

**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, 11<sup>th</sup> October 2016.

PRESENT

Chairman: Councillor M Laybourne.

Councillors: M Nicholson (Vice Chairman), P Hayes, N Grecian, A Sheffield, S Creswick, L Patrick, B Cairns.

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) and S Ackroyd (work).

2. MEMBERS' DECLARATIONS OF INTEREST

Councillor Grecian declared a disclosable pecuniary interest in Agenda Item 7 (i), as the applicant and owner of the property.

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 20<sup>th</sup> September 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

Councillor Patrick introduced the following applications:

Councillor Grecian withdrew from the meeting room.

- i) **S.16/2103/HHOLD** 9 Ferney, Dursley, GL11 5AB  
Proposed conservatory.

**RESOLVED:** No observations.

Councillor Grecian re-joined the meeting.

- ii) **S.16/2082/COU** Farm Buildings At Chestal Farm, Drake Lane  
Conversion of existing farm buildings to form 1 dwelling and 2 offices.

**RESOLVED:** Support. The proposed development restores traditional buildings back into full use for the future. The vehicular access and visibility splay for the site onto the highway (Drake Lane) should be reviewed by Highways. The sign 'Unsuitable for Heavy Goods Vehicles' (HGVs) is located on Drake Lane, just past the entrance, for vehicles travelling from Cam into Dursley as this is the last turning opportunity for HGVs misdirected by satnav or lost in this area.

- iii) **S.16/1999/HHOLD** 38 Kingshill Road, Dursley, GL11 4EQ  
External staircase.

**RESOLVED:** No observations.

- iv) **S.16/2128/FUL** 22 Union Street, Dursley, GL11 4JT  
Demolition of existing garage. Residential development and formation of new parking and turning areas. Resubmission S.16/1238/FUL.

**RESOLVED:** Do not object or support but wish to make comments. There is insufficient detail in relation to access and parking for Council to make a decision. Council has concerns about construction traffic, noise and disruption given the narrowness of the road and the site's close proximity to the junction.

## 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.16/2023/DISCON** 54A Woodmancote Dursley, GL11 4AQ  
Discharge of condition 3 - Planning Ref: S.16/1641/LBC

- ii) Notification of Planning Permissions:

**S.16/1212/HHOLD** 5 The Knapp, Dursley.  
Installation of Velux triple terrace to the rear of the roof (revised plans received 09/09/16).

**S.16/1884/TCA** Courtyard Health & Fitness Ltd, 12 Parsonage St.  
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.

**S.14/1174/DISCON** Lister Petter, Long Street, Dursley.  
Discharge of condition 1 from planning permission S.13/2104/REM.

**S.16/1232/OUT** 18 Woodmancote, Dursley, Gloucestershire.  
Demolition of existing buildings and erection of ten dwellings

**S.16/1569/FUL** Land At The Rear Of 52A, Woodmancote,  
Dursley. Revised application for erection of dwelling (to include single  
storey timber clad extension and amendment to windows shape and  
position)

iii) Notification of Withdrawn Planning Applications:

None at the time of the agenda.

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

It was noted that a public meeting was held at 18:30 on the 27<sup>th</sup> September 2016 at the Community Centre to discuss the above proposal, meeting notes had been circulated.

Members considered working jointly with Cam Parish Council to obtain a traffic assessment of the junction. It was noted that Cam are looking at commissioning a larger assessment as part of their NDP work but the detail of this was not known and more information was required.

**RESOLVED:** It was agreed that the Town Clerk would seek an experienced, reputable, independent traffic consultant with a view to arranging an initial conversation so that Council could be advised on a possible way forward given the circumstances.

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

It was noted that the next NDP Steering Group meeting would take place on 12<sup>th</sup> October 2016; site allocation visits were undertaken on 10<sup>th</sup> October 2016 with Place Studio and NDP representatives.

12. AREA PLANS AND CONSULTATIONS

Members considered Section 3.3 of the 2017/18 Local Government Finance Settlement – Technical Consultation Paper on the proposal to cap councils in 2017/18 who have an expenditure budget over £500,000 and a precept of over £75. (Deadline: 28/10/16)

**IT WAS RESOLVED** that the Deputy Town Clerk and Councillor Creswick would draft a suitable response to the consultation on behalf of Council; the concerns

raised regarding referendum costs, uncertainty and penalisation associated with the transfer of responsibilities to parish/towns would be covered.

13. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the **Methodist Church Rooms, Castle Street, Dursley** on Tuesday 15<sup>th</sup> November 2016 at 6.30 p.m. Councillors Grecian and Hayes 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 for the current month the planning application panel will be the Chair and Vice-Chair plus Councillors Grecian, Hayes and Patrick. 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 7:20 p.m.

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Chairman

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Date