

**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, 27<sup>th</sup> September 2022 to be presented to Council on Tuesday 4<sup>th</sup> October 2022.

**PRESENT**

Councillors: M Nicholson (Chair), J Rubin (Vice-Chair), M Woodward, S Ackroyd, P Hayes, T Kinnison, S Creswick, D Horn and T Stride.

In Attendance: J Kay (Town Clerk) and two members of the public.

Absent: L Patrick

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors N Grecian (personal).

**2. MEMBERS' DECLARATIONS OF INTEREST**

Cllr Stride declared a non-pecuniary interest due to being a neighbouring land owner.

**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 23<sup>rd</sup> August 2022 having been circulated among the members, were taken as read, confirmed and signed by the Chair as a correct record.

Two members of the public joined the meeting, the Chair enquired as to what matter they were interested in, but it was not on the agenda. The Town Clerk provided contact details and the members of the public left the meeting.

**5. PLANNING APPLICATIONS**

Councillors Rubin and Woodward introduced the following applications:

- i. **S.22/1825/OUT** 13 Long Street, Dursley, GL11 4HL  
Residential re-development up to no. 9 units (Outline - all matters reserved).FUL.

**IT WAS RESOLVED:** Dursley Town Council strongly objects to the proposed development but would welcome a more suitable development on this parcel of land.

The Dursley Neighbourhood Plan includes a site assessment for this area of land and it was suggested development uses were for retail and recreation rather than housing.

It is contrary to policies HC1, CP8, ES3 of the Stroud Local Plan 2015 and policies H1 and T1 of the Dursley Neighbourhood Development Plan 2018.

There is not enough room to accommodate the new dwellings and it would result in a cramped, overdeveloped site.

There is insufficient parking for the new dwellings and the existing properties. The proposed number of parking spaces allocated to the public house/hotel is insufficient.

Access to the site is inadequate and via a narrow drive with an increase in vehicular movements as a result of the proposed number of properties would be detrimental in the interest of highways safety. Concerns were raised at how refuse vehicles would be able to access for the weekly collections and construction vehicles during the building phase of the development.

- ii. **S.22/1935/TCA** 4 Woodmancote, Dursley, GL11 4AF  
Thuja - midway up the garden is a 20ft, multi-stem evergreen that the owner would like to remove for two reasons: 1) to let light into the area 2) allow a neighbouring specimen (Sequoia) to fill out; currently has the Thuja growing through its crown Ash - sympathetically reduce and reshape with the main aim to cut back branches that are touching the neighbouring property Dormant activity

**IT WAS RESOLVED:** Dursley Town Council have no observations.

- iii. **S.22/1965/TCA** Treehouse, Castle Street, Dursley, GL11 4BS  
T1. Ash Tree - Pollard tree to highlighted line, will reduce height and risk associated with diseased branches. Tree has signs of ash dieback. T2. Ash Tree - Crown clear and dead wood tree. Some large dead branches need immediate attention. T3. Ash Tree. Crown clear and dead wood tree. Tree has some significant deadwood and would benefit from a canopy clear

**IT WAS RESOLVED:** Dursley Town Council have no observations.

- iv. **S.22/2011/TPO** 2 Uley Road, Dursley, GL11 4PF  
Tree 1. Common beech. Keep stem free from ivy. Prune minor foliage tips above sheds up by 1.5m at suitable lateral branches, Remove crown dead wood if required and other associated works Tree 2. Pedunculate oak. Strip all ivy from tree. Remove dead wood and other associated works.

**IT WAS RESOLVED:** Dursley Town Council neither support nor object to the proposal but would like the Tree Officer's comments on whether the proposed ivy renewal is beneficial to the tree, compared to the loss of habitat for small invertebrates.


6. LICENSING APPLICATIONS:

There were no applications at the time of the meeting.

7. PLANNING MATTERS IN GENERAL

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

**S.22/1659/HHOLD** 5 Somerset Avenue, Dursley, GL11 4PX  
Erection of single storey rear extension.

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**S.22/1542/HHOLD** 13 Wordsworth Road, Dursley, GL11 4QJ  
Erection of rear / side extension to provide dining area & utility area & external alterations.

**S.22/1195/HHOLD** 2 Byron Road, Dursley, GL11 4QA  
Demolition of existing side garage & replace with new garage and bedrooms above.

**S.22/0915/DISCON** Littlecombe Zone E, Lister Road, Dursley  
Discharge of conditions 3 (Ecology (Ecological Design Strategy)), 4 Ecology (LEMP and Protection measures), 9(i) (Ground Conditions (EHO)), 11 (Dust Management (EHO)), 12 (Construction Management Plan) & 15 (Surface Water Maintenance) from the application S.20/2098/FUL.

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

**S.22/1596/HHOLD** 55 Somerset Avenue, Dursley, GL11 4PY  
Erection of two storey side extension.

iii) To receive an update on the Heritage Asset project following the working group meeting on 15/06/22

Cllr Stride updated the Committee that the survey work was near complete and the time-consuming completion of nomination forms was underway with guidance from Stroud District Council's Heritage Officer.

iv) To receive an update on the Working Together Forum presentation from Stroud District Council's Development Management and Planning Strategy teams

The update sent electronically to members was noted.

v) To consider a response to the recurring address errors on published planning application documents.

It was noted comments had been included on recent responses to errors and that at the current time little purpose would be served raising the matter due to the staff shortages and turnover at the Planning Department. Any future errors would be continued to be raised within the comments made by the Town Council.

8. AREA PLANS AND CONSULTATIONS

The Town Clerk highlighted that the Stroud District Local Plan Review Additional Technical Evidence - Limited Consultation had been received earlier in the day. The consultation will run for 4 weeks from Tuesday 27<sup>th</sup> September 2022 until midnight on Tuesday 25 October 2022

**IT WAS AGREED** that Cllr Ackroyd would review the additional technical evidence and report back at the next Committee meeting on the 18<sup>th</sup> October 2022.

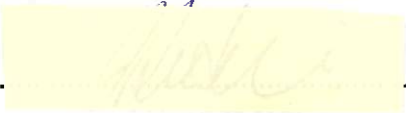
9. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held on Tuesday 18<sup>th</sup> October 2022 at 6.30 p.m. Councillors Ackroyd and Creswick are scheduled to consider the plans. Cllr Nicholson agreed to cover for Cllr Creswick and Cllrs Kinnison and Stride would accompany Cllrs Ackroyd & Nicholson.

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 Horn, Kinnison & Patrick. 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 7:05pm.

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Chair

Date