

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, 19th February 2019 to be presented to Council on Tuesday 5th March 2019.

PRESENT

Councillors: N Grecian, S Ackroyd, S Creswick, B Cairns, A Sheffield, L Patrick and M Woodward.

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

1. APOLOGIES FOR ABSENCE

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

2. MEMBERS' DECLARATIONS OF INTEREST

Councillor Ackroyd declared a non-pecuniary interest in agenda item 6 i) and Councillor Patrick declared a non-pecuniary interest in agenda item 6 viii), both as neighbours.

3. REQUEST FOR DISPENSATIONS

There were no requests for dispensations.

4. REPRESENTATIONS FROM THE PUBLIC

The applicant/owner of 21-21A Parsonage Street was present and explained that the ground floor units had been used for both class A1 and A2 for some 19 years, but without the benefit of planning permission. The retrospective application was made to regularise the use of the building.

5. MINUTES

The Minutes and Reports of the Meeting of the Planning Committee held on the 15th January 2019, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. PLANNING APPLICATIONS

Councillor Grecian introduced the following applications:

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

RESOLVED: No observations.

ii) **S.19/0102/TCA** 14 Parsonage Street, Dursley, GL11 4EA

The two trees (conifer Lawsons) are located along side drive and to the rear of neighbouring houses. The trees are on a small banked area beside drive and are regarded by the customer to be too large for the location and they are worried from a safety point of view. We are requesting a full removal of the two in question. We are also requesting permission to pollard two horse chestnuts at the rear of the garden at The Hollies due to large limbs breaking off and damaging the neighbouring property. We plan to pollard so as to keep the tree but also keep them under control.

RESOLVED: No observations.

iii) **S.18/2746/HHOLD** 17 Hardings Drive, Dursley, GL11 4LP

Erection of 2 storey extension to rear of dwelling and existing conservatory to be removed.

RESOLVED: Do not object or support but wish take make the following comment:

The flat roof design is out of keeping with the pitched roof and tiled extensions in the surrounding area.

iv) **S.19/0090/FUL** Sheephouse Farm, Uley Road, Dursley, GL11 5AD

Full planning application for the replacement of an existing storage building with a new building on rural business centre to be used in conjunction with existing veterinary physiotherapy clinic (sui generis).

RESOLVED: Support, in the interest of the local economy.

v) **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.

RESOLVED: The Council recognises comments raised by Cam Parish Council and the Cam, Dursley & Uley Greenway Project and has no further observations.

vi) **S.19/0114/FUL** 21 - 21A Parsonage Street, Dursley, GL11 4BW

Retrospective change of use from Class B1 (office) to mixed use Class A1 and A2.

RESOLVED: Support.

vii) **S.19/0157/HHOLD** 15 Uley Road, Dursley, GL11 4NH.

Two storey side extension and single rear extension with deck to rear.

RESOLVED: No observations.

viii) **S.19/0184/HHOLD** 32 Oak Drive, Dursley, GL11 4DX

Replace left garage door with window and construct two-storey extension to rear.

RESOLVED: No observations.

ix) **S.19/0243/TCA** 74 Parsonage Street, Dursley, GL11 4A

T4 Fell row of conifers to ground level to allow more light into the smaller yew trees growing at either end. T3 Reduce back overhanging limbs from Hazel which overhang the footpath. T2 Reduce the top out of the holly by 2m to gain a formative shape in the future. T1 2.5 meter crown reduction all over and deadwood.

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):**

There were no notifications at the time of the agenda.

ii) **Notification of Planning Permissions:**

S.18/2779/DISCON Stanthill House, Uley Road, Dursley, GL11 4PF
Discharge of condition 4 (Joinery) of S.18/1733/LBC

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

S.18/2468/VAR Site For Erection Of Livestock Shelter, Ganzell Lane,
Woodmancote, Dursley
Variation of condition 4 from permission S.17/1010/FUL (burning of waste).

S.18/2532/HHOLD 12 Budding Way, Dursley, GL11 5BE
Retrospective application for change of fencing and addition of trellis on top of fence at rear of property.

S.18/2445/DISCON Courtyard At 38 Long Street, Dursley
Discharge of condition 4 (materials) of S.18/1536/FUL.

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

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

S.18/2573/HHOLD 2 Lawrence Grove, Dursley, GL11 4EY
Construction of timber framed, timber weather board clad garage to house small classic car

iv) **Notification of Resubmitted Planning Application Response:**

S.18/2770/FUL Plot 3 Land At Hunger Hill, Dursley
Erection of dwelling. Replacement of existing consent S.16/0027/FUL.

It was noted that the Town Clerk had resubmitted the Council's response for S.16/0027/FUL, as the plans were the same. The original reference to Knotweed was excluded in the response due to treatment works and the associated guarantee supplied since S.16/0027/FUL.

9. TO CONSIDER THE RESPONSE FROM STROUD DISTRICT COUNCIL IN RELATION TO COUNCIL'S COMPLAINT REGARDING:

S.18/2330/FUL Site for Erection of Livestock Shelter, Ganzell Lane
Retention of Field Shelter

RESOLVED: That the Town Clerk write to the Head of Planning at Stroud District Council to:

- thank them for the response,
- reiterate Council's disappointment,
- recognise the steps taken to ensure that Planning Officers take account of the Dursley Neighbourhood Development Plan 2018 and make reference to relevant NDP policies within their reports,
- state that the Town Council expects this to be the end of permitted development on the above Ganzell Lane site and request confirmation of this from Stroud District Council.

10. AREA PLANS AND CONSULTATIONS

i) It was noted that the Council's response to the Local Plan Review Emerging Strategy Paper consultation was submitted by the 18th January 2019 deadline. The next stages are:

Autumn 2019 - Final Draft Plan consultation.

Autumn 2020 - Pre-submission consultation.

Summer 2021 - Modifications. Consultation on any proposed modifications to the plan.

Winter 2021/22 - Adoption.

Further information is available from the Stroud District Council Planning Policy Team.

Email: local.plan@stroud.gov.uk Tel. No. 01453 754143.

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 March 2019 at 6.30 p.m. Councillors Woodward and Hayes 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 Nicholson, Patrick and Sheffield. 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 19:15.

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Chairman

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Date