

DURSLEY TOWN COUNCIL

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held **online via the 'Zoom' meeting platform**, at 6.30pm on Tuesday, 21st April 2020 to be presented to Council on Tuesday 19th May 2020.

PRESENT

Councillors: S Ackroyd (Chairman), N Grecian, M Woodward, P Hayes, S Creswick, A Whitwell, A Sheffield, L Patrick and J Rubin (from Agenda/Minute item 4).

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

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

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 11th February 2020, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

The Minutes and Report of the Emergency Planning Panel Meeting held on the 17th March 2020, had been circulated among the members. It was resolved to include the following amendment to correct the wording of a sentence in item 3 ii) S.20/0349/FUL, paragraph 4 as follows:

The Councillors commented that the Department for Environment, Food and Rural Affairs (Defra) had indicated that the site had the potential to flood during the recent "Storm Dennis" adverse weather event (February 2020) and the proposed soakaway drainage is inadequate.

The amended minutes were confirmed and signed by the Chairman as a correct record.

5. PLANNING APPLICATIONS

Councillors Creswick and Hayes introduced the following applications:

- i) **S.20/0561/TCA** 106 Woodmancote, Dursley, GL11 4AJ
T1 Beech - reduce height by 3M (to previous) and reduce sides by 2M (to previous).

RESOLVED: It was noted that, as of 21st April 2020, Stroud District Council had given consent.

- ii) **S.20/0633/HHOLD** 9 Castle Stream Court, Dursley, GL11 5GN
First floor extension and single storey extension to the rear.

RESOLVED: No observations.

- iii) **S.20/0541/HHOLD** 39 Garden Suburb, Dursley, GL11 4EN
Single storey side & rear extension. Dormer to rear.

RESOLVED: Objection. The plans are not clear enough and therefore difficult to fully interpret. The Council is unable to visit the site due to the Covid-19 restrictions in place.

- iv) **S.20/0641/HHOLD** 6 Ewelme Close, Dursley, GL11 4NE
Replacement of conservatory with single storey rear extension.

RESOLVED: No observations.

- v) **S.20/0573/FUL** Land Opposite 1 First Avenue Dursley
Proposed dwelling.

RESOLVED: Objection. The proposed development is contrary to policies HC1, HC6, CP8, ES3 set out in the Stroud District Local Plan 2015 and Policy T1 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 parking arrangements and vehicular access is inadequate. Whilst we agree with the condition put forward by Gloucestershire Highways in relation to vehicular access, the development would still have an unacceptable detrimental impact on highways safety.

The estate roads are very narrow and there is already a significant on-street parking issue in the area. This road in particular has very restrictive vehicular access and turning space. The development would adversely impact these issues and highways safety further.

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.20/0636/DISCON Plot 1 Land At Hunger Hill, Dursley
Discharge of condition 6 (Highway Improvements) of S.15/2152/FUL.

- ii) **Notification of Planning Permissions:**

S.20/0506/MINAM 14 Downham View, Dursley, GL11 5GB
Minor amendment to the application S.19/1884/HHOLD - Addition of two windows to the side gables.

S.20/0483/TPO 2A Uley Road, Dursley, GL11 4PF

1) Oak tree-Crown lift approx 1.5m, reduce spread to house by 3.0m, remove deadwood through crown. 2) Hedge- reduce height to 6 feet 3) 2 conifers - Fell 4) Boundary hedge - Fell 5) Cherry - Crown raise to 2.0m match sides.

S.20/0324/FUL Sheepphouse Farm Uley Road, Dursley, GL11 5AD

Replacement building. Revised application following permission S.19/0090/FUL (changes to roof pitch and height).

S.20/0294/LBC 2 Uley Road, Dursley, GL11 4PF

External vent in external wall for aga extraction, doorway between dining and laundry room.

S.20/0278/CPL 25 First Avenue, Dursley, GL11 4NW

Single storey rear extension and dormer.

S.20/0239/FUL Between 42 - 44 Rosebery Road, Dursley, GL11 4PU

Proposed dwelling.

S.19/2559/FUL Unit 7A Littlecombe Business Park, Dursley, GL11 4BA

Installation of new mezzanine floor structure to provide an additional 215m² of floor space and installation of 8 new windows.

S.20/0195/FUL The Hollies Care Home, Drake Lane, Dursley, GL11 5HA

Temporary log cabin office.

iii) **Notification of Withdrawn Planning Applications:**

S.19/2720/OUT Land At 8 Rosebery Park Dursley

Outline application for the erection of one dwelling.

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.

iv) **Notification of Planning Appeal**

APP/C1625/X/20/3247710 Westfield House, 38 Kingshill Road, Dursley

Retention of ground floor flat within house (Comments to be submitted by 23rd April 2020).

8. AREA PLANS AND CONSULTATIONS

There were no area plans or consultations.

9. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held on Tuesday 26th May 2020 at 6.30 p.m. The details and the format of the meeting would be confirmed prior to the agenda being issued.

Councillors Whitwell and 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 Grecian, Patrick and Sheffield. 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 7:01pm.

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Chairman

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Date