

**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, 11<sup>th</sup> February 2020 to be presented to Council on Tuesday 3<sup>rd</sup> March 2020.

PRESENT

Councillors: S Ackroyd (Chairman), N Grecian, M Woodward, P Hayes, K Reynolds, S Creswick and A Sheffield.

In Attendance: Leah Wellings (Deputy Clerk) and J Kay (Town Clerk) (from item 8).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Whitwell (business), J Rubin (personal) and L Patrick (personal).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REPRESENTATIONS FROM THE PUBLIC

There were no representations from the public.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 14th January 2020, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

5. PLANNING APPLICATIONS

Councillors Reynolds, Ackroyd and Hayes introduced the following applications:

- i) **S.20/0073/LAC** Public Payphone, Near Shops, Kingshill Road, Dursley, GL11 4EJ  
Removal of public payphone.

**RESOLVED:** No observations.

- ii) **S.19/2559/FUL** Unit 7A, Littlecombe Business Park, Lister Road, Dursley.  
Installation of new mezzanine floor structure to provide an additional 215m<sup>2</sup> of floor space and installation of 8 new windows.

**RESOLVED:** The Council supports the proposed development. Planning would be asked to check the plans for the side elevations, as it would appear that the proposed side windows have been shown on the side of the attached unit and not 7A.

- iii) **S.19/2720/OUT** Land At 8, Rosebery Park, Dursley  
Outline application for the erection of one dwelling.

**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.

The proposed development is not in keeping with the surrounding properties or the character and appearance of the immediate neighbourhood. The proposed dwelling is not set back from the public highway as others are, and is significantly forward of the existing building line to the front. It would adversely impact the existing street scene and openness of the neighbourhood.

The development would overlook the living space of neighbouring properties resulting in a loss of privacy and overbearing effect.

The parking is inadequate with not enough spaces allocated to the dwellings. The proposed development would result in an unacceptable increase in on-street parking, which is already a significant issue in the area. The estate roads are very narrow and, with an increase in on-street parking, through traffic would be adversely impacted further. There would be an unacceptable detrimental impact on highway safety.

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.20/0030/DISCON** Land At 33 Kingsdown, Dursley  
Discharge of condition 3 (Surface water) of permitted application S.19/2142/FUL.

ii) **Notifications of Planning Permissions:**

**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.

**S.19/2587/OUT** Mobile Home At Ganzell Farm, Ganzell Lane, Dursley  
Replace existing mobile home with an agricultural workers dwelling

**S.19/2425/TCA** 12 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

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

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

iii) **Notification of Planning Refusals:**

**S.19/1936/FUL** Land At 12 Shelley Road, Dursley  
Erection of attached dwelling, alteration to existing access and associated works.  
Resubmission of S.19/0881/FUL.

8. AREA PLANS AND CONSULTATIONS

- i) Consultation on Stroud District Council's **Street Trading Resolution and Policy 2020** (Deadline: 4<sup>th</sup> March 2020) [www.stroud.gov.uk/street-trading-resolution-2020](http://www.stroud.gov.uk/street-trading-resolution-2020).

It was noted that this is a continuation of the recent consultation Council had previously engaged with, the proposed resolution reflects the outcome of the last exercise and therefore no further comment is required.

- ii) Gloucestershire County Council **Local Transport Plan (LTP) Review 19/20** Consultation (Deadline: 26<sup>th</sup> March 2020). <https://www.gloucestershire.gov.uk/transport/gloucestershires-local-transport-plan-2015-2031/ltpr-review-201920-consultation/>

It was noted that Councillor Thomas would be reviewing the document on behalf of Council and Councillor Ackroyd would be attending the LTP Review consultation event for parish councils on the evening of 4<sup>th</sup> March 2020 at GL3 Hub, Churchdown. Council's draft response would be considered at the Planning Committee meeting on 17<sup>th</sup> March 2020.

It was suggested that Council look closely at any proposals relating to Stonehouse Railway Station and improvements to connections, improvements could be supported if there are potential benefits for the Cam and Dursley Station.

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 17<sup>th</sup> March 2020 at 6.30 p.m. Councillors Woodward and Sheffield 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 Creswick, Hayes and Rubin. 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 6:55pm.

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Chairman

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Date