

**DURSLEY TOWN COUNCIL**

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Meeting Room, Dursley Library, May Lane, Dursley**, at 6.30pm on Tuesday, 25<sup>th</sup> July 2017.

**PRESENT**

Councillors: M Nicholson (Chairman), S Ackroyd, N Grecian, B Cairns, S Creswick, L Patrick, A Sheffield, M Woodward and P Hayes (from minute item 4).

In Attendance: L Wellings, Deputy Town Clerk and G LeCointe MRTPI, Planning Manager (Stroud District Council).

**1. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor S Abraham (work).

**2. MEMBERS' DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. REQUEST FOR DISPENSATIONS**

There were no requests for dispensations.

**4. TO DISCUSS STROUD DISTRICT COUNCIL'S DECISION TO DETERMINE APPLICATION S.17/1129/VAR (LAND AT 1 THIRD AVENUE) UNDER OFFICER DELEGATED POWERS**

Geraldine LeCointe MRTPI, Planning Manager at Stroud District Council had been invited to attend the meeting to discuss Stroud's decision to determine application S.17/1129/VAR (Land at 1 Third Avenue) rather than by Committee.

It was noted that Dursley Town Council had objected to the retrospective application and had requested that it be placed before the Development Control Committee (DCC) and enforcement action taken. The request had been supported by District Councillors Cornell and Hayward.

On behalf of the Committee the Chairman expressed disappointment that this request was rejected and that the application would not be scrutinized by the committee and instead be determined under officer delegated powers. Council had objected to the previous application for the site (S.15/1823/FUL) which went on to get approval. The work that had proceeded on site was however to different plans and only after this was questioned were the retrospective plans submitted. There is a view that this case and others that are similar, make a mockery of the planning system.

Geraldine LeCointe explained her initial written response covering the following points:

- The scheme of delegation requires that requests for call-in's to DCC meet two tests; the first is the nature of the material planning considerations cited and the second is that the application has generated significant public interest.
- In this case, the fact that there is an extant planning application on the site for a similar sized house in a similar position means there are no grounds to object to the principle of the current application. The previous scheme provided two parking spaces, as does the current proposal and this meets the Council's required parking standard, and there is no evidence to suggest that this scheme will be detrimental to highway safety when the previous scheme was considered acceptable in this respect.
- The fact that the applicant may be progressing with building work on site is not a material planning consideration in the determination of the application. Undertaking works without the benefit of planning permission is not a criminal offence and even in cases where this happens, it would not be expedient to take enforcement action unless the works themselves caused demonstrable harm.
- On the basis of the above, it was considered by the Chairman that the objections to the current application were not sufficient to justify the application being considered by DCC in this instance.

Members expressed concerns about the current planning fee structure for retrospective applications and having enough deterrents in place to deter people from starting work without planning permissions. There was also a view that the Town Council's Planning Committee had been ignored in making the decision about the call-in as requests to DCC were not made lightly.

Geraldine LeCointe agreed to discuss the application with the Planning Officer, Rachel Brown, to check again that site visits had been undertaken and to clarify that the plans match work undertaken.

It was noted that highway safety is of great concern to the Council for this site. In response Geraldine LeCointe explained that National Planning Policy Framework, in relation to highways, stresses that local planning authorities should only refuse if highways issues are severe and there is proof of significant detrimental impact.

Members expressed frustration with the quality of some plans on the system generally and difficulties with scales and measurements. Geraldine LeCointe explained that in a move to improve the service, planning are in the process of introducing a new Public Access system that would include a measurement tool and in-box facilities. Workshops on the new system may be run if a need is identified. Planning will also be issuing a flow chart to explain the process of calling in planning applications to DCC and material considerations.

Members thanked Geraldine LeCointe for attending before she withdrew from the meeting.

Councillor Hayes joined the meeting.

Councillors Creswick and Patrick briefly withdrew from the meeting.

## 5. REPRESENTATIONS FROM THE PUBLIC

There were no representations from the public.

## 6. MINUTES

It was noted that in the Minutes of the Meeting of the Planning Committee held on the 20<sup>th</sup> June 2017 and circulated to members, the date in section 11 should be 18<sup>th</sup> July and not 20<sup>th</sup> July. This revision was accepted.

The minutes, with the accepted revision above, were taken as read, confirmed and signed by the Chairman as a correct record.

Councillors Creswick and Patrick re-joined the meeting.

