

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 March 2019 to be presented to Council on Tuesday 2nd April 2019.

PRESENT

Councillors: N Grecian, S Ackroyd (Chairman), S Creswick, B Cairns, L Patrick (from item 6iv) M Woodward, A Whitwell, P Hayes and T Arnold (from item 6 i).

In Attendance: J Kay (Town Clerk) and L Wellings (Deputy Town Clerk)

Absent: Councillor A Sheffield

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor 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

There were no representations from the public.

5. MINUTES

The Minutes and Reports of the Meeting of the Planning Committee held on the 19th February 2019, 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 Hayes introduced the following applications:

- i) **S.19/0283/HHOLD** 18 Third Avenue, Dursley, GL11 4NU
Two-storey rear extension.

RESOLVED: No observations.

- ii) **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: No observations.

- iii) **S.19/0273/VAR -** Formerly 16 Lower Poole Road, Dursley
 S.18/0785/COU Condition: 2 - Revision of Drawing No 6. with allocation of parking The parking provision at the property is not suitable for the use of two residential units. The application is to alter the provision of parking by constructing a dropped kerb. This is to allow better access and more designated independent parking for each property.

RESOLVED: No observations.

- iv) **S.19/0310/FUL** Chestal House, Chestal, Dursley, GL11 5AA
 To erect two 18m x 3m solar photovoltaic panels in grassland adjacent to Chestal House.

RESOLVED: No observations.

7. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications to consider at the time the agenda was issued.

It was noted that a recent application for a new premises licence at the Ashen Plains Campsite, located in North Nibley, had been refused on 11/03/19 on the grounds of unacceptable noise and significant increase in traffic for the local highway's infrastructure.

8. PLANNING MATTERS IN GENERAL

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

S.19/0387/DISCON Site Of Former Woodmancote Garage, 18 Woodmancote, Dursley
 Discharge of conditions 7 (Drainage) and 17 (CMS) from permission S.16/1232/OUT.

In relation to S.19/0387/DISCON, Councillor Patrick reported that Gloucestershire County Council had requested additional information regarding drainage on the site.

S.19/0328/DISCON Littlecombe Zone C1, Lister Road, Dursley
 Discharge of conditions 14 - Contamination land remediation Parts 3-5 (Part of Zone C, Phase 1R only) and 22 Contamination land remediation (ground and surface waters) (Part of Zone C, Phase 1R only) from permission S.15/0476/OUT.

- ii) **Notification of Planning Permissions:**

S.19/0243/TCA 74 Parsonage Street, Dursley, GL11 4AA
 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.

S.19/0102/TCA 14 Parsonage Street, Dursley, GL11 4EA
 Fell two conifer Lawsons and pollard two horse chestnuts.

S.19/0090/FUL Sheepphouse Farm, Uley Road, Dursley, GL11 5AD
 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).

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

S.18/2736/LBC Manor End, 54A Woodmancote, Dursley, GL11 4AQ
Replacement of a dormer window. Replacement of roof.

S.18/2740/VAR Kingshill Inn 2 Kingshill Road Dursley GL11 4EJ
Variation of condition 2 (approved plans) and 4 (parking) on S.18/1051/FUL.

iii) **Planning Scheme of Delegation:**

Members noted the requirements for reference of items to the Development Control Committee taken from Stroud District Council's Constitution (Section 4 - Part C Appendix A).

9. **REGARDING LAND AT MAY LANE AND PROSPECT PLACE, DURSLEY:**

Members noted the following points regarding the above site:

- On 7th March 2019 a report went to Stroud District Council's Strategy and Resources Committee regarding proposals for a potential town centre regeneration scheme.
- A private scheme was attempted on the old dairy site off Prospect Place but the planning application was eventually withdrawn and progress halted.
- The Strategy and Resources Committee resolved to fund the feasibility studies (£50,000) for a wider project at May Lane. Over the coming months work would commence to start pinning down the technical details and to decide on the type of scheme and indicative timelines. They envisage real progress over 2019.

RESOLVED: That the Town Clerk would write to Stroud District Council welcoming the report and the decision to proceed with the feasibility studies. A request would be made for the Town Council to be party to the discussions surrounding the project and the stages moving forward, given the site is identified in the Dursley Neighbourhood Development Plan 2018-2031 as a Potential Area for Enhancement in the Dursley Development Strategy.

10. **TO CONSIDER THE RESPONSE FROM STROUD DISTRICT COUNCIL IN RELATION TO COUNCIL'S ENQUIRY REGARDING:**

Site PS 29 Land North of Ganzell Lane and its inclusion in the Local Plan Review despite previous refusals by Stroud District Council (S.14/0966/OUT) and the Planning Inspectorate (Appeal Ref: APP/C1625/W/15/3007972 Land off Shakespeare Road, Dursley, Gloucestershire).

The response was considered and noted. The Town Council would keep a watching brief on the Local Plan Review process and the next stages.

11. **AREA PLANS AND CONSULTATIONS**

- i) Stroud District Council's Consultation on the Draft Housing Strategy 2019-2024 (Deadline: 2/5/19).

RESOLVED: That Councillor Hayes review the consultation and report back to the Committee in April 2019.

12. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the Meeting Room at Dursley Methodist Church, Castle Street, Dursley on Tuesday 16th April 2019 at 6.30 p.m. Councillors Patrick and Cairns are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

Councillor Cairns informed the Committee that he would be unable to review the plans for April, but could do so for May if required. Councillor Hayes agreed to provide cover.

13. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Woodward, Cairns and Creswick. In the event of an emergency planning application, panel members would be contacted by the Clerk to arrange a panel meeting.

There being no further business, the meeting closed at 7:01pm.

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Chairman

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Date