

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, 18th March 2025 to be presented to Council on Tuesday 1st April 2025.

PRESENT

Councillors: J Rubin (Chair), T Stride (Vice Chair), L Patrick, M Patrick, B Chambers and P Hayes.

In Attendance: J Kay (Town Clerk).

1. APOLOGIES FOR ABSENCE

Apologies for absence A White (personal).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 18th February 2025 having been circulated among the members, were taken as read, confirmed and signed by the Chair as a correct record.

5. PLANNING APPLICATIONS

Councillors Stride & Hayes introduced the following applications:

- i. **S.25/0254/TCA** Tabernacle United Reformed Church, Parsonage Street, Dursley, GL11 4BW Dismantle to ground level semi mature Yew tree (1). Cut Cotoneaster (2) stump to ground level and treat both stumps with Eco plugs to prevent regrowth.

It was noted that the application had already been approved by Stroud District Council.

- ii. **S.25/0347/TPO** 1 Ewelme Close, Dursley, GL11 4NE
Lime tree (T1). Reduce crown by 2-3 metres, remove epicormic growth, remove all major deadwood and crown clean.

IT WAS RESOLVED to support the application.

- iii. **S.25/0257/FUL** 31 Kingshill Road Dursley, GL11 4BJ
Adaptation of Existing Car Showroom into a New Education Facility (Use Class C2).

IT WAS RESOLVED to support the application. It was noted that an education facility was a much better alternative use of the building compared to the previously permitted houses. The Councillors also commented positively on the design of the proposed building and acknowledged the comments of support on the planning portal.

- iv. **S.25/0322/HHOLD** 5 Windsor Road, Dursley, GL11 4BU
Erection of a single storey and two storey side and rear extension.

IT WAS RESOLVED to support the application but to note like several of the applications there was no evidence of any signs in relation to the application on site.

- v. **S.25/0354/TCA** 40 Parsonage Street, Dursley, GL11 4AE
T-1 Sycamore tree - Remove tree to ground level and treat stump.

IT WAS RESOLVED to support the application.

- vi. **S. S.25/0353/TCA** 38 Parsonage Street, Dursley, GL11 4AA
T-1 Removal of Maple tree to ground level.

IT WAS RESOLVED to support the application.

- vii. **S.25/0398/CPE** 5A Water Street, Dursley, GL11 4JG
Certificate of lawfulness for existing use as a dwellinghouse (C3).

IT WAS RESOLVED: No observations

- viii. **S.25/0414/ADV** Street Record Road From Parsonage Street To Castle Street
Between 31 & 35 Parsonage Street, Dursley
Proposed installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

IT WAS RESOLVED to support the application in principle, but to request the street hub unit is located at the same position as the existing telephone box. This would be less visually intrusive in a conservation area and less of a distraction to pedestrians using the nearby pedestrian crossing and drivers on approach.

- ix. **S.25/0393/REM** Parcel H6, High Street, Cam
Application for approval of reserved matters (access, appearance, layout, scale and landscaping) for 56 dwellings, public open space and infrastructure from outline S.20/1116/OUT.

IT WAS RESOLVED to neither object nor support the application, but to comment that the application doesn't really make clear what access, appearance, layout, scale and landscaping is being proposed for 56 dwellings, public open space and infrastructure. The Councillors would particularly like to know the details of what infrastructure is being proposed to mitigate an additional 56 dwellings.

- x. **S.25/0392/REM** Parcels H3, H4 & H5, Box Road, Cam
Application for approval of reserved matters (access, appearance, layout, scale and landscaping) for 210 dwellings, public open space and infrastructure from outline S.15/2804/OUT.

IT WAS RESOLVED to neither object nor support the application, but to comment that the application doesn't really make clear what access, appearance, layout, scale and landscaping is being proposed for 210 dwellings, public open space and infrastructure. The Councillors would particularly like to know the details of what infrastructure is being proposed to mitigate an additional 210 dwellings.

6. LICENSING APPLICATIONS:

There were no licensing applications to consider.

7. PLANNING MATTERS IN GENERAL

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

S.25/0428/DISCON 54 Long Street, Dursley, GL11 4JB
Discharge of condition 3 (window details) from permitted S.24/0128/LBC.

ii. Notification of Approved Planning Applications:

S.25/0189/TCA 1 Champions Court, Henlow Drive, Dursley, GL11 4BE
Multiple self set Sycamores growing at top of a brick wall - Removal of all self sets & poison stumps. Small trees growing close to base of wall - Removal of all small trees within 1 metre of the wall & poison the stumps.

S.25/0035/TCA 42 The Slade, Dursley, GL11 4JX
Field Maple - crown reduction 10m down to 6.7m (H) and 4m down to 3m (S). Two Silver Birch - crown reduction 8m down to 5m (H) and spread from 1.5 m down to 1m or fell.
Rowan Tree - crown thinning of 30%. Plum Tree and Apple Tree - crown thinning of 30%.

S.24/2321/P3G 26 Long Street, Dursley, GL11 4JA
Change of use from class E offices to mixed use Class E and 2 flats (C3 use class).

S.24/2320/P3G 26 Long Street, Dursley, GL11 4JA
Change of use from class E offices to mixed use Class E and 1 flat (C3 use class).

S.24/2220/VAR Land Associated With 12 - 40 Evens And 24A & 24B Cambridge Ave
Variation of Condition 7 (Tree Protection) of S.21/1025/FUL - Erection of thirteen affordable dwellings.

S.23/1926/FUL 27A Kingshill Road, Dursley, GL11 4BJ
Change of use of existing motor vehicle repair, MOT and maintenance depot (Use Class B2) to 2 no. retail units (Use Class E) with associated works.

iii. Notification of Refused Planning Application:

S.24/1803/FUL 25B Uley Road, Dursley, GL11 4NJ
Construction of 2 No. self-build detached houses.

S.24/1796/FUL 25B Uley Road, Dursley, GL11 4NJ
Demolition of existing detached bungalow and construction of a detached house.

iv To note the response from Stroud District Council regarding the cherry tree at Cambridge Avenue and the decision not to grant Dursley Town Council's TPO application.

The response and decision not to grant a Tree Protection Order was noted. It was confirmed by the Town Clerk that the tree had now been removed.

8. AREA PLANS AND CONSULTATIONS

To consider responding to Gloucestershire County Council’s Local Development Guide (LDG) Engagement (deadline: 24 March 2025)

IT WAS RESOLVED that a further response was not required.

9. PLANNING COMMITTEE ROTA

Members noted that the next meeting would be held on Tuesday 15th April 2025 at 6.30 p.m. Councillors Rubin & L Patrick would review the plans prior to the meeting and are responsible for finding a replacement if they are unable to do so.

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, M Patrick & L Patrick. In the event of an emergency planning application, panel members would be contacted by the Town Clerk to arrange a panel meeting.

There being no further business, the meeting closed at 7:20pm.

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Chair

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Date