

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, 19th June 2018 to be presented to Council on Tuesday 3rd July 2018.

PRESENT

Councillors: S Ackroyd (Chairman), A Whitwell (Vice Chairman), S Creswick, N Grecian, P Hayes, A Sheffield, M Woodward.

In Attendance: J Kay (Town Clerk) and five members of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Nicholson (business), Cllr L Patrick and Cllr B Cairns (both 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

The nominated spokesman for the five members of the public in attendance; expressed concerns regarding the planning application S.18/1079/HHOLD - 8 Torchacre Rise, Dursley, GL11 4LW.

The spokesman had been a resident in Torchacre Rise (TR) since 1973 when the property originally become available to purchase. The residents of TR would normally not object to planning applications that were reasonable in size and scale which in their opinion this was not. The proposal includes a front extension forward of the existing building lines which would spoil the open plan appearance and would break the restricted covenant signed by all owners of property in TR. SDC agree this covenant can be used as evidence of an open street scene but cannot be accepted as a material consideration.

The adjacent property (No.10) will suffer loss of light and views by the proposal and the objectors consider this causing a "nuisance and annoyance" – again a clause included in the restricted covenant. The owners of No. 10 also have concerns the excavation/earthworks required will have on their property.

Other properties also will have their views of Stinchcombe Hill negatively affected.

The spokesman requested the Committee object to the planning application due to the vast increase in floorspace (over 50%), the impact on the neighbouring properties and the breaking of the restricted covenant.

5. MINUTES

The Minutes and Reports of the Meetings of the Planning Committee held on the 15th May 2018, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. PLANNING APPLICATIONS

Councillor Ackroyd introduced the following applications and **IT WAS AGREED** to bring agenda item 6 (iv) S.18/1079/HHOLD - 8 Torchacre Rise, Dursley, GL11 4LW forward.

- iv) **S.18/1079/HHOLD** 8 Torchacre Rise, Dursley, GL11 4LW
First floor extension to side and rear (over garage) and single storey front garage and porch.

IT WAS RESOLVED to object to the proposal on the grounds that it was considered over development of the plot, not in keeping with the street scene or local environment, broke the restricted covenant signed by residents of Torchacre Rise and that adjacent properties would suffer loss of light. The impact on the views was noted by the Committee but this would not be a material consideration.

- i) **S.18/1004/HHOLD** 27 Woodmancote, Dursley, GL11 4AF
Layout of garden.

It was noted this retrospective application had received approval from Stroud District Council.

- ii) **S.18/0974/LBC** 12 Woodmancote, Dursley, GL11 4AF
Construction of a buttress to front elevation. Installation of a new dormer window.

IT WAS RESOLVED to neither object or approve but to comment that this was a retrospective application as the dormer was already installed.

- iii) **S.18/0761/LBC** 2 Parsonage Street, Dursley, GL11 4EA
Paint all the window frames, guttering and drain pipes white. Replace existing flat roof and sky lights at the rear of the property.

IT WAS RESOLVED to support this application as it was considered an improvement to the area of the town centre.

- v) **S.18/1006/FUL** 24A Parsonage Street, Dursley, GL11 4AA
New shop front and associated external and internal alterations.

RESOLVED: No observations.

- vi) **S.18/1033/HHOLD** 43 First Avenue, Dursley, GL11 4NW
Erection of a two storey extension to rear and a porch.

RESOLVED: No observations.

vii) **S.18/0903/HHOLD** 94 Woodmancote, Dursley, GL11 4AJ
Installation of roof dormer and roof windows into pre-existing loft conversion.

RESOLVED: No observations.

viii) **S.18/0995/FUL** 54 Silver Street, Dursley, GL11 4ND
Replacement of 7 number windows to the first floor at the front and side elevations.

RESOLVED: No observations.

ix) **S.18/1134/HHOLD** 7 Uley Road Dursley, GL11 4NH
Amendment to S.16/2417/HHOLD to increase length of drive.

RESOLVED: No observations.

7. CONSIDERATION OF LICENSING APPLICATIONS:

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

8. PLANNING MATTERS IN GENERAL

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

S.18/1176/DISCON 42 Kingshill Road, Dursley, GL11 4EQ
Discharge of Condition 2 - (Materials) and Condition 3 (Finished Floor Levels) from Planning Permission S.15/0594/FUL.

