

DURSLEY TOWN COUNCIL

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Dursley Methodist Church Rooms, Castle Street, Dursley**, at 6.30pm on Tuesday, 17th May 2016.

PRESENT

Chairman: Councillor M Laybourne.

Councillors: S Creswick, P Hayes, N Grecian, L Patrick, J Burdge, B Cairns

In Attendance: Deputy Town Clerk, L Wellings

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received, from Councillors M Nicholson (personal), A Sheffield (co-opted after agenda issued) and S Ackroyd (co-opted after agenda issued).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REQUEST FOR DISPENSATIONS

There were no requests for dispensations.

4. REPRESENTATIONS FROM THE PUBLIC

There were no representations from the public.

5. MINUTES

The Minutes and Report of the Meetings of the Planning Committee held on the 12th April 2016 and 11th May 2016, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. GENERAL DUTIES

The Chairman reminded all members that the Council has a duty to consider the following matters in the exercise of any of its functions: Equalities, Crime & Disorder, Health & Safety and Human Rights.

7. PLANNING APPLICATIONS

Councillors Patrick and Grecian introduced the following applications:

- i) **S.16/0777/FUL** Hillswood House, Nunnery Lane, Woodmancote, Dursley
Erection of single storey front and side extensions, re-roofing existing dormer windows and formation of balcony over single storey projection to dwelling, change of use of land to equestrian use, erection of new stable for ancillary domestic use only.

RESOLVED: Do not object or support but wish to make comments: The Council's comment submitted on 18/11/2015 for S.15/2500/FUL in relation to the stables remains relevant. The Council is pleased to receive confirmation in the letter dated 11th March 2016 from the applicant, that the stables will be used for personal use only i.e. no commercial or livery to be offered, and that they would be happy to accept a condition in this regard should the application be granted permission.

- ii) **S.16/0838/HHOLD** 46 Kingshill Road, Dursley, GL11 4EQ
Erection of a single storey extension to side and enlargement of garage.

RESOLVED: Council supports the proposed development. The proposed development will improve the appearance of the existing property and therefore have a positive impact on the visual amenity of the area.

- iii) **S.16/0882/LBC** 18 - 20 Long Street, Dursley, GL11 4HX
COU of Conservative club to restaurant and apartment above.

RESOLVED: Council supports the proposed change of use. Council welcomes positive use of the building and the creation of a new town centre residential unit.

- iv) **S.16/0881/COU** 18 - 20 Long Street, Dursley, GL11 4HX
COU of Conservative club to restaurant and apartment above.

RESOLVED: Council supports the proposed change of use. Council welcomes positive use of the building and the creation of a new town centre residential unit.

- v) **S.16/0898/HHOLD** 3 Byron Road, Dursley, GL11 4QA
First floor extension to front of property.

RESOLVED: Council supports the proposed development.

- vi) **S.16/0933/HHOLD** 88 Woodmancote, Dursley, Gloucestershire, GL11 4AJ
Demolition of existing extension and erection of two storey rear extension (revised application following permission S.15/2315/HHOLD).

RESOLVED: No observations.

- vii) **S.16/0986/TCA** 7 Long Street, Dursley, Gloucestershire, GL11 4HL.
Trees in a Conservation Area: T1 Ash - Remove.

RESOLVED: Council supports the application.

8. CONSIDERATION OF LICENSING APPLICATIONS

There were no applications.

9. PLANNING MATTERS IN GENERAL

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

S.16/0857/DISCON Land At the Rear of 52A Woodmancote, Dursley
Discharge of conditions 3 (materials) 4 (site levels) and 7 (landscape plan) from permission S.14/2664/FUL.

S.16/0840/DISCON Land at 76 Uley Road, Dursley
S.14/0387/FUL Conditions 3 and 7.

S.16/0843/DISCON Lansdown Chestal, Dursley, GL11 5AA
Discharge of condition 3 (flood defence) and 4 (levels) of permission
S.15/2909/HHOLD.

ii) Notification of Planning Permissions:

S.16/0378/HHOLD 52A Woodmancote, Dursley
Two storey rear extension (Revised plans received 29/03/16).

