

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, 13th November 2018 to be presented to Council on Tuesday 4th December 2018.

PRESENT

Councillors: A Whitwell (Vice Chairman), N Grecian, A Sheffield, S Creswick and B Cairns.

In Attendance: L Wellings (Deputy Town Clerk)

Absent: Cllr M Nicholson

In the absence of the Chairman, the Vice Chairman presided over the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Ackroyd (personal), L Patrick (personal), P Hayes (personal) and M Woodward (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

There were no representations from the public.

5. MINUTES

The Minutes and Reports of the Meeting of the Planning Committee held on the 16th October 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 Cairns and Sheffield introduced the following applications:

- i) **S.18/2299/FUL** Land At 22A, Woodmancote, Dursley.
Proposed dwelling.

RESOLVED: No observations.

- ii) **S.18/0485/FUL** 31 Kingshill Road, Dursley, GL11 4BJ.

Demolition of existing showroom and offices. Erection of 8 no. x 3 bedroom town houses and 2 no. two bedroom flats, creation of two office spaces. Alterations to existing access and associated works.

RESOLVED: Object. The Council would like to see some development and improvement to the site. The following comments/observations relate directly to the proposed development:

1. The proposed development would result in overdevelopment of the site.
2. There are too many properties proposed for a site of this size/location.
3. There is a lack of amenity space, with inadequate storage for wheelie bins, recycling boxes and bicycles.
(contrary to Stroud District Local Plan 2015 policies HC1 and CP8)
4. Parking arrangements are inadequate and do not meet the parking standards set out in the Stroud District Local Plan 2015 and emerging Dursley Neighbourhood Development Plan (policy T1). There are not enough spaces allocated to properties and no turning space for vehicles. There is an insufficient supply of long stay parking within walking distance.
5. The proposed arrangements would be detrimental to highway safety given the points raised above and the site location on a busy main road. Council is of the opinion that the arrangements do not address the original highway issues and comments raised by Gloucestershire County Council (dated 4/10/13) for application S.13/1882/FUL.
6. The Council would want to ensure the site boundary with the War Memorial Recreation Ground is protected and that there would be no direct access to the ground. There is also the issue of boundary maintenance to be considered. The proposed boundary treatments are considered inappropriate for a recreation ground and children's play area. Wooden fencing can be easily damaged and vandalised.

- iii) **S.18/1348/DISCON** Land At Littlecombe, Lister Road, Dursley
 Discharge of conditions 11 - Open space management, 27 - Traffic mitigation
 Everlands/Hopton Lane and 35 - Parking public places from planning permission
 S.15/0476/OUT. (Revised consultation)

RESOLVED: The Council recognises the comments raised by Cam Parish Council and the Cam, Dursley & Uley Greenway Project and has no further 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.18/2292/MINAM 4 Woodmancote, Dursley, GL11 4AF
 Minor amendment to S.18/1560/HHOLD - Alterations to the fenestration from the approved plans.

S.18/2278/DISCON Land At 21 Woodland Avenue, Dursley
 Discharge of condition 3 (parts 1-3) (Contaminated Land) of Planning Application
 S.17/2722/FUL.

S.18/2245/DISCON Plot 2 Land At Hunger Hill, Dursley
Discharge of conditions 3 (materials), 4 (Landscaping), 5 (Surface water) and 9 (CMS) from planning application: S.16/0026/FUL.

ii) **Notification of Planning Permissions:**

18/2132/DISCON Grey Squirrels, Stinchcombe Hill, Dursley, GL11 6AQ
Discharge of condition 3 (Trees) from planning application S.18/1415/HHOLD.

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

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.

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.

S.18/1810/HHOLD 43 May Lane, Dursley, GL11 4JN
Erection of Garage.

S.18/1580/HHOLD 56 Kingshill Park, Dursley, GL11 4DF
Two storey extension to side.

S.18/1051/FUL Former Skittle Alley, Kingshill Inn, 2 Kingshill Road, Dursley
Change of use of skittle alley from A4 public house to sui generis.

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

i) Members noted the following Local Plan public drop in consultation events:

3rd December 2018, 2:30pm-6:30pm at Slimbridge Village Hall
8th December 2018, 10:30am-1:30pm at Cam Parish Council Office
11th December 2018, 2:30pm-6:30pm at Dursley Methodist Church

ii) Members considered sending a representative to the Local Plan Cluster Workshop on 8th January 2019 at Stroud Subscription Rooms, 2-4pm.

RESOLVED: That Councillors Grecian and Creswick would attend. The Deputy Town Clerk would be on standby to attend if required.

iii) Stroud District Council (Multi Storey Car Park, Merrywalks) Revocation of Designation Order 2018 consultation.

RESOLVED: The consultation was noted; no comments were made.

- iv) Stroud District Council consultation on a Variation Order for Stratford Park, Nailsworth, Stroud, Stonehouse and Painswick Car Parks.

RESOLVED: The consultation was noted; no comments were made.

11. PLANNING COMMITTEE ROTA

- i) It was noted that the next meeting would be held in the **Dursley Methodist Church Meeting Room, Castle Street, Dursley** on Tuesday 11th December 2018 at 6.30 p.m. Councillors Creswick and Patrick 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 Hayes, Nicholson and Patrick. 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 7.04 p.m.

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Chairman

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Date