

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 June 2024 to be presented to Council on Tuesday 2nd July 2024.

PRESENT

Councillors: J Rubin (Vice-Chair), P Hayes, T Stride, M Patrick, L Patrick and D Horn.

In Attendance: L Wellings (Deputy Town Clerk), one member of the public and Councillor Creswick from item 5 ii.

Absent: Councillor S Abraham

The Vice Chair presided over the meeting.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors M Nicholson (personal) and C Rowston (personal).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no members declarations of interest.

3. REPRESENTATIONS FROM THE PUBLIC

There were no representations from the public.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 7th May and 21st May 2024 having been circulated among the members, were taken as read, confirmed and signed by the Chair as a correct record.

5. PLANNING APPLICATIONS

Councillor Horn and M Patrick introduced the following applications:

- i. **S.24/1018/VAR** Sheephouse Farm, Uley Road, Dursley, GL11 5AD
Variation of condition 5 (opening hours) from permitted application S.23/2410/FUL -
Change of use of agricultural land to dog exercise field (sui generis) and erection of secure fencing.

IT WAS RESOLVED: Support.

Councillor Creswick joined the meeting.

- ii. **S.24/1001/P3E** 35B Parsonage Street, Dursley, GL11 4BP
Change of use from Class E to 4 dwelling houses (Class C3).

IT WAS RESOLVED: Council do not object or support but wish to make comments. While the existing building is of poor architectural quality it is situated in a prominent position within the town centre public realm and in a conservation area which contributes to the setting of the Cotswold AONB land that surrounds it. Contrary to policy ES10 in the Stroud District local Plan 2015 and TC1 within the Dursley Neighbourhood Development Plan 2018, the proposed development would not enhance or improve the appearance of the building or town centre public realm in any real way.

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Council would like to request that further consideration is given to this; enhancements and improvements to the appearance of the building and site would be welcomed.

Council notes the comment made by Highways, dated 13 June 2024, that the former extant use and granted planning permission for 7 dwellings (S.23/1122/FUL) is more intensive than that of 4 dwelling houses in terms of traffic generated. However, the parking arrangements remain unclear, given the current use of this area by existing businesses and size constraints. Council would like to request more detailed information is submitted regarding the parking, its allocation (businesses/dwellings), vehicle turning arrangements and impact on any existing landscape features here, and around spaces 1, 2, 10, 11 and 12, in particular.

6. LICENSING APPLICATIONS:

There were no licensing applications to consider.

7. PLANNING MATTERS IN GENERAL

i) Notification of Approved Planning Applications:

S.24/0655/HHOLD 18 Westfield, Dursley, GL11 4EP
Erection of a porch, garage conversion and replacement single storey rear extension.

S.24/0537/HHOLD 7 Burnt Oak, Dursley, GL11 4HD
Alterations to existing stepped access to rear of property to incorporate a balcony.
Alterations to fenestration.

S.24/0513/HHOLD 1 Shelley Road, Dursley, GL11 4QD
Erection of single storey rear and side extension.

S.24/0311/DISCON Land Associated With 13B Fortfields, Dursley
Discharge of condition 4 (lighting design strategy) and 6 (bicycle parking) from
S.23/0719/FUL.

S.23/2410/FUL Sheephouse Farm, Uley Road, Dursley, GL11 5AD
Change of use of agricultural land to dog exercise field (sui generis) and erection of secure fencing.

ii) Notification of Refused Planning Application:

S.24/0323/HHOLD 19 Torchacre Rise, Dursley, GL11 4LW
Removal of balustrade and erection of a tiled pitch roof. Alterations to fenestration.

iii) Notification of Withdrawn Planning Application:

S.24/0788/FUL War Memorial Recreation Ground, Kingshill Road, Dursley
Installation of a tarmac surfaced path.

8. AREA PLANS AND CONSULTATIONS

There were no area plans or consultations to consider.

9. PLANNING COMMITTEE ROTA

Members noted that the next meeting would be held on Tuesday 16th July 2024 at 6.30 p.m.

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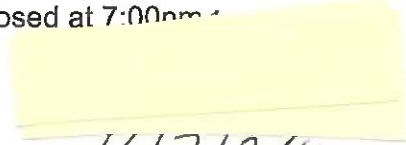
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Changes were made to the planning rota to ensure cover for July and December 2024 meetings, Councillors Rubin and Hayes would review the plans prior to the meeting on 16th July 2024.

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 L Patrick, Rowston and Stride. 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 7:00pm



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Chair

16/7/24

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Date