S.18/1206/DISCON Plot 1 Land At Hunger Hill, Dursley
Discharge of conditions 4 (Landscaping) and 9 (CMS) from permission S.15/2152/FUL.

S.18/0886/DISCON 18 Woodmancote, Dursley, GL11 4AF
Discharge of condition 9 from application S.16/1232/OUT (375856,197860) 1. Preliminary Land Quality Risk Assessment; 2. Phase 2 Environmental Site Assessment Report.

S.18/0572/DISCON Treehouse Castle Street, Dursley, GL11 4BS
Discharge of Condition 4 (Landscaping) and Condition 14 (Cycle Parking) in respect of Planning Permission S.12/2582/FUL.

ii) **Notification of Planning Permissions:**

S S.18/1029/MINAM 1C Highfields Approach, Dursley, GL11 4NP
Minor amendment to S.17/2599/FUL -relocation and reduction in height of garage.

S.18/0785/COU 16 Lower Poole Road, Dursley, GL11 4LB
Conversion of former Day Centre back to 2 dwellings. Internal alterations to plot layout with insertion of new window & door.

S.18/0786/FUL Land North Of The Hollies Care Home, Drake Lane
Stationing of a 20ft steel storage container and associated hardstanding area.

S.18/0687/HHOLD 5 Ferney, Dursley, GL11 5AB
Rear extension.

S.18/0677/DISCON Littlecombe Zone B, Lister Road, Dursley
Partial discharge of condition 6.3 and 6.4 (Contaminated Land) from permission of the application S.16/2605/FUL.

S.18/0668/HHOLD 20 Kingshill Road, Dursley, GL11 4EH
Two storey rear extension.

S.18/0671/HHOLD 5 Downham Court, Dursley, GL11 5GD
Single storey rear extension.

S.17/2808/DISCON Land At Littlecombe, Lister Road, Dursley
Discharge of conditions 14 and 22 (Contaminated Land) from application S.15/0476/OUT.

iii) **Notification of Split decision for Consent and Refusal:**

S.18/0179/DISCON Plot 1 Land At Hunger Hill, Dursley
Discharge of conditions 3 (Materials), 4 (Landscaping), 5 (Surface Water Drainage) and 9 (CMS) from permission S.15/2152/FUL.

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

- i) It was noted Stroud District Council will start the six-week Regulation 16 Consultation on 20th June 2018 until Friday 27th July. A notice will be published in the Gazette on 21st June. A full set of documents will be available for the public to view either online or in a paper format at the Town Council's offices and the library during this period.
- ii) It was noted that following the Regulation 16 publicity and consultation period, any representations made will be passed to the independent examiner. This means that they will only be considered within the remit of the independent examination (i.e. whether the NDP proposal meets the basic conditions).
- iii) It was noted that Stroud District Council have made a request to NPIERS for an independent examiner, their CVs and availability will be shared with the Steering Group so that they have an opportunity to have a say on the final choice.

11. **AREA PLANS AND CONSULTATIONS**

- i) Councillor Whitwell provided a review and summary of Stroud District Council's Consultation on Statement of Principles (Gambling Act 2005) (deadline: 31/07/18).

IT WAS RESOLVED to request confirmation that the two applications for the "motorway services" were located. The consultation stated "sufficient measures to ensure that under 18-year olds do not have access to the adult only gaming machines and all gaming machines" however there is no guidance as to how this would be

supervised.

- ii) To consider Councillor Ackroyd’s review of Stroud District Council’s Consultation on the Draft Private Sector Housing Renewal Policy 2018-23 (deadline:25/06/18) and agree a response if appropriate.

IT WAS AGREED Cllr Ackroyd would supply his comments to the Town Clerk after the meeting.

- iii) Stroud District Council’s Consultation on Implementation of Section 167 WAV List (Taxi & Private Hire Policy) (deadline: 27/07/18) (Members: Consultation document attached).

IT WAS RESOLVED that the Committee had no observations to make.

12. PLANNING COMMITTEE ROTA

- i) It was noted that the next meeting would be held in the **Dursley Library, May Lane, Dursley** on Tuesday 17th July 2018 at 6.30 p.m. Councillors Creswick & Hayes are scheduled to consider the plans.

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 Nicholson, Patrick & Sheffield. 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