

**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, 19<sup>th</sup> September 2017.

PRESENT

Councillors: M Nicholson (Chair), S Ackroyd (Vice Chairman), N Grecian, S Creswick, A Sheffield, M Woodward, P Hayes, B Cairns and W Paice.

In Attendance: J Kay, Town Clerk.

Absent: Cllr F Firth.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors L Patrick & 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

A Member of the public reported his concerns in relation to the planning applications in Ganzell Lane - Agenda Items 6 (i), 6 (ii) and 6 (iii). The area is within the Area of Outstanding Natural Beauty and outside of the settlement boundary and the proposals are not for agricultural needs. The applicant seems to be trying to gain permission for matters which have already been objected to via the previous applications. The member of the public requested that the Town Council object to any further development of this area.

The Chair thanked the member of the public for their comments and for a photograph of the "mobile" home. The Chair informed the committee that the retrospective application (Item 6 (ii)) was in response to a recent visit from SDC's Enforcement Officer who submitted a 14-day order to remove the livestock shelter.

5. MINUTES

The Minutes and Report of the Meetings of the Planning Committee held on the 19<sup>th</sup> August 2017, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. PLANNING APPLICATIONS

Councillors Ackroyd & Woodward introduced the following applications:

- i) **S.17/1857/AGR** Site For Erection Of Livestock Shelter Ganzell Lane, Dursley Vehicle access to agricultural building.

It was noted that this application had been granted permission under “permitted development” status by Stroud District Council.

- ii) **S.17/1846/FUL** Site For Erection Of Livestock Shelter Ganzell Lane, Dursley Retrospective application for the siting of a storage portakabin inside the existing barn.

**RESOLVED:** Object: The storage portacabin should be removed to comply with the enforcement letter and the conditions of S.17/1010/FUL. The Committee also would like to comment that the shutters installed on the barn are the wrong colour and the roof is the wrong tone.

- iii) **S.17/1809/FUL** Mobile Home At Ganzell Farm Ganzell Lane, Dursley, GL11 6AA Permanent consent for the retention of an existing mobile home used as agricultural workers dwelling.

**RESOLVED:** Object: On the grounds that the mobile home is not being used as an agricultural worker dwelling (admitted by the current resident to Cllr Woodward during recent site inspection) and section 17 of the application has not been fully completed. It was also noted that the mobile home on site had a brick surround and could not be classed as mobile.

- iv) **S.17/1871/ADV** Sainsburys Castle Street, Dursley, GL11 4BS 1 no. amended illuminated totem, 1 no. amended non-illuminated way finder sign, 1 no. illuminated fascia box sign and 4 no. welcome wall signs.

**RESOLVED:** Object: On the grounds that the signage is too large for the size of the store and out of keeping with a small market town. It was noted that the signage for Argos at Sainsburys much larger Gloucester Quays site was smaller than what has been applied for at the Dursley Store.

The Committee strongly object to the signage located adjacent to the existing cash machine on the south facing wall and the two signs proposed on the west facing wall (facing the Pulse leisure centre). The Committee do think the signage on the totem polls is acceptable.

- v) **S.17/1816/DISCON** Land At Littlecombe (Lister Petter Site), Dursley Discharge of Condition 8 of permission S.15/0476/OUT (Hard and Soft Landscaping - Zone C ).

**RESOLVED:** Neither Approve nor Object but wish to comment: The details supplied state that the planting will be maintained for a period of 12 months. The Committee request details of who is going to maintain, manage and fund the plantings after the 12-month period. The types of plants selected will require regular maintenance including pruning and dead-heading.

The Committee would further query the choice of 3 No. Tilia cordata “Green

Spire” at the bottom of Long Street, these types of trees are known to “sucker” thus would spread into the town green area and they would also grow too tall for an urban area, thus affecting the light into neighbouring properties.

- vi) **S.17/1827/HHOLD** The Pump House Uley Road, Dursley, Gloucestershire, GL11 5AD Proposed single storey pitched roof rear extension to provide additional bedrooms

**RESOLVED:** No observations.

7. Long Street – Road Layout Plan for Littlecombe Development

The Town Clerk reported that the current plan was being reviewed by Gloucestershire County Council’s Highways Development Management team whom would provide “technical approval” on the proposal. The Committee had previously supplied comment on the plan under reserved matters “S.16/2809/REM”.

**RESOLVED:** Due to the Committees continued concerns of the proposed layout the Clerk was requested to confirm that the Highways Development officer had received a copy of our previous comments. The Committee are concerned with the “private” status of the proposed road between Chestal and the new realigned route.

8. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications to consider.

9. PLANNING MATTERS IN GENERAL

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

There were no notifications to note.

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

The following were noted:

**S.17/1554/ADV** The Kings Head Inn, 53 Parsonage Street, Dursley.  
Installation of 2x sets of illuminated sign written letter and 2x A3 poster cases to the exterior of the building.

**S.17/1358/DISCON** Littlecombe Zone C, Lister Road, Dursley.  
Discharge of conditions 5 and 6, in relation to Zone C, on outline planning permission S.15/0476/OUT.

**S.17/1103/DISCON** Littlecombe Zone B, Lister Road, Dursley.  
Discharge of Condition 4 – Construction Management Plan, logistics Site Plan & Condition 6.1 & 6.2 - P16- 407 Dursley Zone B Phase 2 Interpretive Report 08 05 2017 -  
Application Ref. S.16/2605/FUL.

**S.17/1184/DISCON** Littlecombe Zone K2, Lister Road, Dursley.  
Partial discharge of condition 25 (Kingshill Road/Kingshill Lane junction, but not including details of crossing point) - Application Ref: S.15/0476/OUT

**S.17/1196/CPE** TYC Motors, May Lane, Dursley.  
Certificate of lawfulness to establish B2/B8 use of the land.

**S.17/1448/HHOLD** 32 Kingshill Park, Dursley.  
Single Storey rear extension.

**S.17/1479/LBC** 4 Broadwell, Water Street, Dursley.  
Patent glazed roof over courtyard area. Internal alterations to improve layout and two new conservation rooflights. Revised plans received 16 August 2017.

iii) **Notification of Planning Refusal:**

There were no refusals to note.

iv) **Notification of Withdrawn Planning application:**

The following was noted:

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

10. FUTURE DURSLEY - NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

It was noted that next Steering Group meeting is scheduled to take place on 20th September 2017 at 7pm in Jacob's House, Castle Street.

11. AREA PLANS AND CONSULTATIONS

There were no area plans or consultations.

12. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the **Dursley Library, May Lane, Dursley** on Tuesday 17<sup>th</sup> October 2017 at 6.30 p.m. Councillors Cairns & Grecian 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 Abraham, Cairns and Creswick. 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 7:10p.m.

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Chairman

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Date

DRAFT