

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, 12th November 2019 to be presented to Council on Tuesday 3rd December 2019.

PRESENT

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

In Attendance: L Wellings (Deputy Town Clerk).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Whitwell (work) and M Woodward (personal)

2. MEMBERS' DECLARATIONS OF INTEREST

Councillor Ackroyd declared a pecuniary interest in agenda/minute item 5 ii) as a Director of the Chantry Centre Trading Company.

Councillor Creswick declared a personal non-pecuniary interest in agenda/minute item 5 ii) as a member of Dursley in Bloom.

3. REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 15th October 2019, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

5. PLANNING APPLICATIONS

Councillor Creswick introduced the following applications:

- i) **S.19/2077/HHOLD** 49 Kingshill Park, Dursley, GL11 4DG.
Single storey side and rear extension

RESOLVED: No observations.

It was **RESOLVED** that the Mayor, Councillor Grecian, would preside over the meeting for item 5 ii) only. Given Councillor Ackroyd's interest he did not participate in the discussion.

- ii) **S.19/2075/FUL** 34 - 36 Long Street, Dursley, GL11 4JB.
Storage/workshop to rear of property.

RESOLVED: Council do not object or support but wish to make comments.

The proposed design is not considered appropriate to a recreational setting and, given its size, is detrimental to other community stakeholders/facility users e.g. gardening club, Dursley in Bloom. The building could be smaller and narrower in its design.

While it is recognised that rainwater storage and recycling has been considered, energy efficiency in the form of insulation, solar panels and appropriate roof lights should be considered to ensure that it is a sustainable design and has measures to minimise energy use and maximise renewable energy production (Stroud District Local Plan 2015 Policies - CP14, ES1, ES2).

The Council shares the concerns raised by the Environmental Health Officer in relation to scenery construction noise, paint fumes and dust extraction. The proposed facility and the location of the cutting room in particular, which is likely to be used during evenings and weekends, is very close to residential properties and would likely lead to an unacceptable level of noise and disturbance. There is also concerns about the health, safety and welfare of facility users and access for emergency services/vehicles (Stroud District Local Plan 2015 Policies - CP14, ES3). If Stroud District Council are minded to grant permission suitable conditions should be included.

Councillors Ackroyd and Creswick abstained from the vote.

- iii) **S.19/2039/HHOLD** 20 Kingsdown, Dursley, GL11 4DB
Front boundary fence over 1m high.

RESOLVED: No observations.

- iv) **S.19/2304/HHOLD** 19 Blackwells, Woodmancote, Dursley
First floor extension to the rear and side.

RESOLVED: No observations.

6. CONSIDERATION OF LICENSING APPLICATIONS:

None at the time of the agenda.

7. PLANNING MATTERS IN GENERAL

i) **Notification of Planning Permissions:**

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

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

S.18/1348/DISCON Land At Littlecombe, Lister Road, Dursley
Discharge of conditions 11 (Open space management) and 35 (Parking public places) from planning permission S.15/0476/OUT

S.19/0543/DISCON Littlecombe Zone C1, Lister Road, Dursley
Discharge of conditions 14 (Contaminated land, controlled waters and/ground gas Parts 1-3 (Phase 3 A, B, C & D only)) and 22 (Risk assessment & site investigation report Parts 1-3 (Phase 3 A, B, C & D only)) from permission S.15/0476/OUT

ii) **Notification of withdrawn application:**

None at the time of the agenda.

It was noted that on 17th October 2019 revised plans had been submitted for planning application S.19/1090/REM Littlecombe Zone F, Lister Road, Dursley. The Town Clerk and Committee Chairman had considered the proposed change, to include a ditch, was minor and as such the Council’s original Objection response would be resubmitted.

8. AREA PLANS AND CONSULTATIONS

i) **Stroud District Local Plan Review (Draft Plan)**

It was noted that the Draft Local Plan, for the purposes of the public consultation commencing mid November 2019, was considered and approved at the Stroud District Council Environment Committee on 24th October 2019. Members were invited to view the document, the website link was - <https://www.stroud.gov.uk/council-and-democracy/meetings/environment-committee/environment-committee-24-october-2019>). The Council’s approach to building a response was considered.

RESOLVED: That the Planning Committee hold a Working Group meeting for members to consider the plan and all its sections in detail. The meeting would be scheduled to take place in Jacob’s House following the release of all the consultation documents and supporting information.

ii) **Stroud District Council Street Trading Consultation** (deadline 20/12/19)

It was noted that following an initial consultation and concerns raised by Council, the Farmers Market and Dursley Town Trust, Stroud District Council were again consulting on a proposal to change a Resolution and revise the Street Trading Policy 2019.

RESOLVED: Councillor Grecian agreed to look at the proposal with the Deputy Town Clerk and report back to the Committee in December to agree a response.

9. 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 10th December 2019 at 6.30 p.m. Councillors Ackroyd and Hayes are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

10. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Sheffield, Whitwell 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 7:25pm.

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Chairman

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Date