

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, 16th October 2018 to be presented to Council on Tuesday 6th November 2018.

PRESENT

Councillors: S Ackroyd (Chairman), A Whitwell (Vice Chairman), L Patrick, P Hayes, M Woodward, N Grecian and B Cairns.

In Attendance: J Kay (Town Clerk), L Wellings (Deputy Town Clerk) and 3 members of the public.

Absent: Cllr M Nicholson

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Creswick (personal) and A Sheffield (personal – received after the meeting).

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

One member of the public spoke on behalf of those attending, about planning application S.18/2098/FUL - Greenacre, Rosebery Road, Dursley, GL11 4PT and raised concerns including: the incorrect position of the boundary between the plot and No. 14 Stanthill Drive on the OS map used for the location plan, lack of notification to neighbours, the proposed access to the site parking from Stanthill Drive, associated parking should the development be given permission, the existing gate had never been used previously for access due to the slope of the site, the design and access statement mentions no protected species inhabit the plot, this is not correct as there is regular badger activity in this area.

5. MINUTES

The Minutes and Reports of the Meeting of the Planning Committee held on the 18th September 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 Grecian and Ackroyd introduced the following applications:

IT WAS AGREED to bring forward item 6. (v) forward due to the public in attendance.

- v) **S.18/2098/FUL** Greenacre, Rosebery Road, Dursley, GL11 4PT
 To add a four bedroom detached house and a two bedroom detached bungalow to the rear of the existing property with independent highways access.

IT WAS RESOLVED to object. Contrary to Local Plan policies ES3 and HC1, the proposed development would be detrimental to highways safety and not have a layout, access and parking appropriate to the site. There are concerns over access to/from the proposed parking bays, insufficient space to allow vehicles to turn within the plot and the position of the access on a steep incline between 2 blind bends.

The proposals would also result in overdevelopment of the site.

Contrary to Local Plan policy ES6, the proposed development would adversely impact on a protected species. The site is located in an area that is known to have a high level of badger activity. The Town Council has been involved with badger issues related to activity in Stanthill Drive and St Mark's Churchyard dating back to 2010; the Green Spaces Committee considered reports in June 2017.

- i) **S.18/1994/TCA** 92 Woodmancote, Dursley, GL11 4AJ
 T1 Alder- fell and replace with young willow T2 Pear- Fell and replace with young pear tree
 T3 Sycamore- Pollard

It was noted that, since the agenda was issued, this application had been granted permission by Stroud District Council.

- ii) **S.18/2043/TCA** St James Church, Long Street, Dursley
 Removal of yew tree which has become too large and is blocking view to west side of the church. Also, adjacent table tombs are being disturbed by the roots.

IT WAS RESOLVED to object to the removal of the yew tree in the church yard. The Council request that the tree is kept but reduced and managed accordingly in the future.

- iii) **S.18/1986/HHOLD** 5 Bull Pitch, Dursley, GL11 4NG
 Single storey rear extension

IT WAS RESOLVED to submit a 'no observations' response.

- iv) **S.18/2104/HHOLD** 37 First Avenue, Dursley, GL11 4NW
 Proposed two storey rear extension and porch to front. Open up front garden to create off road parking. (376339 - 197817)

IT WAS RESOLVED to support the application.

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.18/2007/CPL 29 Kingshill Park, Dursley, GL11 4DG
Application for Certificate of Lawfulness for proposed single storey extension.

S.18/1978/DISCON 18 Woodmancote, Dursley, GL11 4AF
Discharge of condition 9iii (Remediation Strategy Document) of S.16/1232/OUT & Engineers Drawings (reference 170804-100 and 101 P1 and 02 & 03).

S.18/1966/DISCON Reliance Works, Long Street, Dursley, GL11 4LS
Discharge of condition 3 (external lighting) of S.17/1357/FUL.

S.18/1943/VAR Reliance House, Long Street, Dursley, GL11 4LS
Variation of the approved plans from Planning Permission S.17/1357/FUL to modify the site plan layout to allow clockwise circulation.

ii) **Notification of Planning Permissions:**

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)

S.18/1732/HHOLD Stanthill House, Uley Road, Dursley, GL11 4PF
Proposed Extension, Internal and External Alterations, New wood store, new greenhouse and new store, (375888, 197954)

S.18/1733/LBC Stanthill House, Uley Road, Dursley, GL11 4PF
Proposed Extension, Internal and External Alterations (375888, 197954)

S.18/1703/VAR 15A Cambridge Avenue, Dursley, GL11 4AU
Variation to Condition 2 (approved plans) of permission S.16/1468/FUL. Erection of a conservatory to rear and canopy to front.

S.18/1656/HHOLD 46 School Road, Dursley, GL11 4PA
Single storey rear extension (376473 - 197668)

S.18/1641/FUL 24A Parsonage Street, Dursley, GL11 4AA
Alterations to the shop front and associated external and internal alterations at 24 and 24A Parsonage Street, Dursley.

S.18/1560/HHOLD 4 Woodmancote, Dursley, GL11 4AF
Ground floor extension

S.18/1536/FUL Courtyard At 38 Long Street, Dursley
Demolition of garage and construction of two new dwellings (375778 - 198182)

S.18/1436/VAR Land At The Lodge, Drake Lane, Dursley
Variation of condition two of Application S.16/2834/FUL (Approved plans) to change from two flats to a single, two storey, four bedroom detached house (375908 - 198357)

S.18/1079/HHOLD 8 Torchacre Rise, Dursley, GL11 4LW
Erection of extension to side and rear and porch.

iii) **Notification of Refused Planning Applications:**

S.18/1907/GDPE 59 Kingshill Park, Dursley, GL11 4DG
Erection of a rear conservatory. White PVCu with glass roof.

9. FUTURE DURSLEY - NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

It was noted that the referendum is scheduled to take place on 15th November 2018.

10. AREA PLANS AND CONSULTATIONS

There were no area plans or consultations to consider. The Town Council had received notification of planning application S.18/2192/TCA for Trees in a Conservation Area at 3 Parsonage Street, Dursley, Gloucestershire.

IT WAS AGREED to discuss the application at this time, due to the response date being 6th November 2018.

IT WAS RESOLVED to submit a 'no observations' response.

11. PLANNING COMMITTEE ROTA

- i) It was noted that the next meeting would be held in the **Dursley Library, May Lane, Dursley** on Tuesday 13th November 2018 at 6.30 p.m. Councillors Sheffield and Cairns 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 Cairns, Creswick and Grecian. 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 7.08 p.m.

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Chairman

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Date