S.16/0424/HHOLD 46 Rosebery Road, Dursley
Two storey rear extension.

S.16/0428/FUL 58 Woodmancote, Dursley
Proposed new dwelling house - Variation of scheme approved by Appeal (ref:
APP/C1625/W/15/3008803).

S.15/0288/DISCON Lister Petter, Long Street, Dursley
Discharge of conditions 25 parts 1 -5 and 27 from application S.05/0498/OUT in
respect of Zones K2, C and F.

iii) Notification of Planning Refusal:

S.16/0330/FUL Land At 20, Fort Lane, Dursley
Erection of new dwelling with garage (revised application following approval
S.15/2113/FUL)

S.15/1310/OUT 18 Woodmancote, Dursley
Demolition of existing building and erection of ten dwellings

10. S.15/2804/OUT Land North East of Draycott, Cam

An update on the above application had been circulated with the agenda and was considered. It was noted that the Council office had been made aware that it is possible that mitigation measures would be included to install traffic lights at the Sandpits/Tiltdown/Dursley Road junction; the junction had already been identified as being over capacity in the Stroud Local Plan Capacity Assessment document and the mitigation measures put forward.

RESOLVED: That the Deputy Town Clerk and Committee Chairman draft a letter to Planning and Highways Officers to express concerns about the possible installation of traffic lights at the Sandpits/Tiltdown/Dursley Road Junction. The following points would be highlighted:

- Traffic lights would have an unacceptable adverse impact on the flow of traffic travelling in and out of Dursley. The measure would result in congestion from backed up traffic and long queues.
- There is no evidence that traffic lights improve the flow of traffic. The recent use of temporary lights on Kingshill Road had resulted in long traffic queues. The Council campaigned hard to successfully remove the traffic lights at the Castle Street/May Lane junction in favour of the existing mini roundabout several years ago.
- Council considers the provision of a suitable pedestrian/cycle bridge over the Bristol mainline railway on the A4135 to be of more importance.

- Council should be consulted fully on any changes to the highway network and layout (incl. pedestrian links) located within Dursley or that impact directly on Dursley at the earliest opportunity.
- Council request that it is considered to be a consultee on the wider application S.15/2804/OUT Land North East of Draycott, Cam and be notified of any changes and developments in relation to this application.

Regarding the application, Councillors Creswick and Patrick volunteered to attend any joint meetings with Cam Parish Council involving the developer, planning and highways officers should this be possible.

11. Strategic Assessment of Land Availability (SALA)

- (i) The update on Stroud District Council's SALA Call for Site Consultation was noted, the site name for land under point 63 of the index 'Land at Dursley' is unclear.

RESOLVED: That the Deputy Town Clerk contact Stroud District Council to suggest the site name for 63 is renamed so that it is clear where the land is located.

12. Future Dursley (Neighbourhood Development Plan)

- (i) Members received an update ahead of the Steering Group meeting on 18th May 2016. It was noted that the group had started working with consultants from Place Studio on policy development, the meeting on 18th May would be a workshop session.

13. AREA PLANS AND CONSULTATIONS

- (i) Members considered responding to Stroud District Council consultation on 'A Community Infrastructure Levy Draft Charging Schedule' and 'A Draft Planning Obligations Supplementary Planning Document' (deadline: 8/6/16) (www.stroud.gov.uk/CILconsultation for documents).

RESOLVED: Councillor Creswick volunteered to review the consultation so that a response can be resolved at the next Council meeting on 7th June 2016.

14. PLANNING COMMITTEE ROTA

It was noted that the next meeting will be held in the **Methodist Church Rooms, Castle Street, Dursley** on Tuesday 21st June 2016 at 6.30 p.m. The draft rota was circulated and several amendments were made, Councillors Burdge and Hayes are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

15. PLANNING APPLICATION PANEL

The Planning Application Panel for the current month will be the Chair and Vice-Chair plus Councillors Grecian, Hayes and Patrick. In the event of an emergency planning application, panel members will be contacted by the Clerk to arrange a panel meeting.

There being no further business, the meeting closed at 7:15 p.m.

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Planning

17th May 2016

Chairman

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Date