

**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, 21<sup>st</sup> February 2023 to be presented to Council on Tuesday 7<sup>th</sup> March 2023.

PRESENT

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

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

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 17<sup>th</sup> January 2023 having been circulated among the members, were taken as read, confirmed and signed by the Chair as a correct record.

3. REPRESENTATIONS FROM THE PUBLIC

Three members of the public commented on the planning application, S.22/2789/FUL Littlecombe Zone E, Lister Road, Dursley - Residential development comprising 10 no. dwellings including associated access, engineering and landscaping.

The comments include the impact on the wildlife as a result of the removal of the green corridor and trees. It was noted the proposed dwellings would form a boundary with The Knapp and Windsor Road properties but this was not the main reason for objection. The residents believed this would create additional traffic on The Knapp and raised the question: Why does this have to happen when 10 houses would have such a detrimental impact to the environment?

It was noted that an objection had been submitted to Stroud District Council that the application is unlawful and therefore cannot be consented as it overlaps with, and conflicts with the original planning permission reference S.20/2098/FUL.

The Chair thanked the residents for their comments, **IT WAS AGREED** to bring forward Agenda Item 5 (iii) to allow the Councillors to consider the application.

5. PLANNING APPLICATIONS

Councillors Rubin and Kinnison introduced the following applications:

- iii) **S.22/2789/FUL** Littlecombe Zone E, Lister Road, Dursley  
Residential development comprising 10 no. dwellings including associated access, engineering and landscaping.

**IT WAS RESOLVED** to object to the application due to the detrimental impact on the designated green space area and the loss of trees and to comment on the low numbers of social housing. This contravenes the Stroud District Local Plan (2015) Clauses: ES6, ES7 & ES8 and the Dursley Neighbourhood Development Plan (2018) – Environment and Sustainability policy to protect and enhance wildlife. The 2016 St Modwen Development Masterplan highlighted the key role of Green Infrastructure including this area, that has now been proposed for development and was included within the NDP document.

Due to the number of objections currently listed on the planning portal the Town Clerk was requested to submit an application for the proposed development to be decided by the Development Control Committee. Cllr Patrick abstained due to being a member of the Development Control Committee.

The members of the public left the meeting.

- i) **S.23/0166/HHOLD** 8 Kipling Road, Dursley, GL11 4QB  
Erection of first floor front extension, first floor rear dormer and associated fenestration alterations.

**IT WAS RESOLVED:** No observations.

- ii) **S.23/0008/FUL** 4 Silver Street, Dursley, GL11 4ND  
Change of use of ground floor from Class E to Sui Generis (Micro Pub). Replacement flat roof terrace providing access to 1st and 2nd floor residential units.

**IT WAS RESOLVED** to support the application with Council approving of the building being used for a new business on the ground floor and upper floors for accommodation.

The Councillors further commented that the plans included some inaccuracies, an example being there being no access (door) into Bed 3 and the title of the application was misleading – suggesting there were two individual properties on the 1<sup>st</sup> and 2<sup>nd</sup> floor.

- iv) **S.23/0050/VAR** Plot 2 Land At Hunger Hill, Dursley  
Variation of condition 5 (materials) from S.21/0597/FUL - amendment of wording.

**IT WAS RESOLVED:** Support

- v) **S.23/0051/VAR** Plot 3 Land At Hunger Hill, Dursley  
Variation of condition 5 (materials) of S.21/0594/FUL - amendment of wording.

**IT WAS RESOLVED:** Support

6. LICENSING APPLICATIONS:

There were no applications at the time of the meeting.

7. PLANNING MATTERS IN GENERALi) **Notification of Approved Planning Applications:**

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

**S.23/0135/GDPE** 43 Lawrence Grove, Dursley, GL11 4EZ  
Single storey rear extension.

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

**S.23/0136/MINAM** Littlecombe Zone F Lister Road, Dursley  
Non-material amendment to the application S.19/1090/REM - provision of a second car parking space for Plots 10 & 11.

**S.22/2717/TCA** Church Of St Mark's Woodmancote, Dursley  
Holly (T4) - Fell & remove. Ash (T23 & T24) - Fell & remove. Poplar (T41) - Trifurcates at 4m with an included union at 4m. Install triple copra style brace at 1/3 the clear stem about the union to create ring around 3 stems.

**S.22/2670/VAR** Former Club House, Stinchcombe Hill Golf Club,  
Stinchcombe Hill  
Variation of condition 2 (use) from application S.16/1862/FUL - to change the wording of the condition.

**S.22/2544/HHOLD** 20 Twinberrow Lane Woodmancote, Dursley, GL11 4AP  
Replacement of conservatory with single storey extension

**S.22/2484/VAR** Cambridge Avenue, Dursley, GL11 4AZ  
Variation of Conditions 9, 11 & 15 to amend the trigger point for demolition of Permission S.21/1025/FUL - Demolition of existing buildings and erection of thirteen affordable dwellings, with landscaping, parking and associated works

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

**S.22/2426/FUL** 5 Long Street, Dursley, GL11 4HL  
Change of use of a building to provide office space on a ground floor (Class E(g)), and 2no flats on upper two floors (Class C3).

**S.22/2417/DISCON** Littlecombe Zone G1, Lister Road, Dursley  
Discharge condition 19 (aquatic ecology) from S.15/0476/OUT

**S.22/2386/DISCON** Land To The Rear Of 25 - 26 Union Street, Dursley  
Discharge of condition 3 (Part 1) (Contaminated Land - Remediation) from S.20/1976/FUL.

Notification of Withdrawn Planning Applications:

**S.22/2650/CPE**

82 Parsonage Street, Dursley, GL11 4AA

Remove the failing corrugated asbestos cement roofing sheets on the main parts of the roof (the rest has cement tile type roofing) and Replace them with steel corrugated roofing sheets RAL7016 not to change the existing dimensions or pitches of the roof.

8. LISTER ROAD/GREENWAY

The update was noted that the road through the Littlecombe development site would not be fully open until September/October 2023 to allow for engineering works to be completed.

It was noted that much of the Greenway route through the estate is impacted by parked vehicles. Cllr Ackroyd requested that this matter be considered at the next meeting of Council.

9. LOCAL HERITAGE ACCESS PROJECT

It was noted that the next Local Heritage Asset Project Meeting will be held on Wednesday 22<sup>nd</sup> February at 6:30pm.

10. AREA PLANS AND CONSULTATIONS

Levelling Up and Regeneration Bill: reforms to national planning policy (Closing Date: 2<sup>nd</sup> March 2023).

**IT WAS RESOLVED:** No response to be submitted.

13. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held on Tuesday 21<sup>st</sup> March 2023 at 6.30 p.m. Councillors Creswick & Horn are scheduled to consider the plans.

14. 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, Patrick & 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 7:25pm.

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Chair

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Date