

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, 14th January 2020 to be presented to Council on Tuesday 21st January 2020.

PRESENT

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

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Whitwell (business), S Creswick and A Sheffield (both personal)

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REPRESENTATIONS FROM THE PUBLIC

The members of the public present were at the meeting in relation to the ongoing consultation for the Local Plan.

It was noted that the consultation ends on 22nd January 2020 and residents were encouraged to submit their comments, both on what they support and object to. It was acknowledged that site PS29 has been taken out of current draft, but a "need to keep pressure" on Stroud District Council to prevent it being reintroduced should the housing numbers directed from central government continue to put pressure on Stroud District Council.

The public were advised to look at the whole plan and background papers, not just site PS29. Other nearby sites located outside of the town would impact Dursley in other ways, with increased demand on facilities, additional traffic given as examples. One resident replied that developments such as "Wisloe" wouldn't impact Dursley as traffic wouldn't drive through the town, this opinion wasn't necessary shared by the members of the Committee and it was reported that existing development was already strongly linked to the roads being much busier than 10, 20 years ago.

Cllr Ackroyd read out the part of the Council's submission in relation to our continued objection to site PS29.

A member of the public stated that using brownfield sites across the district should be the priority for new housing.

Dursley Town Council were thanked for their support and the nature of the response to the consultation. The member of the public would like the land assessment report by the White Consultant to be more rigorously reviewed but accepted the sensitivities linked to Dursley's Neighbourhood Development Plan. As yet the Town Council have not set a review date for the NDP.

The Deputy Clerk confirmed that she had spoken to the Cotswold Conservation Board, but their response to the consultation was not yet available.

The Chair closed the public part of the meeting and a number of the members of the public left the meeting.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 10th December 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 Ackroyd and Hayes introduced the following applications:

- i) S.19/2425/TCA 2 Parsonage Street, Dursley, GL11 4EA
Hazel Tree - Lift crown and reduce. Cherry Tree - Lift crown and reduce. Holly Tree - Lift crown and reduce. Silver Birch Tree – Trim.

RESOLVED – No observations

- ii) **S.19/2634/ADV** 35B Parsonage Street, Dursley, GL11 4BP
Proposed fascia signs.

RESOLVED – No observations

- iii) **S.19/2587/OUT** Mobile Home At Ganzell Farm, Ganzell Lane, GL11 6AA
Replace existing mobile home with an agricultural worker dwelling.

It was proposed to support the application, with comments on the dwelling's footprint, height and agricultural tie to the occupant. The proposal did not receive a seconder and was dropped.

RESOLVED – Objection. The Council have consistently objected to the previous application and maintain the opinion that this site is not suitable for development. The Councillors objected to this application for the following reasons.

- a) The site is located outside identified settlement development limits and is in an unsustainable rural location remote from services and facilities.
- b) The proposal conflicts with the Neighbourhood Development Plan which does not identify development outside of the settlement boundary and is in a high landscape sensitivity area of the town, as identified in the Dursley Landscape Character Assessment (November 2015).
- c) The Council maintain its opinion that the applicant has failed to demonstrate that there is an essential need for an agricultural worker to be permanently based at this site and it is the view of the council the occupier of the mobile home has not always been an agricultural worker.
- d) The level of existing housing in the surrounding area is such that an agricultural worker could live within a short distance of the site, some remote working could also be possible given advancements in technology.

- e) With no rural justification, community need, or other overriding justification being provided, the proposal is not imperative or essential in this countryside location. The proposal therefore would conflict with the development strategy for the District as set out in policies CP1 and CP2 of the adopted Stroud District Local Plan and would not comply with the principles as set out in Policy CP15 of the Local Plan or paragraph 55 of the National Planning Policy Framework.

There were four votes for the proposal, no votes against. Cllr Ackroyd, Grecian and Hayes abstained.

- iv) **S.19/2432/HHOLD** Shireoaks, The Broadway, Dursley, GL11 6AG
Demolition of existing side extension and conservatory. Erection of new single side and front extensions to dwelling. Creation of new parking area.

RESOLVED – No observations.

- v) **S.19/2644/HHOLD** 30 Yellow Hundred Close Dursley GL11 5BA
Two storey side extension with rear single storey link extension to existing garage.

RESOLVED – Objection. The Council object on the grounds that the proposal is over development of the site and will be overbearing on the neighbouring properties. The proposed development will cause loss of light and privacy and have an overbearing effect on neighbouring properties because of the height of the buildings. (Contrary to Local Plan 2015 Policy ES3).

The plans and elevations provided by the applicant were considered misleading and did not feature the impact on neighbouring properties and the negative environmental impact of the area. There were 6 votes for, none against. Cllr Patrick abstained.

- vi) **S.19/2503/FUL** Parcel H1, Box Road, Cam
Gabion retaining wall structure with timber post & rail with chain link fence.

RESOLVED – Objection. The Council agreed to support the objections submitted by Cam Parish Council and the Cam, Dursley & Uley Greenway project team. Dursley Town Council agree that this application will not provide suitable access for all given that the design includes 24 steps, a gabion wall and a mown path – contrary to the NPPF which defines “inclusive design” as “designing the built environment , including buildings and their surrounding spaces, to ensure they can be accessed by everyone”.

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.19/2624/DISCON Sheephouse Farm, Uley Road, Dursley, GL11 5AD
Discharge of condition 3 (drainage details) on permitted application S.19/0090/FUL

ii) **Notifications of Planning Permissions:**

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.

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

S.19/2304/HHOLD 19 Blackwells, Woodmancote, Dursley, GL11 4BG
First floor extension to the rear and side.

S.19/2283/FUL Tashi Centre, Bowers Court, Broadwell, Water Street, Dursley GL11 4JE
Installation of windows to ground floor. Increase in height to lean to roof to the rear.

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

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

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

8. AREA PLANS AND CONSULTATIONS

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

The Councillors considered the draft response, Cllr Rubin's comments and previous comments from the members of the public.

The draft response will be presented to Council on 21st January for approval with the deadline for submission on 22nd January. Committee members were asked for final comments before 17th January to allow the draft response to be issued to Councillors on 17th January 2020.

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

IT WAS AGREED that Dursley Town Council would continue to support and endorse Cam Parish's Neighbourhood Development Plan.

iii) **Gloucestershire County Council's Draft 2020/21 Budget Consultation.** (deadline: 17/01/20)

Councillors were invited to submit their personal comments on this consultation, there would not be response submitted on behalf of the Council.

iv) **Gloucestershire Local Transport Plan (LTP) Review - Public Consultation**
(deadline: 26th March 2020)

IT WAS AGREED that Cllr Thomas would be asked if she was interested in reviewing the LTP given her interest in transport matters. Cllr Sheffield is the next Councillor on the consultation rota.

Cllr Hayes and Ackroyd expressed an interest in attending the Parish specific LTP Review consultation event will be held on Wednesday 4th March 2020 at GL3 Hub, Churchdown, Gloucester, GL3 1HX.

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 11th February 2020 at 6.30 p.m. Councillor Reynolds supported by either Councillors Hayes or Ackroyd 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, Woodward and Reynolds. 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 8:20pm.

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Chairman

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Date