## 7. PLANNING APPLICATIONS

Councillors Hayes and Nicholson introduced the following applications:

- i) **S.17/1184/DISCON** Littlecombe Zone K2 Lister Road, Dursley  
Discharge of condition 25 (Kingshill Road/Kingshill Lane junction) -  
Application Ref: S.15/0476/OUT.

**RESOLVED:** No observations in relation to the proposed junction.

- ii) **S.17/1348/HHOLD** 23 Bull Pitch, Dursley, GL11 4NG  
Retrospective application for a 3 bay Timber Garage.

**RESOLVED:** No observations.

- iii) **S.17/1167/FUL** Lynjon Lower Poole Road, Dursley, GL11 4LD  
Erection of a bungalow and creation of 2 additional parking spaces.

**RESOLVED:** Object. The proposed development would result in overdevelopment of the site, given its size and the space available, contrary to Local Plan Policy HC1. The proposed development is in close proximity to a number of substantial mature trees, located just outside of the site boundary. These trees may be adversely impacted by any earthworks undertaken. Contrary to Local Plan Policy ES8, the proposed development could result in unacceptable damage or threaten the continued well-being of the trees.

- iv) **S.17/1357/FUL** Reliance House Long Street, Dursley, GL11 4LS  
Demolition of an existing commercial property to accommodate a new car park facility and associated works.

**RESOLVED:** Support. The Council fully supports this application and the proposed development to create a much needed new car park for Dursley.

- v) **S.17/1421/FUL** 31 Kingshill Road Dursley, GL11 4BJ  
Demolition of existing showroom and offices. Erection of 8 no. x 3 bedroom town houses and 2 no. two bedroom flats, creation of two office spaces .  
Alterations to existing access and associated works.

**RESOLVED:** Object. The Council would like to see some development and improvement to the site. The following comments/observations relate directly to the proposed development:

1. The proposed development would result in overdevelopment of the site.
2. There are too many properties proposed for a site of this size/location.
3. There is a lack of amenity space, with inadequate storage for wheelie bins, recycling boxes and bicycles.
4. Parking arrangements are inadequate and do not meet the parking standards set out in the Stroud District Local Plan 2015. There are not enough spaces allocated to properties and no turning space for vehicles. There is an insufficient supply of long stay

parking within walking distance. The adjacent existing on-street parking lay-by does not belong to the applicant/site and therefore cannot be relied upon for office/premises parking.

*(Contrary to Local Plan Policy HC1)*

5. The proposed arrangements would be detrimental to highway safety given the points raised above and the site location on a busy main road. Council is of the opinion that the revisions do not address the original highway issues and comments raised by Gloucestershire County Council (dated 4/10/13 for S.13/1882/FUL).

*(Contrary to Local Plan Policy ES3)*

6. The proposed development would result in the loss of an employment site.

*(Contrary to Local Plan Policy EI3)*

7. The Council would want to ensure the site boundary with the War Memorial Recreation Ground is protected and that there would be no direct access to the ground. There is also the issue of boundary maintenance to be considered. The proposed boundary treatments are considered inappropriate for a recreation ground and children's play area. Wooden fencing can be easily damaged and vandalised.

Councillor Grecian voted against the Council's response. All other Councillors present voted for the Council's response.

- vi) **S.17/1444/VAR** 17 Blackwells Woodmancote, Dursley, GL11 4BG  
Retrospective application for a variation to permission S.16/1609/HHOLD (Condition 2) for a top opening vented window (vent 1.7m above floor level) in first floor bedroom (fire safety).

**RESOLVED:** No observations.

- vii) **S.17/1479/LBC** 4 Broadwell Water Street, Dursley, GL11 4JE  
Patent glazed roof over courtyard area. Internal alterations to improve layout and two new conservation rooflights.

**RESOLVED:** No observations.

- viii) **S.17/1448/HHOLD** 32 Kingshill Park Dursley, GL11 4DF  
Single Storey rear extension.

**RESOLVED:** No observations.

- ix) **S.17/1103/DISCON** Littlecombe Zone B Lister Road, Dursley  
Discharge of Condition 4 - Construction Management Plan, logistics Site Plan & Condition 6.1 & 6.2 - P16-407 Dursley Zone B Phase 2 Interpretive Report 08 05 2017 - Application Ref. S.16/2605/FUL.

**RESOLVED:** No observations.

8. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications to consider.

