

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, 24th September 2019 to be presented to Council on Tuesday 3rd October 2019.

PRESENT

Councillors: S Ackroyd (Chairman), N Grecian, P Hayes and D Thirlwell (from item 6iii).

In Attendance: J Kay (Town Clerk), L Wellings (Deputy Town Clerk) and 3 members of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Abraham, S Creswick, L Patrick, M Woodward, A Sheffield and A Whitwell.

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 3 members of the public present made representations regarding Agenda item 6 vii) S.10/1936/FUL Land at 12 Shelley Road, Dursley (Minute item number 6i)).

Objections and concerns were raised regarding privacy and overlooking, on street parking, small plot size, adverse impact on the character of the estate, underground services and the need to keep the footpath and substation clear.

It was **RESOLVED** to bring forward Agenda item 6vii) S.10/1936/FUL Land at 12 Shelley Road. The numbering of the minutes reflects the change.

5. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 20th August 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 Ackroyd and Hayes introduced the following applications:

- i) **S.19/1936/FUL** Land at 12 Shelley Road, Dursley.
Erection of attached dwelling, alteration to existing access and associated works. Re-submission of S.19/0881/FUL.

RESOLVED: The Council objects to the proposed development. It is contrary to policies HC1, HC6, CP8, ES3 and parking standards set out in the Stroud District Local Plan 2015 and Policies T1 and H1 of the Dursley Neighbourhood Development Plan 2018. There is not enough room to accommodate the new dwelling and it would result in a cramped, overdeveloped site.

The proposed development would result in a semi-detached property becoming a mid-terraced property which would be out of keeping with the character of the estate, it's openness and surroundings e.g. semi-detached and detached properties.

The changes to the existing semi-detached dwelling would also result in the loss of side windows and natural light to this property, which would not be acceptable.

It is not acceptable in amenity terms. There would be no access to the back garden of the new dwelling or the adjoining property, it would result in the loss of vital amenity space e.g. for waste bin storage. Storage of bins at the front of properties would have an unacceptable adverse impact on the street scene.

The development would also overlook neighbouring properties resulting in a loss of privacy. The parking is inadequate with not enough spaces allocated to the dwellings. This would result in an unacceptable increase in on-street parking, which is already an issue in the area. The site is adjacent to a vehicular turning area and an electricity substation access which should remain clear, in the interests of highways safety.

The public withdrew from the meeting.

- ii) **S.19/1782/COU** 35B Parsonage Street, Dursley, GL11 4BP
Change of use of ground floor to A3 & A5 and alterations to shop fronts. Revision to approved application S.18/2719/COU.

RESOLVED: No observations.

Councillor Thirlwell joined the meeting.

- iii) **S.19/1777/DISCON** Littlecombe Zone C1, Lister Road, Dursley
Discharge of condition 27 - Traffic mitigation measures (Everlands, Hopton Lane and junction works) from planning permission S.15/0476/OUT.

RESOLVED: The Council supports the proposed works and improvements in road safety outlined in the application.

- iv) **S.19/1716/HHOLD** 5 Westfield, Dursley, GL11 4EP
New front porch and garage conversion.

RESOLVED: No observations.

- v) **S.19/1850/HHOLD** 8 Windsor Road, Dursley, GL11 4BU
Removal of existing car port. Erection of single storey extension to the rear and side of the property.

RESOLVED: No observations.

- vi) **S.19/1884/HHOLD** 14 Downham View, Dursley, GL11 5GB
Single storey rear extension and part conversion of garage.

RESOLVED: No observations.

- vii) **S.19/1873/LBC** Flat 5, 54 Long Street, Dursley.
Replacement windows to rear and front dormer windows.

RESOLVED: No observations.

- viii) **S.19/1845/HHOLD** 10 Twinberrow Lane, Woodmancote, Dursley, GL11 4AP
Alterations and extension to house & garage.

RESOLVED: No observations.

The Chairman reminded members that the Committee, if they considered the case strong enough in terms of objections and impact related to material planning considerations, could request that an application is called into Stroud District Council's Development Control Committee.

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.19/1774/DISCON** 13 Bull Pitch, Dursley, GL11 4NG
Discharge of condition 3 (scaled drawings) of permission S.19/0898/LBC.

ii) **Notification of Planning Permissions:**

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

- 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.

- S.19/1437/HHOLD** 54 Rosebery Road, Dursley, GL11 4PU
Erection of single storey side and two storey rear extension to dwelling.

- S.19/1375/LBC** 15F Long Street, Dursley, GL11 4HP
Replacement of casement window and sill due to dry rot.

- S.19/1064/VAR** Site Of Former Woodmancote Garage, 18 Woodmancote, Dursley
Variation of conditions 3 (approved plans), 12 (cycle storage) & 13 (vehicle parking) of Application Reference Number: S.16/1232/OUT.

- S.19/1208/DISCON** Land Adjacent The Hollies Care Home Drake Lane
Discharge of condition 12 (Samples of fenestration) of S.17/1050/FUL.

iii) **Notification of withdrawn application:**

S.19/1376/HHOLD 49 Kingshill Park, Dursley, GL11 4DG
Two storey side and rear extension.

iv) **Notification of refused applications:**

S.19/1610/CPL 12 Byron Road, Dursley, GL11 4QA
Front and rear extensions to include the replacement of existing flat roofs with single pitch roofs.

S.19/1387/CPE Westfield House, 38 Kingshill Road, Dursley, GL11 4EQ
Retention of ground floor flat within house.

9. AREA PLANS AND CONSULTATIONS

None at the time of the agenda.

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 15th October 2019 at 6.30 p.m. Councillors Sheffield and Hayes 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 Hayes, Patrick and Sheffield. 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 7:15pm.

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Chairman

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Date