

**DURSLEY TOWN COUNCIL**

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the Meeting Room at the Methodist Church, Castle Street, Dursley at 6.30pm on Tuesday, 9<sup>th</sup> November 2021 to be presented to Council on Tuesday 7<sup>th</sup> December 2021.

PRESENT

Councillors: S Ackroyd (Town Mayor), P Hayes, S Creswick, D Horn and M Woodward.

In Attendance: L Wellings (Deputy Town Clerk).

Absent: A Whitwell

In the absence of the Chair and Vice Chair, the Town Mayor presided over the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N Grecian (Chair), J Rubin (Vice Chair) and L Patrick.

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest. (*See declaration given under item 5*)

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 19<sup>th</sup> October 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 Hayes introduced the following applications:

- i) **S.21/2536/HHOLD** 58 Uley Road, Dursley, GL11 4NN  
Erection of two storey side extension.

**IT WAS RESOLVED:** To support the application.

Councillor Ackroyd declared an interest in item 5 ii) as a Director of the Chantry Centre Trading Company.

- ii) **S.21/2529/TCA** 34 - 36 Long Street, Dursley, GL11 4JB  
T1 and T2 Yew - Remove lower branches.

**IT WAS RESOLVED:** To support the application.

Councillor Ackroyd abstained from the vote.

6. LICENSING APPLICATIONS:

There were no applications at the time of the agenda.

7. PLANNING MATTERS IN GENERAL

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

**S.21/2204/HHOLD** 23 Third Avenue, Dursley, GL11 4NU  
Erection of single storey rear extension and front porch.

**S.21/2163/HHOLD** 19 Westfield, Dursley, GL11 4EP  
Single storey, front elevation extension and replacement windows.

**S.21/1372/HHOLD** 80 Uley Road, Dursley, GL11 5AD  
Erection of porch, installation of insulated render on side elevations, solar panels to rear elevation and replace north elevation velux with a velux balcony window.

**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.

**S.21/2036/FUL** May Lane Motors, 6 Hill Road, Dursley, GL11 4JQ  
Modification of doors to South elevation.

ii) **Notification of Refused Planning Application:**

**S.21/2086/VAR** Ferney Hill House, Ferney, Dursley, GL11 5AB  
Removal of condition 3 (structural repairs) from the application S.16/2841/LBC.

iii) **Notification of Appeal:**

**S.21/035/APPREF** 21 Westfield, Dursley, GL11 4EP  
Domestic outbuilding with associated works (retrospective)(S.21/1228/HHOLD). Planning Inspectorate reference - APP/C1625/D/21/3283383.

8. FEEDBACK FROM A LONG STREET SITE MEETING REGARDING THE IMPACT OF DEVELOPMENT WORKS RELATED TO LITTLECOMBE ZONE F

It was noted that Stroud District Councillors Cornell and Patrick had met with residents and a District Councillor Officer, along with the Deputy Town Clerk, to discuss recent damage to existing windows located at Long Street and concerns regarding drainage. The damage and concerns had initially arisen following the pile driving works on the development site, Zone F.

It was noted that during the site meeting, concerns had been raised regarding the future ownership and management of a strip of land running behind the retaining wall on the development site and the Long Street property/garden boundaries.

The Stroud District Councillor Officer had agreed to investigate the matters raised and report back.

**IT WAS AGREED** to request an update from District Councillors Cornell and Patrick for the December full Council meeting.

9. FEEDBACK FROM THE AREA MEETING WITH THE HEAD OF DEVELOPMENT MANAGEMENT, STROUD DISTRICT COUNCIL, HELD ON 8TH NOVEMBER 2021.

It was noted that the Town Mayor, Deputy Town Mayor, Councillor Cornell, Councillor Patrick, Town Clerk and Deputy Town Clerk had met with Stroud District Council's Head of Development Management, Geraldine LeCointe and Planning Managers, Mark Russell, Simon Penketh and Griff Bunce.

The meeting covered the following topics:

- i. recent applications that had been permitted despite Town Council objections,
- ii. the Littlecombe development including recent vegetation clearance, the undecided Zone E application S.20/2098/FUL and the strip of land referred to under item 8 above,
- iii. the still undecided application S.18/0485/FUL for redevelopment of 31 Kingshill Road,
- iv. the refused tree removal application S.21/1850/TPO and issues with the ongoing management of the trees on April Close, given the ownership issues,
- v. issues with the online planning system, including alert functions.

In relation to item i), it was suggested that the Town Council consider producing a design guide for the town which could be supplementary to the Neighbourhood Development Plan, it may be possible to bring in article 4 directions to increase the public protection of heritage assets/features.

Stroud District Council Officers agreed to investigate the strip of land referred to in 9 ii) above with St Modwen and report back. It was noted that the planning application was expected to be taken to the November 2021 Development Control Committee with an officer recommendation to approve.

In relation to item 9 iv) above, the refusal decision was explained. It was noted that land ownership issues were a private, civil matter and not within the remit of the Planning Authority.

It was noted that problems with the online planning system were being reviewed by the team at Stroud.

**IT WAS AGREED** to programme the following work projects for the start of 2022, to complement each other:

- the investigation and creation of a suitable design guide for Dursley, and
- to deliver Project J: Looking After our Heritage Assets, outlined within the Neighbourhood Development Plan 2018.

The need and potential for article 4 conditions should be considered when carrying out the projects and, depending on the scope of both, it may also be possible to progress Project I: Valuing our Conservation Areas, outlined in the Neighbourhood Development Plan 2018.

10. AREA PLANS AND CONSULTATIONS

- i. Gloucestershire Fire and Rescue Services Draft Community Risk Management Plan 2022- 2025 Public Consultation (Deadline:26/11/21).  
**IT WAS RESOLVED:** To submit a response based on Councillors Rubin’s review and comments.
- ii. Waste Local Plan for Gloucestershire – Duty to Co-operate Scoping Paper Consultation (Deadline: 21/12/21).  
**IT WAS RESOLVED:** Not to submit a response as no comments were raised.
- iii. DEFRA Consultation on Amendments to the Environmental Permitting (England and Wales) Regulations 2016 as applied to groundwater activities and related surface water discharge activities. (Deadline: 22/12/21).  
**IT WAS RESOLVED:** To delegate the review of the consultation to the Council office in relation to the amendments and their potential impact on burials and grave space. The draft response would be taken to the Green Spaces Committee on 14<sup>th</sup> December before being submitted.

11. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held on Tuesday 21<sup>st</sup> December 2021 at 6.30p.m; Councillor Woodward was unable to review the plans as scheduled.

**IT WAS AGREED:** That Councillors Ackroyd and Horn would review the plans in liaison with Councillor Grecian.

12. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Whitwell, Creswick and Hayes. 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 7:19pm.

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Chairman

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Date