

**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, 20<sup>th</sup> April 2021 to be presented to Council on Thursday 13<sup>th</sup> May 2021.

PRESENT

Councillors: N Grecian, P Hayes, J Rubin, S Creswick, L Patrick M Woodward and D Horn.

In Attendance: J Kay (Town Clerk), 2 members of the public.

In the absence of both the Committee Chair and Vice Chair the Mayor presided over the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ackroyd & Sheffield (personal) and Councillor Whitwell (business).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REPRESENTATIONS FROM THE PUBLIC

A member of the public requested to comment on the application: S.21/0808/FUL Land At Rear Of 54 - 56 Kingshill Road, Dursley.

The member of the public was concerned that the proposed dwellings would overlook into her property and would result in a loss of light. The existing screening included deciduous trees which offer no screening during the winter months and there was no guarantee these would be retained by new owners. Concerns were also raised regarding the parking created by the proposal and the impact this would have on existing streets. Finally it was noted that the member of public had witnessed badger activity in the proposed development area.

The Chair thanked the member of the public for the comments.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 16<sup>th</sup> February 2021, were not available to sign and this will be carried out at the next meeting of Council.

5. PLANNING APPLICATIONS

Councillors Grecian and Patrick introduced the following applications:

- i) S.21/0576/HHOLD Chestal House, Chestal, Dursley, GL11 5AA  
Convert an existing grass lawn tennis court to hard tennis court (porous macadam).

It was noted that part of the application had been withdrawn and part had been approved. Therefore, the Committee had nothing to comment.



- ii) S.20/2794/HHOLD 40 The Slade Dursley GL11 4JX  
Construction of single storey rear extension.

**IT WAS RESOLVED:** No observations.

- iii) S.21/0594/FUL Plot 3 Land At Hunger Hill, Dursley  
Erection of dwelling- revision to consent S.20/2362/FUL.

**IT WAS RESOLVED:** Dursley Town Council have considered this application but have found the plans to be unclear on the level height difference of the proposed dwelling from the consent given in S.20/2362/FUL.

Having heard the concerns of a local resident the Council are mindful to submit an **objection** to the application if the height of the proposals mean that the proposed dwelling is higher than previously permitted. This would shade the neighbouring property and not be in-keeping with the other houses nearby.

The Council request that this detail is confirmed as soon as possible.

- iv) S.21/0597/FUL Plot 2 Land At Hunger Hill, Dursley  
Erection of detached house (revised design).

**IT WAS RESOLVED:** Dursley Town Council have considered this application but have found the plans to be unclear on the level height difference of the proposed dwelling from the consent given in S.20/2362/FUL.

Having heard the concerns of a local resident the Council are mindful to submit an **objection** to the application if the height of the proposals mean that the proposed dwelling is higher than previously permitted. This would shade the neighbouring property and not be in-keeping with the other houses nearby.

The Council request that this detail is confirmed as soon as possible.

- v) S.21/0808/FUL Land At Rear Of 54 - 56 Kingshill Road, Dursley.  
Construction of 3 no. dwellings including access, boundary treatment, external alterations, parking & associated works.

**IT WAS RESOLVED:** Objection - Dursley Town Council strongly object to this application, the Councillors agreed that the proposal is an overdevelopment of the site and would negatively impact neighbouring properties by overlooking them and the loss of light. The plans would be detrimental to the access of No. 58 Kingshill Road. There is not enough room to accommodate the 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 Councillor have concerns with the number of parking spaces provided due to the size of the dwellings and the access to the public highway due to existing vehicle parking. It is considered by Council to be a highways safety issue that needs to be resolved.

The Councillors have concerns over the impact to the environment with recent badger activity having been recorded, along with the impact against slow worms, frogs and toads.

Councillors expressed their disappointment at hedge removal prior to permission being granted and that the site notice was in a rather misleading location.

- vi) S.21/0854/HHOLD 7 Rednock Drive, Dursley, GL11 4BX  
Erection of single storey rear and side extension and extension of garage to front.

**IT WAS RESOLVED:** No observations.

- vii) Land off Drake Lane, Dursley, GL11 4FA  
Party Wall Act 1996 – Plans from St Modwen in relation to retaining walls - Land on North side of Long Street, Dursley.

**IT WAS RESOLVED:** To delegate the necessary authority to the Town Clerk to confirm agreement.

- viii) S.21/0891/HHOLD 79 Rosebery Road, Dursley, GL11 4PU  
Construction of double storey side extension & single storey rear extension.

**IT WAS RESOLVED:** No observations.

6. LICENSING APPLICATIONS:

21/00119/LAPRNW Celeritas Soutlions Limited, Unit A3, The Priory, Long Street, Glos  
Premises License – New Application.

**IT WAS RESOLVED:** Support – Councillors were pleased to see a new business opening in Dursley.

7. PLANNING MATTERS IN GENERAL

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

**S.21/0872/DISCON** Littlecombe Zone F, Lister Road, Dursley  
Discharge of Outline S.15/0476/OUT Conditions 7 (Archaeology), 8 (Hard & Soft Landscaping), 13 (Tree Protection), 14 (Contamination) & 22 (Contamination) & Reserved Matters S.18/0050/REM Condition 3 (Tree Works).

**S.21/0654/DISCON** Littlecombe Zone C1 Lister Road Dursley  
Discharge of outline conditions 14 parts 4 & 5 (contaminated land remediation) & 22 parts 4 & 5 (contaminated land validation) on permission S.15/0476/OUT.

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

**S.21/0415/HHOLD** 8 Cedar Drive, Dursley, GL11 4EB  
Erection of first floor extension over garage and front balcony.

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



**S.21/0246/HHOLD** 11 Weavers Close, Dursley, GL11 4LR  
Replace failing timber retaining features with low height retaining walls, front garden ground level change, installation of height retaining features and screen fencing atop existing boundary wall. Repair existing brick boundary wall and render. Installation of garden studio and extension of existing driveway.

**S.21/0221/HHOLD** 32 Kingshill Road, Dursley, GL11 4EH  
Replacement single storey front extension.

**S.21/0073/HHOLD** 3 The Fortress Dursley Gloucestershire GL11 4LQ  
Erection of a single storey first floor rear extension

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

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

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

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

**S.21/0351/HHOLD** 2 Woodland Avenue, Dursley, GL11 4EW  
Loft conversion and creation of two dormers.

**S.21/0154/HHOLD** 4 Rosebery Road, Dursley, GL11 4PT  
Double storey side extension.

**S.21/0401/HHOLD** 2 Kipling Road, Dursley, GL11 4QB  
Construction of first floor extension to the front & rear.

iv) **Notification of Withdrawn Planning Applications**

**S.21/0577/LBC** Chestal House, Chestal, Dursley, GL11 5AA  
Convert an existing grass lawn tennis court to hard tennis court (porous macadam)

8. AREA PLANS AND CONSULTATIONS

Stroud District Council - Consultation on Common Standards for Taxi and Private Hire Licensing in Gloucestershire (deadline: 6<sup>th</sup> July 2021)

**IT WAS AGREED** Cllr Creswick would review and report back to the committee at the next meeting.


9. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held on Tuesday 25<sup>th</sup> May 2021 at 6.30 p.m. The Rota of Councillors scheduled to consider the plans will be announced after the May Annual Council Meeting

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 Hayes, Patrick 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 7:21pm.

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..... Chairman  
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..... 0 25/5/21 .....  
..... Date

