

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, 22nd November 2022 to be presented to Council on Tuesday 6th December 2022.

PRESENT

Councillors: M Nicholson (Chair), N Grecian, L Patrick, S Ackroyd, T Kinnison, T Stride and M Woodward.

In Attendance: L Wellings (Deputy Town Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Rubin (personal), P Hayes (personal) and D Horn (work). (*Councillor Creswick received but not reported at the meeting, in error)

2. MEMBERS' DECLARATIONS OF INTEREST

Councillor Ackroyd declared a non-pecuniary interest in planning application 5 ii) S.22/1972/FUL, as a Project Manager and Director of the Chantry Centre.

Councillor Grecian declared a non-pecuniary interest in planning application 5 i) S.22/2188/HHOLD, as a neighbour of the site.

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 27th September 2022 having been circulated among the members, were taken as read, confirmed and signed by the Chair as a correct record.

5. PLANNING APPLICATIONS

Councillor Kinnison and Grecian introduced the following applications:

- i. **S.22/2188/HHOLD** 8 Ferney, Dursley, GL11 5AB
Proposed single storey rear extension.

IT WAS RESOLVED: Dursley Town Council had no observations.
Councillor Kinnison introduced the plans; Grecian abstained from the vote.

- ii. **S.22/1972/FUL** 34 - 36 Long Street Dursley GL11 4JB
Accessibility improvements to rear entrance of Chantry Centre by introduction of an entrance ramp and signage.

IT WAS RESOLVED: Dursley Town Council supports the application. The proposed development would improve access to the site to the benefit of the community. Councillor Ackroyd abstained from the vote.

- iii. **S.22/2400/HHOLD** 55 Somerset Avenue, Dursley, GL11 4PY
Erection of two storey & single storey rear extension (revised submission of S.22/1596/HHOLD).

IT WAS RESOLVED: Dursley Town Council do not object or support but wish to make a comment. The proposed plans and elevations, drawing A1-002 (Revision G), shows a window on the rear elevation (east facing). It is not however shown underneath on the ground floor plan. The plan should be amended.

- iv. **S.22/2385/FUL** 56 Silver Street, Dursley, GL11 4ND
Change of use from shop to residential unit (ground floor only).

IT WAS RESOLVED: Dursley Town Council objects to the proposed change of use. The change of use to residential would result in the loss of town centre commercial space within the high street shopping area, contrary to HC2 and CP12 in the Stroud District Local Plan 2015 and policy E1 in the Dursley Neighbourhood Development Plan 2018. Council also noted an error on the Proposed Floor Plan drawing 2, the title still refers to Existing and should be changed.

- v. **S.22/2429/HHOLD** 20 Upper Poole Road, Dursley, GL11 4LE
Proposed first floor extension.

IT WAS RESOLVED: Dursley Town Council objects to the proposed development. The Council considers a flat roof of this size and height to be out of keeping and harmful to the character and appearance of this part of the settlement and the existing property itself. It is contrary to policies CP8, HC1 and HC8 in the Stroud District Local Plan 2015 and policies D1 and H1 in the Dursley Neighbourhood Development Plan 2018. On visiting the site, the Councils Planning Committee representative was unable to find a copy of the public site notice located outside the property on the nearest telegraph pole. On 22/11/22 Council noted that there had been no public comments on the system and raised a concern that residents in the area may be unaware of the proposed development.

- vi. **S.22/2424/LBC** 5 Long Street, Dursley, GL11 4HL
Change of use of upper two floors to form two flats.

It was noted that the associated full application, **S.22/2426/FUL**, had since been submitted for the site. It was agreed that the applications should be considered together.

IT WAS RESOLVED: Dursley Town Council support the applications.

6. LICENSING APPLICATIONS:

There were no applications at the time of the meeting.

7. PLANNING MATTERS IN GENERAL

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

S.22/2386/DISCON Land To The Rear Of 25 - 26 Union Street, Dursley
Discharge of condition 3 (Contaminated Land - Remediation) from
S.20/1976/FUL.

ii) Notification of Approved Planning Applications:

S.22/2134/DISCON 12 - 14 Kingshill Road, Dursley, GL11 4EJ
Discharge of condition 7 (litter control) from application S.22/1344/FUL.

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.

S.22/1106/FUL Bowers Court, Broadwell, Water Street, Dursley, GL11 4JE
Change of use of building 2 (Tashi centre) from office (Egi/sui generis) to residential
(C3) and external alterations.

S.22/1073/HHOLD 47 Woodmancote, Dursley, GL11 4AF
Erection of extension, renovation & garage conversion, including garden works.

iii) Notification of Refused Planning Application:

S.22/1334/FUL Land At 43 First Avenue, Dursley
Erection of two storey dwelling.

iv) Notification of Withdrawn Planning Application:

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

8. Councillor Stride gave an update on the Local Heritage Asset project working group meeting that took place on 16th November. It was noted that an initial nomination list of approximately 45 non-designated heritage assets had been completed by the project team. A number of these require further research. A meeting to review this initial list and check whether these meet the criteria would be held in mid-January 2023. In the future there would be a public consultation.

9. AREA PLANS AND CONSULTATIONS

i) Cotswold's National Landscape Management Plan Review Consultation (deadline: 2/12/22).

Members considered the review undertaken by Councillor Rubin, circulated with the agenda.

IT WAS RESOLVED: Dursley Town Council would submit a response confirming that the consultation had been considered and Council have no comments.

10. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held on Tuesday 22nd November 2022 at 6.30 p.m. Councillors Horn and Nicholson are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

11. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Creswick, Grecian and Horn. 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 7:40pm.

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Chair

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Date