

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, 20th October 2020 to be presented to Council on Tuesday 3rd November 2020.

PRESENT

Councillors: S Ackroyd (Chairman), N Grecian, P Hayes, M Woodward, J Rubin, A Sheffield, S Creswick, L Patrick (from item 6 ii) and D Horn (from item 6 ix).

In Attendance: L Wellings (Deputy Town Clerk) and 1 member of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Whitwell (work).

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 15th September 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 Creswick and Patrick introduced the following applications:

- i) **S.20/1834/LBC** 1 Prospect Place, May Lane, Dursley, GL11 4JL
Proposed replacement of existing roof.

RESOLVED: No observations.

Councillor Patrick joined the meeting.

- ii) **S.20/1697/LBC** 54 Woodmancote, Dursley, GL11 4AQ
Replacement veranda.

It was noted that this application had been removed by Stroud District Council; the applicant had responded to every request from Stroud but it had been withdrawn without clear explanation.

RESOLVED: That the Council write to Stroud District Council requesting an explanation regarding the handling of the application and to clarify the current position.

- iii) **S.20/1702/FUL** Block 22-28 & 17-23 St Georges Road, Dursley, GL11 4DW
External wrap around insulation render system.

RESOLVED: The Council would like to request further information on this application before a decision is made. The information supplied is insufficient to determine its impact on the

street scene and there is also a need to ensure value for money. The application includes the technical information regarding the system and its installation, but it does not explain why the insulation render system is required in the first place. It is unclear what and where the defects are in relation to the existing insulation and render on these properties. On appearance the existing render does not look to be in a poor condition. We are unclear from the information supplied what the properties will look like as a result of the proposed development and what the finish and colour will be.

- iv) **S. S.20/1903/HHOLD** 80 Kingshill Road, Dursley, GL11 4EF
Retention of a climbing wall in rear garden. The wall is constructed already.

RESOLVED: No observations.

- v) **S.20/1714/HHOLD** 21 Byron Road, Dursley, GL11 4QA
REVISED PLANS: Proposed storage/playroom/shed including boundary treatment, relocated bin store/fence.

RESOLVED: The Council's original objection still stands. It is contrary to policy HC8 in the Stroud District Local Plan 2015. The proposed development would result in an overdeveloped site. It would not be in keeping with the existing street line and scene and would detract of the character and appearance of the area.

- vi) **S.20/2002/TPO** 12 Ewelme Close, Dursley, GL11 4NE
Lime Tree - Crown lift to 8 metres to match neighbour's tree stems and remove deadwood.

RESOLVED: No observations.

- vii) **S.20/1972/TPO** 9 Brownings Lane, Dursley, GL11 4GD
T1 (Oak) Crown raise branch extremities to provide a minimum of 4m clearance from house T2 (Sycamore) Dismantle to ground level. This tree is in a poor state with extensive crown dieback.

RESOLVED: No observations.

- viii) **S.20/1952/VAR** 14 Hunger Hill, Dursley, GL11 4JR
Variation of condition two (approved plans) from permission S.15/2152/FUL.

RESOLVED: No observations.

Councillor Horn joined the meeting.

- ix) **S.20/1976/FUL** Land To The Rear Of 25 - 26 Union Street, Dursley
Conversion of B1a building to form two dwellings and a residential development of four dwellings with associated works.

RESOLVED: The Council objects to the proposed residential development of four dwellings. There is not enough room to accommodate four new dwellings and it would result in a cramped, overdeveloped site, contrary to Policies HC1 and CP8 in the Stroud District Local Plan 2015. The Council does however support the proposed work to convert the existing building into two dwellings, appreciating the effort to improve the street scene, and would support a residential development of three dwellings, as opposed to four, as a maximum on the site. The proposed new dwelling nearest Harold's Close on the plan should be removed. The Council supports the conditions recommended by Stroud District Council's Biodiversity Team dated 14/10/20.

- x) **S.20/1676/FUL** Land Associated With 13B Fortfields, Dursley
Two proposed dwellings.

RESOLVED: No observations.

- xi) **S.20/1816/OUT** 11 Rosebery Park, Dursley, GL11 4NS

Remove existing garage and replace with a single dwelling.

RESOLVED: Dursley Town Council objects to the proposed development. It is contrary to Policies HC1, HC6 and CP8, as set out in the Stroud District Local Plan 2015. There is not enough room to accommodate the new dwelling and it would result in a cramped, overdeveloped site. There would be insufficient amenity space and the proposed development would not be in keeping with the existing street scene.

- xii) **Pre-application** Cambridge House Development, Dursley

Proposed materials.

