

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, 10th December 2019 to be presented to Council on Tuesday 21st January 2020.

PRESENT

Councillors: S Ackroyd (Chairman), N Grecian, M Woodward, P Hayes, S Creswick, L Patrick, K Reynolds and J Rubin.

In Attendance: J Kay (Town Clerk) and 30 members of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Whitwell and A Sheffield (both business)

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

Cllr Grecian joined the meeting.

IT WAS AGREED to postpone the public representations and bring forward agenda item 8.1 and to specifically discuss site PS29 which all members of the public had attended the meeting for.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 12th November 2019, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

Cllrs Patrick and Rubin joined the meeting.

8 AREA PLANS AND CONSULTATIONS

8.1 Stroud District Local Plan Review: Draft Local Plan Consultation

The Chair read out the draft statement on site PS29 "North of Ganzell Lane" including that the Town Council were very pleased that site PS29 has not be included in the Local Plan draft document and we would not want to see it included in any 'reserve sites' list should it exist; due to unnecessary harm and adverse impact on the setting of the AONB, particularly when there are other locations away from the AONB that are available to meet the needs of the local area and the District. Also recognised are the potential impacts of increased traffic in an area already subjected to congestion, the loss of usable agricultural land and open fields for amenity use (walking).

The Chair asked for any public comment on this site.

It was stated that the members of the public were pleased to see the site removed, thanking those who had played an active role in achieving this, but the threat of development

remained. Reference was made to a site appraisal conducted by White Consultants (Oct 2019) which continue to assert the area is suitable for some housing.

The ongoing flooding of land in this area was highlighted which has resulted in Severn Trent having to pump water from the pumping station in this area.

The members of the public requested that the Council review the site appraisal by White Consultants and liaise with the Cotswold Conservation Board.

IT WAS AGREED that the members of the Committee would review the site appraisal by White Consultants and liaise with the Cotswold Conservation Board.

The Town Council's draft response would be made available to the public within the agenda papers for the next meeting of the Planning Committee on 14th January 2020 where the response would be approved. The papers would be available at the latest three full working days prior to the meeting and would be available to view on the website.

IT WAS AGREED to return to the agenda as issued.

The majority of the public left the meeting.

3. REPRESENTATIONS FROM THE PUBLIC

There were no further representations from the remaining members of public present.

5. PLANNING APPLICATIONS

Councillor Ackroyd and Hayes introduced the following applications:

- i) **S.19/2160/VAR** 14 Hunger Hill, Dursley, GL11 4JR
Variation of condition two (approved plans) & six (highway widening) from the application S.15/2152/FUL - Erection of detached dwelling.

RESOLVED: Neither support nor object but would support the highway comments on insufficient information.

- ii) **S.19/2364/TCA** 4 Hill Road, Dursley, GL11 4JQ
Large Ash tree - fell, cutting the main stem off just above the iron railings.

It was noted consent had already been permitted.

- iii) **S.19/2283/FUL** Tashi Centre, Bowers Court, Broadwell Water Street, Dursley, GL11 4JE Installation of windows to ground floor.

RESOLVED: No observations.

- iv) **S.19/1832/VAR** Land Adjacent The Hollies Care Home, Drake Lane
Variation of condition 2 (Approved Plans) of application reference number S.17/1050/FUL.

RESOLVED: No observations.

- v) **S.19/2239/FUL** Stinchcombe Hill Golf Club, Stinchcombe Hill, Dursley, GL11 6AQ
Installation of 3 posts to have CCTV Cameras attached (retrospective)

RESOLVED: No observations.

6. CONSIDERATION OF LICENSING APPLICATIONS:

None at the time of the agenda.

7. PLANNING MATTERS IN GENERAL

i) **Notification (incl. Discharge of Conditions/certificates/permitted development):**

S.19/2192/DISCON Land Adjacent The Hollies Care Home Drake Lane
Discharge of condition 13 (Samples of hard landscaping) of permission
S.17/1050/FUL.

S.19/2386/DISCON Land At Littlecombe (Lister Petter Site) Dursley
Discharge of conditions 14 (Contaminated land, controlled waters and/ground gas) and
22 (Risk assessment & site investigation report) from the application S.15/0476/OUT
for Phases 3 A and B only.

ii) **Notifications of Planning Permissions:**

S.19/2366/CPL 11 Weavers Close, Dursley, GL11 4LR
Loft conversion. Dormer window.

S.19/2226/DISCON Land Adjacent The Hollies Care Home, Drake Lane, Cam
Discharge of conditions 7 (SuDS Maintenance Schedule) & 16 (Travel Plan) of permission
S.17/1050/FUL.

S.19/2142/FUL Land At 33 Kingsdown, Dursley
Proposed two 2-bedroom dwellings including access, parking and boundary treatment.

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

S.19/1907/HHOLD 12 The Knapp, Dursley, GL11 4BT
Erection of replacement garden room and two storey rear extension. Erection of replacement
outbuilding.

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

S.19/1873/LBC Flat 5 54 Long Street, Dursley, GL11 4JB
Replacement windows to rear and front dormer windows.

8. AREA PLANS AND CONSULTATIONS

Cllr Woodward left the meeting.

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

The Council’s approach to building a response was considered with reference to the previous discussion on Site PS29. Comment was made on the traffic impact on Dursley by neighbouring developments, parking standards, public transport and sustainable travel.

ii) **Cam Neighbourhood Development Plan – Notice of Publication under Regulation 16** (deadline: 17/01/20).

IT WAS AGREED Cllr John Rubin would review the plan and submit a report at the January Planning Committee meeting.

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

Cllr Grecian reported on the consultation and did not recommend any amendments. It was noted charges would not apply to the farmers market or the annual festive/summer events, although a street trading license would be required.

IT WAS RESOLVED to submit Cllr Grecian’s comments to the Stroud District Council.

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 14th January 2020 at 6.30 p.m. Councillors Grecian and a volunteer 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 Grecian, Hayes & Patrick. 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