

**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, 18<sup>th</sup> September 2018 to be presented to Council on Tuesday 2<sup>nd</sup> October 2018.

PRESENT

Councillors: S Ackroyd (Chairman), A Whitwell (Vice Chairman), P Hayes, M Woodward, A Sheffield, N Grecian (from item 6iii) and B Cairns.

In Attendance: J Kay (Town Clerk), L Wellings (Deputy Town Clerk) and 1 member of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M Nicholson (work), S Creswick (personal) and L Patrick (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 member of the public present spoke in relation to item 6. i), a proposed small housing development of 2 houses (log cabins) on woodland plots. It was noted that they had submitted the pre-application consultation to gather Council's initial views and no planning application had been submitted at this time. Another woodland site close by, in Hermitage Wood, was also being explored.

Members were informed that the development would be sustainable and environmentally friendly; it was envisaged that the properties would be affordable log cabins made of environmentally friendly materials, which are easy to construct and would be more sympathetic to the woodland setting. The development would aim to protect and enhance the site.

It was agreed that questions would be answered should they arise during the discussion for agenda item 6 i).

5. MINUTES

The Minutes and Reports of the Meeting of the Planning Committee held on the 21<sup>st</sup> August 2018, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. PLANNING APPLICATIONS

Councillors Woodward and Whitwell introduced the following applications:

i) **Pre-application consultation Woodland Plots, Dursley**

Small housing development of 2 houses (log cabins).

During the discussion it was noted that the properties would be permanent residential log cabins, a larger site was being explored which would offer room for a mixed-use development, no footpaths would be impacted and as many trees would be kept as possible. **RESOLVED:** Council object to the proposed development on the grounds that it would be out of character to the setting, there are no other properties located along the lane; the site is located in the Cotswold Area of Outstanding Natural Beauty and key woodland wildlife sites and it is also outside of the settlement boundary.

Councillor Cairns abstained from the vote.

The member of the public withdrew from the meeting.

ii) **S.18/1732/HHOLD & S.18/1733/LBC Stanthill House, Uley Road. Dursley**

Proposed extension, internal and external alterations, new wood store, new greenhouse and new store.

**RESOLVED:** No observations.

Councillor Grecian joined the meeting.

iii) **S.18/1810/HOLD 43 May Lane, Dursley, GL11 4JN**

Erection of Garage.

**RESOLVED:** Council has no observations regarding the proposed development but notes that work has already started on site.

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.18/1834/MINAM** 66 School Road, Dursley, GL11 4NY  
Minor amendment in window sizes and height of bathroom in S.17/0105/HHOLD.

**S.18/1837/DISCON** Littlecombe Zone C1, Lister Road, Dursley  
Discharge of Condition 7 - Archaeology from Planning Application S.15/0476/OUT.

**S.18/1813/MINAM** Littlecombe Zone K2, Lister Road, Dursley  
Minor amendment to substitute the door canopies on house types to plots 253-257, 260-270, 277-286 and 292-295; and introduce minor elevational changes to house types to plots 153-175, 177-178, 183-184, 187-195, 220-223, 226-234, 239-242 and 247-252 from planning application S.18/0050/REM (Phase 3).

ii) **Notification of Planning Permissions:**

**S.18/1622/DISCON** Hall At Rear Of 54 Long Street, Dursley  
S.15/0229/FUL - Discharge condition 4 materials.

- S.18/1500/HHOLD** Woodside, Stinchcombe Hill, Dursley, GL11 6AQ  
Extension and alterations to provide a wheelchair lift and level access into and around the property.
- S.18/1440/FUL** Site For General Purpose Shed, Ganzell Lane,  
Woodmancote  
Erection of a Poultry rearing Building.
- S.18/1415/HHOLD** Grey Squirrels, Stinchcombe Hill, Dursley, GL11 6AQ  
Demolition of the existing conservatory. Erection of side/rear extensions. Raising of the existing roof to create first floor living space.
- S.18/1375/DISCON** Land At Littlecombe, Lister Road, Dursley  
Discharge of condition 28 - Rednock Drive footway from Planning permission S.15/0476/OUT.
- S.18/1303/FUL** 1 Upper Poole Road, Dursley, GL11 4JY  
Conversion of 1no. residential dwelling to 1no. 4 bed house and 1no. 2 bed house.
- S.18/1286/FUL** 33 Kingsdown, Dursley, GL11 4DE  
Amended curtilage for consented scheme S.17/2241/FUL (new dwelling) to include additional land, detached garage, amended parking and additional parking spaces.
- S.18/1191/TPO** Stanthill House, Uley Road, Dursley, GL11 4PF  
T1 Yew - reduce height by approx. 3m and lateral spread by approx. 2m to prevent interference with building.

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

- i) The report from the Independent Examiner and his recommendation that “the Dursley Neighbourhood Plan, as modified by my recommendations, should now proceed to referendum” was noted.
- ii) It was noted that Stroud District Council’s Environment Committee’s had accepted the Independent Examiners report and recommendation on 13/9/18, a referendum on the plan is scheduled to take place on 15<sup>th</sup> November 2018.
- iii) Councillor Grecian gave an update following the NDP Steering Group meeting held on 12<sup>th</sup> September 2018, the Independent Examiners report had been the main focus of the discussion.

On behalf of the Committee, the Chairman thanked the NDP Steering Group and the Council Officers involved in the production of the plan, for all their commitment and hard work.

#### 10. AREA PLANS AND CONSULTATIONS

- i) The Deputy Town Clerk reported on Stroud District Council’s Local Plan growth strategy public consultation process (23/10/18 to 18/12/18), including the main areas proposed for development in the strategy which includes Dursley. It was noted that on 13<sup>th</sup> September 2018 the District Council’s Environment Committee had deferred the associated report, requesting further explanation surrounding the Wisloe site, the original timescales set for the consultation process may therefore change.

11. PLANNING COMMITTEE ROTA

- i) It was noted that the next meeting would be held in the **Dursley Library, May Lane, Dursley** on Tuesday 16<sup>th</sup> October 2018 at 6.30 p.m. Councillors Grecian and Ackroyd 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 Patrick, Sheffield & Woodward. 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 6:55p.m.

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Chairman

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Date