

**DURSLEY TOWN COUNCIL**

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Meeting Room, Dursley Methodist Church, Castle Street, Dursley**, at 6.30pm on Tuesday, 11<sup>th</sup> December 2018 to be presented to Council on Tuesday 22<sup>nd</sup> January 2019.

PRESENT

Councillors: N Grecian, A Sheffield, S Creswick, B Cairns, L Patrick, P Hayes, T Arnold and M Woodward.

In Attendance: J Kay (Town Clerk), L Wellings (Deputy Town Clerk) and 14 members of the public.

In the absence of the Chairman and the Vice Chairman, the Town Mayor presided over the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Ackroyd (personal), A Whitwell (work) and M Nicholson (work).

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

Members of the public were present in respect of the Stroud District Local Plan Review Emerging Strategy Paper November 2018 (item 10) and planning applications S.18/2330/FUL (item 6 iii) and S.18/2468/VAR (item 6 v) for Ganzell Lane, Dursley.

Before taking public representations, the Town Mayor gave a brief overview of the Stroud District Local Plan review process currently being undertaken by the District Council and the steps the Town Council would be taking before agreeing a formal response to the consultation at the next Planning Committee meeting on 15<sup>th</sup> January 2019, outlined under item 10.

Members of the public present raised concerns about the Town Council's lack of detailed response to the Issues and Options consultation paper in December 2017, they sought an assurance from the Town Council that elected members would actively represent the people of Dursley and their strong opposition to the potential development of the site north of Ganzell Lane (PS29) in a detailed response to the current consultation.

There was concern that the recently adopted Dursley Neighbourhood Development Plan would be disregarded by Stroud District Council during the Local Plan review process. There was also concern about the Local Plan's Independent Landscape Assessment.

Members of the public present felt that the site north of Ganzell Lane should not be allocated



for development in the Local Plan moving forward and there was a need to convince Stroud District Council that the site was not needed and was not a good option.

Members of the Committee took onboard the views expressed and the strength of opposition to the potential development of the site which is seen as valuable local green meadows, of importance to the Cotswolds AONB landscape. It was recognised that these views needed to be reflected in the Council's response to the consultation.

In addition to the Town Council response, members of the public present were strongly urged to submit their own individual responses to the consultation to help demonstrate the strength of feeling in relation to the site and in doing so explain the planning reasons behind their opposition (e.g. landscape, infrastructure).

Members of the public present raised concerns and objections about planning applications S.18/2330/FUL (item 6 iii) and S.18/2468/VAR (item 6 v) for Ganzell Lane, Dursley.

The site already has a large barn which is not utilised fully, it could be used for storage and animal shelter without the need to retain the field shelter, which should have been removed. The shelter is not an attractive feature and adversely impacts on the landscape.

It was suggested that the Defra advice referred to in the application papers was incorrect. The burning of rubbish and weeds on site would result in an unacceptable level of smoke and toxic air pollutants drifting over residential properties and across a site which is located in the Cotswold Area of Outstanding Natural Beauty.

## 5. MINUTES

The Minutes and Reports of the Meeting of the Planning Committee held on the 13<sup>th</sup> November 2018, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

## 6. PLANNING APPLICATIONS

Councillors Creswick and Patrick introduced the following applications:

- i) **S.18/2365/HHOLD** 59 Kingshill Park, Dursley, GL11 4DG  
Erection of conservatory and raised decking.

**RESOLVED:** No observations.

- ii) **S.18/2434/TCA** St James Church, Long Street, Dursley  
Remove lower branches from Yew tree to side of Church.

**RESOLVED:** Council object to the removal of lower branches to 15ft lift but would support the removal of the branches overhanging the footpath.

- iii) **S.18/2330/FUL** Site For Erection Of Livestock Shelter, Ganzell Lane, Dursley  
Retention of Field Shelter.

**RESOLVED:** Council objects to the retention of the field shelter. The site already has a barn which was permitted under S.11/2490/FUL. The barn could be fully utilised for the purposes of animal shelter and storage. Under permission S.17/1010/FUL conditions 6 and 7 were put in place to prevent the proliferation of structures on the site, in the interests of the visual amenities of the area in accordance with Local Plan policy ES7 and to ensure that no unauthorised buildings are created on site. The existing corrugated tin structures on the site

at the time of S.17/1010/FUL should have been removed within one month of the barn being first brought into use. The site is situated within the Cotswold Area of Outstanding Natural Beauty and has a high landscape sensitivity (Dursley Landscape Character Assessment November 2015). The adopted Dursley Neighbourhood Development Plan 2018 (NDP) aims to protect the high quality views and landscape character of the Town. Contrary to policies ES2 and D1 of the Dursley NDP, the retention of the shelter would not enhance or protect key views and the landscape character of the area. In relation to retrospective applications, it is the Council's view that in all cases planning applications should be made and permissions should be in place before any work commences.

