

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, 14th May 2019 to be presented to Council on Tuesday 4th June 2019.

PRESENT

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

In Attendance: L Wellings (Deputy Town Clerk), District Councillor T Hall and 2 members of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Nicholson (work), A Whitwell (work) and S Abraham (personal).

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

The applicants for item 6 ii), 38 Kingshill Road, were present and gave representations regarding the change of use from a single dwelling to 1 no. house and 2 no self-contained one-bedroom flats.

They explained that they had housed 2 lodgers for 6 months without issue and had been in touch with and complied with advice from Stroud District Council at every stage, including their current advice to apply for planning permission.

It was noted that the house is very large (with 6/7 bedrooms) and can currently accommodate 6 cars easily, with room for 6 more if required by converting the lawn area. There are no highways issues with the driveway as there is adequate room for cars to pass.

5. MINUTES

The Minutes and Reports of the Meetings of the Planning Committee held on the 16th April 2019 and 7th May 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 Sheffield and Creswick introduced the following applications:

- i) **S.19/0782/VAR** 18 Kingshill Road, Dursley, GL11 4EJ
Variation of condition 4- delivery hours on planning permission S.09/0895/FUL.
Restriction of deliveries on Sundays and bank or public holidays from 10.00 - 16.00 to 7.00- 20.00.

RESOLVED: Dursley Town Council objects to changing the Sunday and Bank/Public Holiday delivery times to the store and considers the present times from 10:00 to 16:00 to be adequate. Extending the delivery times would not be in the interests of the amenities of the occupiers of nearby residential properties and would be contrary to Policy ES3 of the adopted Stroud District Local Plan, November 2015. Prior to submitting the response, the Deputy Town Clerk would clarify the 10:00-16:00 time stated and when it was varied from the original, 8:00-13:00, in S.09/0895/FUL.

- ii) **S.19/0840/FUL** 38 Kingshill Road, Dursley, GL11 4EQ
Change of use from single dwelling house to 1 no. house and 2 no. self-contained one bedroom flats.

RESOLVED: No observations.

- iii) **S.19/0851/MINAM** Littlecombe Zone C, Lister Road, Dursley
Minor amendment in S.15/0476/OUT: approval of a noticeboard to be installed on the LEAP/NEAP.

RESOLVED: No observations.

- iv) **S.19/0898/LBC** 13 Bull Pitch, Dursley, GL11 4NG
Replacement of two windows at the rear of the house.

RESOLVED: Support.

- v) **S.19/0758/REM** Land To The South Of Draycott Mills Draycott Cam
Construction of principal means of access comprising new signalised junction from Draycott (A4135), bridge over the River Cam and spine road to serve the approved employment and housing phases E2, H3, H4 and H5 of the Millfields development (S.15/2804/OUT).

RESOLVED: The Council is strongly opposed to proposals to install traffic lights at Draycott, Cam on the A4135. A suitable letter would be drafted and agreed with the Committee Chairman inline with previous objections relating to traffic lights on the A4135, a roundabout would be suggested as a suitable alternative.

7. CONSIDERATION OF LICENSING APPLICATIONS:

There were no applications.

8. PLANNING MATTERS IN GENERAL

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

S.19/0573/CPL 25 Shakespeare Road, Dursley, GL11 4QF
Installing 5 low kerbs and a transitional to widen existing dropped kerb.

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

S.19/0622/TCA 12 Woodmancote, Dursley, GL11 4AF
Bay tree in hedge adjoining pavement- overgrown & too large for that position. Remove, replace with crab apple tree planted further back in front garden.

S.19/0610/HHOLD 16 Rosebery Road, Dursley, GL11 4PT
Two storey rear extension.

S.19/0567/TCA St James Church, Long Street, Dursley
Yew tree requiring the removal of lower branches to 15ft lift.

S.19/0521/HHOLD The Pump House, Uley Road, Dursley, GL11 5AD
Proposed single storey pitched roof rear extension to provide en-suite and dressing room.

S.19/0451/HHOLD 54 Kingshill Road, Dursley, GL11 4EG
Proposed attic extension and roof lights, alterations to side /rear openings including internal/external alterations and minor alteration to existing garage, parking space.

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.

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

S.19/0273/VAR Formerly 16 Lower Poole Road, Dursley
Variation of condition 2 of S.18/0785/COU - to create independent access for parking at each property.

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.

iii) **Community Infrastructure Levy (CIL)**

The 'Guide for Town and Parish Councils' published by Stroud District Council was noted.

9. AREA PLANS AND CONSULTATIONS

There were no plans/consultations.

10. 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 18th June 2019 at 6.30 p.m. The new rota had been circulated prior to the meeting. Councillors Whitwell and Abraham are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

11. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Grecian, Hayes and Nicholson. 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 7:00pm.

.....
Chairman

.....
Date