

**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, 20<sup>th</sup> August 2019 to be presented to Council on Tuesday 3rd September 2019.

PRESENT

Councillors: N Grecian, S Ackroyd (Chairman), S Creswick, L Patrick, M Woodward, A Sheffield, A Whitwell and P Hayes.

In Attendance: L Wellings (Deputy Town Clerk).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Abraham and D Thirlwell.

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 Report of the Meeting of the Planning Committee held on the 16<sup>th</sup> July 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 Grecian and Whitwell introduced the following applications:

- i) **S.19/1464/HHOLD** 6 Cedar Drive, Dursley, GL11 4EB  
Porch to the front elevation.

**RESOLVED:** No observations.

- ii) **S.19/1147/ADV** 17 Parsonage Street, Dursley, GL11 4BW  
Consent to display advertisement.

**RESOLVED:** The Council objects to the proposed development to install the advertisement sign. It is contrary to policies ES10 and ES3 as set out in the Stroud District Local Plan 2015 and Policy TC1 in the Dursley Neighbourhood Development Plan 2018. The area is in a prominent position within the town and the Dursley Conservation Area, it is already experiencing an over proliferation of signage, which adversely impacts on the character and appearance of the town centre and is distracting at a busy roundabout junction. The proposed sign would only add to this problem. The Heritage Statement states that 'the sign is required to provide a wayfinder to the new housing development'. The Council does not consider this to be necessary, most locally know where the development is situated and

potential house buyers and visitors would likely plan routes using sat nav or other means prior to visits.

- iii) **S.19/1590/HHOLD** 6 Weavers Close, Dursley, GL11 4LR  
Single storey side/rear extension.

**RESOLVED:** No observations.

- iv) **S.18/0485/FUL** 31 Kingshill Road, Dursley, GL11 4BJ  
Demolition of existing showroom and offices. Erection of 7 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:** Dursley Town Council objects to the proposed development. 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 the Dursley Neighbourhood Development Plan 2018 (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 and the demand for parking in the nearest car parks, which are located on Castle Street and are short stay (3 hours and 1 hour), has grown with the success of 'The Pulse' facility in recent years. There is also the recent redevelopment of the adjacent Spring Villa Sports Bar and Café, which reopened in August 2019 and is operating throughout the week, during the daytime and evening, which will impact on parking availability.
5. The proposed arrangements would be detrimental to highway safety given the points raised above and the site location on a busy main road.

While we acknowledge the Technical Report 23333/2 July 2019, Council is of the opinion that the arrangements do not address the highway issues and comments raised by Gloucestershire County Council or take account of recent development in the area.

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.

- v) **S.19/1013/HHOLD** 12 Woodmancote, Dursley, GL11 4AF  
Construct 1 metre high brick wall along pavement boundary with 1 metre high wood slatted fence above the wall - Rebuild collapsed garage at rear of building.

**RESOLVED:** No observations.

- vi) **S.19/1456/MINAM** Littlecombe Zone C1, Lister Road, Dursley  
Minor amendment to S.15/0476/OUT - Change of materials used for the garage on plot 46 to render.

**RESOLVED:** No observations.

7. CONSIDERATION OF LICENSING APPLICATIONS:

None at the time of the agenda.

## 8. PLANNING MATTERS IN GENERAL

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

**S.19/1442/GDPE** 5 Westfield, Dursley, GL11 4EP  
Rear extension with flat roof & materials to match existing.

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

**S.19/0782/VAR** 18 Kingshill Road, Dursley, GL11 4EJ  
Variation of condition 4- delivery hours on planning permission S.09/0895/FUL and conditions 2 and 3 of permission S.09/1611/VAR to change restriction of deliveries on sundays and bank or public holidays from 10.00 - 16.00 to 7.00- 20.00.

In relation to the permission for **S.19/0782/VAR** above, it was **RESOLVED** that the Council would write to Stroud District Council to express extreme disappointment with their decision in this case and dissatisfaction with the outcome. The changes give no respite whatsoever for the occupiers of nearby residential properties and would lead to unacceptable levels of noise and general disturbance, ultimately having a detrimental impact on the quality of life and the amenity of those living nearby. There is also a concern that not all residents were fully aware of the application at the time and although there is a condition in place so that 'delivery vehicles engines and refrigeration units must be turned off throughout the entire unloading process', there are concerns that in practice this will not happen or be enforced. Further advice would be sought on the matter to consider options for taking further action.

**S.19/0387/DISCON** Site Of Former Woodmancote Garage, 18 Woodmancote, Dursley Discharge of conditions 4 (Materials), 5 (Joinery), 7 (Drainage) and 17 (CMS) from permission S.16/1232/OUT.

### iii) **Notification of withdrawn application:**

**S.19/1586/CPL** 5 Westfield, Dursley, GL11 4EP  
Construction of enclosed porch and garage conversion into a guest suite.

### iv) **Notification of refused applications:**

**S.19/1382/MINAM** Land Adjacent The Hollies Care Home, Drake Lane, Cam  
Minor alterations to permission S.17/1050/FUL including continuing lower roof to link with adjacent gable wall, provide larger solar panels, further rain water down pipes, alterations to fenestration and provision of retaining wall to rear.

**S.19/0881/FUL** Land At 12 Shelley Road Dursley  
Erection of single dwelling, alteration to existing access and associated works

## 9. AREA PLANS AND CONSULTATIONS

i) Stroud District Council's 'Review of Polling Districts and Polling Places' consultation was reviewed.

**RESOLVED:** That the Council send the following response by the 7<sup>th</sup> October 2019 deadline: Dursley Town Council is pleased to note that there are no changes to the polling arrangements for Dursley, the current arrangements work well.

- ii) Stroud District Council’s ‘Homelessness Prevention Strategy’ consultation was considered, the deadline of 9<sup>th</sup> September 2019 was noted.

It was suggested that the derelict building on May Lane could be redeveloped for 1 bedroom/single person, social accommodation and for this to be considered as part of the strategy.

**RESOLVED:** That the consultation and response would be considered by full Council on 3<sup>rd</sup> September 2019, to allow the suggestion above to be considered in more detail against the Dursley Neighbourhood Development Plan, in particular the Housing section/policies and the Dursley Development Strategy and Phase 1 of Stroud District Council’s project for the Land at May Lane/Prospect Place.

- iii) Stroud District Council’s ‘Local Council Tax Support Scheme - 2020/21’ consultation was reviewed. 30<sup>th</sup> August 2019 deadline.

**RESOLVED:** That the Council send the following response by the 30<sup>th</sup> August 2019 deadline: Dursley Town Council supports the District Council’s efforts to simplify the Local Council Tax Support Scheme (CTS) system.

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 17<sup>th</sup> September 2019 at 6.30 p.m. Councillors Woodward and Avkroyd 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 Abraham, Creswick and Grecian. 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 7:25pm.

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Chairman

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Date