- iv) **S.18/2433/HHOLD** 18 Kingshill Park, Dursley, GL11 4DF  
Remove existing shed and erection of a single storey side extension and alterations.  
**RESOLVED:** No observations. The Council noted the poor quality of the plans on the system.
  
- v) **S.18/2468/VAR** Site for Erection of Livestock Shelter, Ganzell Lane, Dursley  
Removal of condition 4 from permission S.17/1010/FUL (burning of waste).  
**RESOLVED:** Council objects to the removal of condition 4 from permission S.17/1010/FUL (Burning of waste). The condition should remain to ensure that any concentration of air pollutants in the vicinity is minimized.
  
- vi) **S.18/2532/HHOLD** 12 Budding Way, Dursley, GL11 5BE  
Retrospective application for change of fencing and addition of trellis on top of fence at rear of property.  
**RESOLVED:** Council does not object or support the proposal but is of the opinion that the height of the fencing with trellis should not exceed the recognised height limit set out in the 'Design Guide: Supplementary Planning Advice' document. Council recognises that this is a retrospective planning application and is of the view that in all cases planning applications should be made and permissions should be in place before any work commences.
  
- vii) **S.18/2573/HHOLD** 2 Lawrence Grove, Dursley, Gloucestershire, GL11 4EY  
Construction of timber framed, timber weather board clad garage to house small classic car.  
**RESOLVED:** No observations.

7. CONSIDERATION OF LICENSING APPLICATIONS:

There were no licensing applications to consider at the time the agenda was issued.

8. PLANNING MATTERS IN GENERAL

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

**S.18/2445/DISCON** Courtyard At 38 Long Street, Dursley  
Discharge of condition 4 (materials) of S.18/1536/FUL.

ii) **Notification of Planning Permissions:**

**S.18/2292/MINAM** 4 Woodmancote, Dursley, GL11 4AF  
Minor amendment to S.18/1560/HHOLD - Alterations to the fenestration from the approved plans.

**S.18/2278/DISCON** Land At 21 Woodland Avenue, Dursley  
Discharge of condition 3 (parts 1-3) (Contaminated Land) of Planning Application S.17/2722/FUL.

**S.18/2192/TCA** 3 Parsonage Street, Dursley, GL11 4BW  
A large Cypress tree in the Church Graveyard/Garden has outgrown the space in which it was planted. It is planted in a raised area adjacent to a retaining wall and above the main A4135 road running through the centre of town and adjacent to two local community buildings. The tree is beginning to lean. Intention to replant with a smaller native-species tree (eg. apple/hazel).

**S.18/2104/HHOLD** 37 First Avenue, Dursley, GL11 4NW  
Proposed two storey rear extension and porch to front. Open up front garden to create off road parking.

**S.18/1986/HHOLD** 5 Bull Pitch, Dursley, GL11 4NG  
Single storey rear extension

**S.18/1978/DISCON** 18 Woodmancote, Dursley, GL11 4AF  
Discharge of condition 9iii (Remediation Strategy Document) of S.16/1232/OUT.

9. FUTURE DURSLEY - NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

- i) It was noted that the Future Dursley – Neighbourhood Development Plan (NDP) was approved on 15<sup>th</sup> November 2018 following a referendum. The Plan is a statutory document which will now be used to determine planning applications in the local Dursley area.

10. AREA PLANS AND CONSULTATIONS

- i) It was noted that a Local Plan Review public drop in consultation event was held on 11<sup>th</sup> December 2018, 2:30pm-6:30pm at Dursley Methodist Church.
- ii) It was noted that Councillors Grecian and Creswick are scheduled to attend the Local Plan Cluster Workshop for Town and Parish Councils on 8<sup>th</sup> January 2019 at Stroud Subscription Rooms, 2-4pm.
- iii) It was noted that all members of the Planning Committee are required to review the Local Plan Review Emerging Strategy Paper and submit questions and comments prior to Council representatives attending the Cluster Workshop on 8<sup>th</sup> January 2019. (Members: The link to the online consultation documentation is: <https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan-review> ).
- iv) It was noted that the Committee is scheduled to finalise a response to the consultation at the meeting on 15<sup>th</sup> January 2019. The consultation deadline is 18<sup>th</sup> January 2019.

11. PLANNING COMMITTEE ROTA

- i) It was noted that the next meeting would be held in the **Dursley Methodist Church Meeting Room, Castle Street, Dursley** on Tuesday 15<sup>th</sup> January 2019 at 6.30 p.m.