9. PLANNING MATTERS IN GENERAL

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

The following were noted:

**S.17/1436/DISCON** Littlecombe Zone K2 Lister Road, Dursley

Discharge of conditions 14, 19 and 22 (in relation to Zone K2) of S.15/0476/OUT.

**S.17/1358/DISCON** Littlecombe Zone C Lister Road, Dursley  
Discharge of conditions 5 and 6, in relation to Zone C, on outline planning permission S.15/0476/OUT.

ii) **Notification of Planning Permissions:**

The following were noted:

**S.17/1010/FUL** Site For Erection Of Livestock Shelter, Ganzell Lane  
Change of use of land to mixed use comprising agricultural and equestrian.  
(Description of development amended 28/6/17).

**S.17/0966/FUL** Dursley And District Community Association, Rednock Drive  
New section of entrance ramp and steps to the front and front doors.

**S.17/0974/FUL** 22 Union Street, Dursley  
Demolition of existing dwelling. (2 dwellings) with associated works (revised plans received 16/05/17).

**S.17/0952/TCA** 12 Woodmancote, Dursley  
Bay Tree- Reduce height and thickness by half. Replace gap in hedge with privet.

**S.17/0985/DISCON** Littlecombe Zone K2, Lister Road, Dursley  
Discharge of Condition 13 - Trees (S.15/0476/OUT).

**S.17/1083/HHOLD** 70 School Road, Dursley  
Two storey rear extension.

**S.17/1177/TCA** Land At, May Lane, Dursley  
Tree in Prospect Place Dursley.

In relation to S.17/1177/TCA it was agreed that the Deputy Town Clerk would investigate why work had started and stopped.

iii) **Notification of Appeal Decision:**

The following was noted:

**APP/C1625/W/17/3172529** Chestal Farm, Chestel, Dursley GL11 5HB.  
The appeal is allowed and planning permission Ref S.16/2082/COU for the conversion of existing farm buildings to form 1 dwelling and 1 office with ancillary storage at Chestal Farm, Chestel, Dursley GL11 5HB, granted on 29 November 2016 by Stroud District Council, is varied by deleting condition No 13.

10. **FUTURE DURSLEY (NEIGHBOURHOOD DEVELOPMENT PLAN (NDP))**

- i) Councillor Creswick gave members an update on the NDP following the Steering Group meeting on 28<sup>th</sup> June 2017, the project timetable circulated with the agenda was noted.

- ii) It was noted that Steering Group representatives had met with planning consultants, Bell Cornwell, on 21<sup>st</sup> June 2017 regarding Land at Shakespeare Road. Meeting notes were supplied.

11. AREA PLANS AND CONSULTATIONS

- i) Members considered the Committee Chairman's draft response to Stroud District Council's Dog Control Orders Consultation.

The response to Dog Control Order 1 (DCO1) suggesting that it should be considered that local authority representatives (Town/Parish Council staff and councillors) should be empowered to issue fixed penalty notices relating to dog fouling was discussed in detail, including dealing with difficult situations that may arise and appropriate media coverage/communication.

**RESOLVED:** To submit the draft response to the Dog Control Orders Consultation without amendment.

12. TO CONSIDER THE NEW TOWN PLANNING SUPPORT SERVICE FOR LOCAL COUNCILS 'PLANNING LOCAL' [WWW.PLANNINGLOCAL.CO.UK](http://WWW.PLANNINGLOCAL.CO.UK)

Members considered the new 'Planning Local' support service available through membership at a cost of £100 per annum.

It was recognised that the new service could be of benefit to the Planning Committee and Council Officers.

**RESOLVED:** To recommend to full Council that an application is made for membership, to be trialled for 1 year.

13. TO REVIEW THE PLANNING COMMITTEE TERMS OF REFERENCE

Members reviewed the Planning Committee Terms of Reference and made changes to the wording of points 5 and 6.

**RESOLVED:** To submit the wording revisions noted by the Deputy Town Clerk in relation to points 5 and 6 to the Town Clerk, to be included in the report submitted for full Council approval.

14. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the **Dursley Library, May Lane, Dursley** on Tuesday 22<sup>nd</sup> August 2017 at 6.30 p.m. Councillors Patrick and Sheffield are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

15. 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 Hayes. In the event of an

Planning

25<sup>th</sup> July 2017

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 8:00p.m.

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Chairman

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Date

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