

**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, 15<sup>th</sup> October 2019 to be presented to Council on Tuesday 5<sup>th</sup> November 2019.

PRESENT

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

In Attendance: J Kay (Town Clerk).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Abraham and M Woodward (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

There were no members of the public present.

5. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 24<sup>th</sup> September 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 Hayes introduced the following applications:

- i) **S.19/1907/HHOLD** 12 The Knapp, Dursley, GL11 4BT  
Demolition of conservatory and replacement garden room. Two storey rear extension.  
Demolition of outbuilding and replacement outbuilding.

**RESOLVED:** No observations.

- ii) **S.19/2063/HHOLD** 17 Westfield, Dursley, GL11 4EP  
Single storey extension.

**RESOLVED:** No observations.

- iii) **S.19/2142/FUL** Land At 33 Kingsdown, Dursley  
Proposed two x two-bedroom dwellings including access, parking and boundary treatment.

**RESOLVED:** Objection – It is contrary to policies HC1, HC8 and parking standards set out in the Stroud District Local Plan 2015. There is not enough room to accommodate the new dwellings and it would result in a cramped, overdeveloped site with too little amenity (garden) area. There is insufficient parking allocated and the Councillors have concerns over the access to the site from the highway.

- iv) **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. Revised Plans 2<sup>nd</sup> October 2019.

**RESOLVED:** Objection - The Council notes the revised plans but with their being no actual amendment to the proposal the Council stands by its previous objection 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.

- v) **S.19/2100/T5DAY** 23 Bull Pitch, Dursley, GL11 4NG  
Retrospective 5-day notification of fallen tree due to rain and storm.

It was noted that this was a retrospective application and no further comment was made.

## 7. CONSIDERATION OF LICENSING APPLICATIONS:

None at the time of the agenda.

8. PLANNING MATTERS IN GENERAL

i) **Notification of Planning Permissions:**

**S.19/1850/HHOLD** 8 Windsor Road, Dursley, GL11 4BU  
Single-storey rear and side extension and removal of car port.

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

**S.19/1716/HHOLD** 5 Westfield, Dursley, GL11 4EP  
New front porch and garage conversion (see application form for details)

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

ii) **Notification of withdrawn application:**

**S.19/1877/CPL** 5 Westfield, Dursley, GL11 4EP  
Addition of a new rear extension with flat roof.

**S.19/1076/FUL** Kingshill Inn, 2 Kingshill Road, Dursley, GL11 4EJ  
2 x containers to be set into car park area to allow for office and sales area for Mobility vehicle sales.

9. AREA PLANS AND CONSULTATIONS

Campsite Application for site at Waterley Bottom, Nr Dursley, GL11 6EF – Woodlands Champions Club Consultation (deadline - 16/10/2019) (Members: Letter & plan attached).

**RESOLVED:** No observations. A motion of support was proposed but was not voted for (4 against, 3 for), a proposal for No Observations was proposed and was approved (4 votes for and 3 against)

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 12<sup>th</sup> November 2019 at 6.30 p.m. Councillors Creswick and Whitwell 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 Creswick, Grecian & Patrick. In the event of an emergency planning application, panel members would be contacted by the Clerk to arrange a panel meeting.

Planning

15<sup>th</sup> October 2019

There being no further business, the meeting closed at 6:50pm.

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Chairman

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Date