RESOLVED: The Council would like to submit the following comments:

- a) The Council objects to the metal roof material. This is still the main area of concern as it is very industrial in appearance and out of keeping for the area. Given the difference in ground levels between this site and Woodmancote, the roof areas will still be visible when viewed from Woodmancote.
- b) The Council has no issue with the light-coloured brick or timber cladding outlined in the paper, however there is still a strong desire for the development to include more variety in the design and house appearance, so that it is in keeping with this area of the town. The recent development at the Site Of Former Woodmancote Garage, 18 Woodmancote, Dursley was highlighted as an example where this has been achieved successfully. The proposed Cambridge House development should have a variety of finishes to the frontages, to remove the uniformity of the development when viewed from Woodmancote.

6. LICENSING APPLICATIONS:

There were no applications at the time of the agenda.

7. PLANNING MATTERS IN GENERAL

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

S.20/2089/MINAM 30 Kingshill Park, Dursley, GL11 4DF

Minor amendment to permitted application S.20/1048/HHOLD- The original approval is for red brick external skin main walling. The non-material amendment is to change that to aggregate block with external render finish, with brick 'quoins', as detailed in the Elevations SP/AI06 (now dated 2nd Oct 2020).

S.20/1821/DISCON Littlecombe Zone C1 Lister Road, Dursley

Partial discharge of conditions 14 (contaminated land) & 22 (risk assessment & site investigation) of S.15/0476/OUT.

- ii) **Assets of Community Value Nominations – validated awaiting decision:**

2020/0013/ASSETC Market House & Town Hall, Market Place, Dursley

2020/0015/ASSETC Lloyds Bank, 5 Long Street, Dursley, GL11 4HN

2020/0017/ASSETC Highfields Play Area, School Road, Dursley

2020/0016/ASSETC Lister Club, Long Street, Dursley, GL11 4JB

2020/0018/ASSETC Dursley Library, May Lane, Dursley, GL11 4JH
2020/0021/ASSETC Car Park, Broadwell, Water Street, Dursley
2020/0020/ASSETC Union Street Green, Union Street, Dursley
2020/0019/ASSETC The Pulse Dursley, Castle Street, Dursley, GL11 4BS
2020/0010/ASSETC Acacia Drive Play Park, Acacia Drive, Dursley
2020/0012/ASSETC Play Area, Rangers Avenue, Dursley
2020/0011/ASSETC Bus Station, May Lane, Dursley
2020/0014/ASSETC Old Spot Inn, 2 Hill Road, Dursley, GL11 4JQ

It was noted that all of the above had been submitted by the Council so therefore are supported.

iii) Notification of Approved Planning Applications:

S. S.20/1794/TCA 3 Broadwell Terrace, Dursley, GL11 4JF
 T1 Lawson Fir over 25 ft tall within 15ft of property - Tree too large for location - Removal of tree
 T2 Lawson Fir over 25 ft tall embedded in power wire - Tree interfering with power line - Removal of tree
 T3 Lawson Fir over 20 ft tall embedded in power wire adjacent to boundary wall and road - - Tree interfering with power line - Removal of tree
 T4 Lawson Fir about 15ft tall within 4ft of neighbours property- Tree is reducing light to neighbours hallway and I have been asked to fell - Removal of tree
 T5 Lawson Fir about 20ft tall abating garage wall - Tree has root system under garage and is too large for location- Removal of tree.

S.20/1639/MINAM Littlecombe Zone K2, Lister Road, Dursley
 Minor Amendment to S.18/0050/REM - Reduce the overhang of the roof of apartment block 1 roof by 500mm & relocate the road 500mm away from apartment block 1.

S.20/1599/HHOLD Mill House, Uley Road Dursley, GL11 5AD
 Proposed single storey extension.

S.20/1506/HHOLD 8 Second Avenue, Dursley, GL11 4PD
 Proposed rear extension.

S.20/1473/TCA 19 Woodmancote, Dursley, GL11 4AF
 6 Conifer trees – Pollard.

iv) Notification of Withdrawn Planning Applications:

S.20/0573/FUL Land Opposite 1 First Avenue, Dursley
 Proposed dwelling.

S.20/1711/TPO 35 May Lane, Dursley, GL11 4JN
 T1 - Yew, Crown raise to allow approximately 3 meters clearance from the ground, on the fence side only.

8. AREA PLANS AND CONSULTATIONS

i) Government Consultation White Paper: Planning for the Future (deadline 29/10/20).
RESOLVED: To submit the draft response compiled by Councillors Ackroyd and Rubin with assistance from the Deputy Town Clerk.

ii) Gloucestershire County Council’s Consultation on Relevant Area for Admission Arrangements 2022 and 2023. (deadline: 26/11/20).

RESOLVED: That all Committee members consider the consultation ready to agree a response at the next Planning Committee meeting.

9. PLANNING COMMITTEE ROTA

i) It was noted that the next meeting would be held on Tuesday 10th November 2020 at 6.30 p.m. Councillors Sheffield and Hayes 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 Woodward, Rubin 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 7:28pm.

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Chairman

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Date