. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 23<sup>rd</sup> August 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 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 Nicholson and Sheffield introduced the following applications:

- i) **S.16/1858/HHOLD** 10 Brownings Lane Dursley, GL11 4GD  
Single storey side extension.

**RESOLVED:** No observations.

- ii) **S.16/1860/ADV** 18 Kingshill Road Dursley, GL11 4EJ  
Replacement of existing flag pole with 6m high totem sign.

**RESOLVED:** No observations.

- iii) **S.16/1884/TCA** Courtyard Health & Fitness Ltd 12 Parsonage Street, GL11 4EA  
T1 Hazel - Raise low branches over parking to 4m from ground level. G1 Mixed Species - Cut back overhanging branches to boundary up to 2m above roof height. G2 Mixed Species - Raise low branches over gym to 2m above roof, 4m over side gym drive.

It was noted that consent had been given to this application prior to the meeting.

- iv) **S.16/1862/FUL** Former Club House, Stinchcombe Hill Golf Club, Dursley, GL11 6AQ COU of former club house to holiday let.

**RESOLVED:** Support the application due to the need for tourist accommodation in the Dursley area.

- v) **S.16/1821/VAR** The Electric Garage Prospect Place, May Lane, Dursley, GL11 4JL Variation in approved plans of S.14/0085/FUL.

**RESOLVED:** Neither Object or Support the application. The Committee would like to highlight concerns over the additional parking adding to the existing pressure in this area of the town. Cllr Nicholson abstained.

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

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

Committee agreed to discuss items (vi) and (vii) at the same time.

The committee agreed the merit of the application and that the installation of a lift was important to the town hall viability by providing accessibility for all. It was noted that Council had previously supported the project, however, concerns were raised by the design of the glass lobby area, with both potential vandalism and the reduction of available area under the Town Hall which is used for events such as the Farmers Market.

**RESOLVED:** While the committee welcome more use of the building it was proposed and seconded to neither Support or Object the application. Comment was provided that the design should be revised to reduce or remove the glass lobby area which detracts from the useable under cover space directly underneath the Town Hall. It was suggested appropriate doors at the lift, disabled toilet be considered as an alternative. A vote on the motion was taken with four votes in favour and two abstentions.

8. CONSIDERATION OF LICENSING APPLICATIONS:

No applications were received at the time of the agenda.

9. PLANNING MATTERS IN GENERAL

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

**S.16/1935/DISCON** 11 Manor View Dursley, GL11 4GQ  
Discharge of condition 5 of S.13/1597/FUL.

**S.16/1919/CPL** 1 Kingshill Park Dursley, GL11 4DG

ii) Notification of Planning Permissions:

**S.16/1479/GDPE** 15 Westfield, Dursley  
Rear extension. Projection - 4.2m Height - 3.2m Eaves - 2.2m. No Objections.

**S.16/1535/DISCON** 8 Cedar Drive, Dursley.  
Discharge of condition 2 (retaining wall details) of S.16/0417/HHOLD

**S.16/1432/HHOLD** Hame, The Broadway, Dursley.  
Erection of elevated decking extending over sloping ground to rear of house.

**S.16/1468/FUL** Land At 15, Cambridge Avenue, Dursley.  
Erection of dwelling and garage. Alteration of existing and formation of new vehicular & pedestrian accesses. (Revised drawings received 12/8/16).

**S.16/1476/HHOLD** 1 Uley Road, Dursley.  
Erection of single storey rear extension.

**S.16/1609/HHOLD** 17 Blackwells, Woodmancote, Dursley.  
Two storey extension to the front of the property.

iii) Notification of Planning withdrawn:

**S.16/1598/FUL** Land Off Prospect Place, May Lane, Dursley  
Hybrid Application for a mixed use development. Front site seeking Full Planning & Conservation Area Consent with demolition of 11 May Lane and proposed erection of 4 dwellings, Main site seeking Outline Planning Approval for 12 dwellings and 3 Business Units.

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

It was noted that a public meeting will be held at 18:30 on the 27<sup>th</sup> September at the Community Centre. Gloucestershire County Council and Stroud District Council representatives will be present.

11. Future Dursley (Neighbourhood Development Plan)

It was noted that Place Studios had presented a draft version of the NDP document. This was a technical version which show a fair amount of work has been done but there are areas that still need to be worked on. Good comments were received from the group on this first draft.

Allocation meeting are to take place with community representatives and Councilors with advice been provided by our consultants.

12. AREA PLANS AND CONSULTATIONS

Stroud District Council Consultation on proposed changes to the Taxi and Private Hire Policy. (Members: A summary of proposed changes and a form for making comments are attached, the draft policy is on the website <https://www.stroud.gov.uk/taxiconsultation> (Deadline: **31 October 2016**)).

**IT WAS RESOLVED** to accept the proposed changes, with the changes being considered a good overall improvement with the tightening of legislation on quality of taxi vehicles etc. It was recommended by the Committee that the charging of fares within the District should be reviewed with a view of reducing as they are the highest in the County.

16/01227/LAPRNW 6 Silver Street, Dursley, GL11 4BN

The Committee agreed to discuss this licensing application which had notified to the Town Council after the agenda had been issued.

**IT WAS RESOLVED** to neither Object or Support the application due to the hours requested for the sale of alcohol not matching the opening hours of the premises. There were five votes in favour and one abstention.

13. PLANNING COMMITTEE ROTA

It was noted that the next meeting will be held in the **Methodist Church Rooms, Castle Street, Dursley** on Tuesday 11<sup>th</sup> October 2016 at 6.30 p.m. Councillors Patrick and Burdge are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so. It was noted that Cllr Burdge is unlikely to be able to consider the plans due to personal issues and the Town Clerk would contact her.

14. PLANNING APPLICATION PANEL

It was noted for the current month the planning application panel will be the Chair and Vice-Chair plus Councillors Ackroyd, Cairns and Creswick. In the event of an emergency planning application, panel members will be contacted by the Town Clerk to arrange a panel meeting.

There being no further business, the meeting closed at 7:25 p.m.

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Chairman

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Date