

**DURSLEY TOWN COUNCIL**

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Meeting Room, Dursley Methodist Church, Castle Street, Dursley**, at 6.30pm on Tuesday, 15<sup>th</sup> January 2019 to be presented to Council on Tuesday 22<sup>nd</sup> January 2019.

PRESENT

Councillors: N Grecian (from item 4), S Ackroyd, A Whitwell, S Creswick, B Cairns, L Patrick (from item 4) and M Woodward.

In Attendance: J Kay (Town Clerk), L Wellings (Deputy Town Clerk), Cllr Doina Cornell (SDC) and 33 members of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Sheffield, P Hayes (both personal) and M Nicholson (work).

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

Cllrs Patrick & Grecian joined the meeting.

Members of the public were present in respect of the Stroud District Local Plan Review Emerging Strategy Paper November 2018 (item 9.ii) and in particular to the proposed "PS29" North of Ganzell Lane site of 80 dwellings.

The Chair proposed to the committee that agenda item 9 (i) be brought forward as this would be beneficial to the members of the public present. The Committee agreed.

Cllrs Creswick and Grecian updated the Committee on the Local Plan Workshop for Town/Parish Councils held on the 8<sup>th</sup> January 2019. This included looking at the overall strategy and individual site allocations. It was clear that site PS29 was not favoured by the Dursley area cluster group including Cam, Uley & Slimbridge.

A representative of the Cotswold View (Dursley) Management Limited group provided a detailed report on the drainage implications the PS29 development would have on the ex-Mawdsley's development site constructed between 2001-04 situated off the Uley Road (B4066). This included reference to regular highway flooding, surface water run-off, new springs originating within the PS29 site, constraints to the existing drainage capacity, lack of routine maintenance, continuing liaison with the Environment Agency and GCC Highways.

Several members of the public stated their objection to PS29 for reasons including: impact on the scenery/Area of Outstanding Natural Beauty, loss of agricultural land, biodiversity, Brownfield sites should be priority, previous applications have been ruled out by the Planning

Inspectorate, impact to visitors & walkers, impact on the nearby Cotswold Way, damage to local economy (loss of visitors/walkers), impact on local highway network, breeding Red Kites witnessed at this location in 2018, impact on other wildlife with the loss of the last two field within Dursley parish and that Dursley had already absorbed considerable brownfield development in recent years.

5. MINUTES

The Minutes and Reports of the Meeting of the Planning Committee held on the 11<sup>th</sup> December 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:

i) **S.18/2719/COU** 35B Parsonage Street, Dursley, GL11 4BP.  
Change of Use to A5, to open a fish and chips hot food takeaway. This is only for the ground floor.

The Councillors discussed the merits of a fish and chip takeaway shop in Parsonage Street. It was proposed and seconded to neither support or object, but to comment that the Committee has concerns about the litter and that if approved the management should arrange for any associated litter to be removed and that the Committee would not support any extension to the hours stated in this application. The proposal was put to the vote but was not passed with only three votes for and four against. Cllrs Grecian, Woodward, Cairns & Ackroyd (casting vote) voting against.

A second proposal was put forward and seconded.

**RESOLVED:** Council objects to the change of use as it is an over proliferation of fast food outlets within the town center. The Committee has concerns with associated litter, parking and the potential of extended late-night opening hours which will all have a negative impact on the town center. Cllr Whitwell voted against this proposal.

ii) **S.18/2736/LBC** Manor End, 54A Woodmancote, Dursley, Gloucestershire.  
Replacement of a dormer window. Replacement of roof.

**RESOLVED:** No observations.

iii) **S.18/2740/VAR** Kingshill Inn, 2 Kingshill Road, Dursley, Gloucestershire  
Variation of condition 2 (approved plans) and 4 (parking) on S.18/1051/FUL

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

**S.18/2589/DISCON** Land At 21 Woodland Avenue, Dursley  
Discharge of Condition 4 (Levels) of S.17/2722/FUL.

ii) **Notification of Planning Permissions:**

**S.18/2433/HHOLD** 18 Kingshill Park, Dursley, GL11 4DF  
Remove existing shed, and erection of a single storey side extension and alterations.

**S.18/2434/TCA** St James Church, Long Street, Dursley  
Crown lift 4m lower branches from Yew tree to side of Church.

**S.18/2365/HHOLD** 59 Kingshill Park, Dursley, GL11 4DG  
Erection of conservatory and raised decking.

**S.18/2330/FUL** Site For Erection Of Livestock Shelter, Ganzell Lane,  
Woodmancote  
Retention of field shelter.

**IT WAS AGREED** that the Town Clerk would write to the Head of Planning at Stroud District Council to request confirmation on why the permission for the erection of a livestock shelter at Ganzell Lane was approved given the nature of the Town's Council's objection. It was also requested that SDC confirm whether not a representative from the Planning team visited the site prior to the application being permitted.

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

**S.18/2098/FUL** Greenacre Rosebery Road, Dursley, GL11 4PT  
To add a detached bungalow to the rear of the existing property with independent highways access.

9. AREA PLANS AND CONSULTATIONS

- i) The verbal report from Councillors Grecian and Creswick following their attendance at the Local Plan Workshop for Town and Parish Councils on 8<sup>th</sup> January 2019 was provided earlier in the meeting prior to the representations from the public (agenda item 4).
- ii) **IT WAS RESOLVED** to approve the draft response to the Local Plan Review Emerging Strategy Paper consultation with minor amendments to include:
  - a) more detailed reference to the drainage issues impacting the ex-Mawdsley (Cotswold View) development
  - b) highlighting the impact on existing highways and infrastructure in the Dursley area affected by non-Dursley proposed developments
  - c) link our objection to PS29 to the Strategic Objective SO6 relating to enhancing and

conserving landscape, heritage, townscape and biodiversity.

The final draft will be submitted to prior to the deadline of 18<sup>th</sup> January 2019 and made available to the public on the Town Council's website.

**IT WAS AGREED** that the Town Clerk should write to Stroud District Council to enquire why site PS29 was included within this consultation as it had been refused previously by the Planning Inspectorate and specifically what areas of the Planning Inspectors report had fundamentally changed that Stroud District Council thought it was an acceptable location to propose.

iii) **IT WAS AGREED** that Councillors could individually respond the Gloucestershire County Council 2019/20 Budget consultation with their personal views prior to the deadline: 21<sup>st</sup> January 2019.

11. PLANNING COMMITTEE ROTA

It was noted that the next meeting will be held in the Meeting Room at Dursley Methodist Church, Castle Street, Dursley on Tuesday 19th February 2019 at 6.30 p.m. Councillors Whitwell and Grecian 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 will be the Chair and Vice-Chair plus Councillors Creswick, Grecian and Hayes. In the event of an emergency planning application, panel members will be contacted by the Clerk to arrange a panel meeting.

There being no further business, the meeting closed at 19.31.

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Chairman

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Date