

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 July 2020 to be presented to Council on Tuesday 4th August 2020.

PRESENT

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

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Whitwell.

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 16th June 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 Hayes and Rubin introduced the following applications:

- i) **S.20/1268/HHOLD** 1 Parsons Close, Dursley, GL11 4PJ
Extension of a single garage into a double garage.

RESOLVED: No observations.

- ii) **S.20/1116/OUT** Land North East of, Draycott, Cam
Outline planning application (all matters reserved) for the erection of up to 56 dwellings, associated roads and drainage infrastructure, open space and landscaping on site H6 of the Millfields strategic urban extension (increasing the overall maximum dwelling numbers consented under S.15/2804/OUT from 450 to 506).

RESOLVED: Object. Dursley Town Council strongly supports Cam Parish Council's response to the application dated 15th July 2020. The application should be refused.

In addition, the following concerns and issues originally raised by Council under S.15/2804/OUT still stand and are relevant to S.20/1116/OUT. These relate to the impact of the development, particularly on the wider infrastructure and contributions to infrastructure:

- The impact on local schools and medical facilities and their capacity to cope with increased demand.

- The increase in traffic travelling through Dursley on the A4135 and visiting the town to access local public services and facilities. The additional pressure on the existing road network and parking facilities, aggravating existing traffic, parking and safety issues in the town identified and evidenced in the Transport Evidence Base Review (2014) and Parking Needs Research (2014), undertaken as part of work to develop a Neighbourhood Development Plan for Dursley, and the Stroud Local Plan Capacity Assessment document.
- The need to improve pedestrian access to Slimbridge School.
- The need for improved parking provision at the Cam and Dursley Rail Station and the potential increase in on-street parking issues related to the station. The pressure that rail users could put on the development itself by parking along the new roads and walking to the station.
- The Box Road/A4135 junction, its suitability and capacity to cope with increased traffic flow. It is considered by Council to currently be inadequate.

The proposed development would harm the landscape character and river corridor. The site should be retained as a countryside buffer and enhanced as a green space for the benefit of the community and natural environment. The Local Equipped Area for Play for the wider development is not considered enough and is positioned close to an industrial unit.

6. TO CONSIDER WHAT ACTION COULD BE TAKEN REGARDING AN AREA MARKED ON THE APPROVED PLANS FOR S.20/1016/MINAM (SITE OF FORMER WOODMANCOTE GARAGE, 18 WOODMANCOTE) TO ENSURE HIGHWAY SAFETY.

Members discussed the above site and the area to the front, adjacent to the A4135, which had originally been approved for garden/bin storage space and was, as a result of S.20/1016/MINAM, now to be left as existing. The area is routinely used as a parking space and results in hazardous vehicle manoeuvres directly onto the A4135. It is considered by Council to be a highway's safety issue that needs to be resolved.

RESOLVED: That Council write to the Head of Planning at Stroud District Council requesting the reasoning behind the decision which overturned the existing plans and now ultimately allow for the continued use of the space for hazardous parking. It would be noted that Highways had previously objected to site plans which used frontages for such parking, given the significant hazards from vehicle manoeuvres directly onto the A4135. The Highway Development Management team would also be notified by Council.

7. LICENSING APPLICATIONS:

There were no applications at the time of the agenda.

8. PLANNING MATTERS IN GENERAL

i) **Notifications (incl. Discharge of conditions/certificates/permitted development):**

None at the time of the agenda.

ii) **Notification of Planning Permissions:**

S.20/1016/MINAM Site Of Former Woodmancote Garage 18 Woodmancote
Minor amendment (erection of boundary treatment (railings, brick piers and gates) to plot 4-10) to application S.19/1064/VAR.

S.20/0959/REM Mobile Home At Ganzell Farm, Ganzell Lane, GL11 6AA
Application for approval of the reserved matters following permitted application S.19/2587/OUT - Replace existing mobile home with an agricultural workers dwelling.

S.20/0928/TCA 39A Long Street, Dursley, GL11 4HR
T-1 Lime- re-pollard, tree has become too big for current location.

S.20/0845/HHOLD 25 Hill Road, Dursley, GL11 4JQ
Single storey and second storey rear extension

S.20/0776/COU Suite 2 Front Office, Drake House, Drake Lane, GL11 4HH
Change of use from B1 (Office) to Dual B1/D2 (Office/Gym)

S.20/0760/HHOLD 30 Yellow Hundred Close, Dursley, GL11 5BA
Single storey side extension with additional link rear link extension from house to garage.

S.18/2043/TCA St James Church, Long Street, Dursley
Removal of yew tree (TPO 572) which has become too large and is blocking view to west side of the church. Also, adjacent table tombs are being disturbed by the roots.
Members discussed this permitted application in more detail.

RESOLVED: That Council write to the Head of Planning at Stroud District Council requesting the reasoning behind the decision to allow the removal of the tree instead of work to reduce it. A request would be made to the Church to reconsider its removal.

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

S.20/0879/HHOLD 1 Riversmill, Dursley, GL11 5GG
New rear dormer and loft conversion

S.19/0857/FUL Kingshill Inn, 2 Kingshill Road, Dursley, GL11 4EJ
Extension of first floor and roof space to provide 6 self-contained holiday units.

iv) **Planning Enforcement Matters:**

S.19/1782/COU & S.18/2719/COU, 35B Parsonage Street, Dursley
Matters relating to the container, plinth and storage.

It was noted that the above matters had been reported to Stroud District Council enforcement and Environmental Health. In addition, members were made aware that the railings on Castle Street had been cut to accommodate a new wall without permission.

RESOLVED: That Council write to the Head of Planning at Stroud District Council (and copy in the Conservation Officer) to complain about the lack of contact and enforcement from the Planning Department regarding the issues raised by Council. A letter would also be sent from Council to the owner of the new business 'Gravity' to raise the issue of the unauthorised work to the railings, requesting that they use Ironcraft to repair them to the original standard, at their cost, before 18th August

2020.

9. AREA PLANS AND CONSULTATIONS

- i) Consultation on Stroud District Council's Statement of Licensing Policy for Alcohol, Entertainment and Late Night Refreshment Licensing (Deadline: 17/08/20).

RESOLVED: A response would be sent to confirm that the Council had reviewed the draft Policy, it was noted that the implications of Covid19 had been considered appropriately and no further comments were made.

10. PLANNING COMMITTEE ROTA

- i) It was noted that the next meeting would be held on Tuesday 18th August 2020 at 6.30p.m. Councillors Hayes and Woodward are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so. (Councillor Hayes had agreed to cover Councillor Grecian, who was originally on the rota for August).

11. 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 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 7:14pm.

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Chairman

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Date