

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, 16th February 2021 to be presented to Council on Tuesday 2nd March 2021.

PRESENT

Councillors: S Ackroyd (Chairman), A Whitwell, N Grecian, P Hayes, J Rubin (from item 5ii), S Creswick and M Woodward.

In Attendance: L Wellings (Deputy Town Clerk).

Absent: Councillor A Sheffield

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Patrick.

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 12th January 2021, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

5. PLANNING APPLICATIONS

Councillor Whitwell introduced the following applications:

- i) **S.20/2632/LBC** 6 Parsonage Street, Dursley, GL11 4EA
Demolition of outbuilding, extension to the rear garden wall, and associated works.

IT WAS RESOLVED: No observations.

Councillor Rubin joined the meeting.

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

IT WAS RESOLVED: That the Council's original objection still stands as follows: 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 new dwellings, as opposed to four, as a maximum on the site. The proposed new dwelling nearest Harrolds Close on the plan should be removed. The Council supports the conditions recommended by Stroud District Councils Biodiversity Team dated 14/10/20.

- iii) **S.21/0078/HHOLD** 25 Hill Road, Dursley, GL11 4JQ
Erection of single storey and second storey rear extension (resubmission following permission S.20/0845/HHOLD).

IT WAS RESOLVED: No observations.

- iv) **S.20/1950/FUL** 35B Parsonage Street, Dursley, GL11 4BP
Retrospective - Installation of raised platform and the erection of container.

IT WAS RESOLVED: The Council objects to the development given its adverse impact on the Town Centre public realm and conservation area.

It is contrary to policies CP14 and ES10 of the Stroud District Local Plan 2015 and policies TC1 and D1 in the Dursley Neighbourhood Development Plan 2018.

The purpose of Policy TC1 of the Dursley Neighbourhood Development Plan 2018 is to support proposals which deliver enhancements to the Town Centre and public realm, including opportunities to refurbish existing buildings and improve frontages as well as pedestrian links and public squares. Castle Street and Parsonage Street are identified as Town Centre Character Areas within this and the supporting Dursley Urban Design Framework 2007. Policy D1 also supports this further in terms of character and design.

The site occupies a prominent position in a conservation area and is on the pedestrian 'Link' gateway area to the Town Centre, linking Castle Street and Parsonage Street, and is one which Council has, over the years, tried to improve the appearance of with various schemes. The most recent being the green railings adjacent to the proposed development, facing Castle Street.

The development is inappropriate for the area and its setting, the platform, container and waste bins detract from and adversely impact the improvements undertaken to the public realm in recent years.

- v) **S.21/0110/HHOLD** 54 Woodmancote, Dursley, GL11 4AQ
Replacement veranda with larger roof.

IT WAS RESOLVED: No observations.

- vi) **S.21/0027/HHOLD** 14 Burnt Oak, Dursley, GL11 4HD
Single storey rear extension.

IT WAS RESOLVED: No observations.

- vii) **S.20/2741/VAR** St Marks Rise, Woodmancote, Dursley
Variation of Condition 1 (Approved Plans) of S.19/1064/VAR - Replace Site Plan and Proposed Streetscene.

IT WAS RESOLVED: The Council strongly objects to the proposed variation. It is contrary to policies ES3 and HC1 in the Stroud District Local Plan 2015.

The area to the front, adjacent to plot 10 and the A4135, had originally been approved for garden/bin storage space (under S.19/1064/VAR) and this should remain the case.

The revised plans leave it as existing and, as it is, 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 highways safety issue that needs to be resolved.

In relation to the dismissed appeal for S.13/1437/FUL, an earlier application for this site, the Planning Inspector expressed concerns about parking bays that required manoeuvring on the A4135 to access and exit the bays (APP/C1625/A/14/2226364 para. 31).

The Council also supports the objection raised by 28 Woodmancote. The proposed changes and the use of gravel to the right of way access path are unacceptable and would adversely impact safe access.

viii) **S.21/0291/HHOLD** 54 Uley Road, Dursley, GL11 4NN
Erection of a porch.

IT WAS RESOLVED: No observations.

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):**

There were no notifications at the time of the agenda.

ii) **Notification of Approved Planning Applications:**

S.20/2750/DISCON 14 Hunger Hill, Dursley, GL11 4JR
Discharge of condition 12 (Ecology) on permitted application S.15/2152/FUL

S.20/2742/TCA 2 - 3 Prospect Place May Lane, Dursley, GL11 4JL
Horse Chestnut - reduce all over by up to 50% (3.0 - 4.0m).

S.20/2731/FUL Land Opposite 1 First Avenue Dursley
Erection of dwelling.

S.20/2551/HHOLD 2 Five Acres, Dursley, GL11 4JP
Installation of raised deck.

S.20/2528/HHOLD 11 Woodmancote, Dursley, GL11 4AF
Construction of flat roof dormer to rear of detached garage.

S.20/2555/HHOLD 58B Woodmancote, Dursley, GL11 4AQ
Erection of garage with room above and attic conversion, alterations to the front bay window, two storey side extension to replace single storey lean to, new driveway & parking area.

S.20/2397/LBC 9 Long Street, Dursley, GL11 4HL
Addition of hanging sign, above righthand side of entrance door, replacing existing hanging basket bracket.

8. AREA PLANS AND CONSULTATIONS

i) Ministry of Housing, Communities and Local Government’s Consultation on ‘Right to Regenerate: reform of the Right to Contest’.

IT WAS RESOLVED: That Councillor Rubin would undertake a review and Committee members would agree a response via email, to be submitted by the deadline of 13/3/21.

ii) Stroud District Council’s consultation on the ‘Homeseekerplus policy’.

IT WAS RESOLVED: To note the consultation, a response would not be submitted.

iii) Gloucestershire County Council Infrastructure Recovery Strategy (Consultation Document)

IT WAS RESOLVED: That Councillor Ackroyd would undertake a review and Committee members would agree a response via email, to be submitted by the deadline of 11/3/21.

vi) **S.20/2782/HHOLD** 22 Budding Way, Dursley, GL11 5BE
REVISED PLANS – Two and single storey rear extension.

It was noted that the plans had been revised considerably following the Committee’s original ‘No observations’ response; to meet the planning deadline a further response was required.

IT WAS RESOLVED: That Council do not object to or support the revised plans but would make the following comment: The Council is concerned about the loss of light to the neighbour, given the change to a two storey rear extension.

9. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held on Tuesday 16th March 2021 at 6.30 p.m. Councillors Creswick 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 Patrick, Sheffield and Woodward. 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 7:13pm.

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Chairman

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Date