

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, 20th August 2024 to be presented to Council on Tuesday 3rd September 2024.

PRESENT

Councillors: M Nicholson (Chair), J Rubin (Vice-Chair), P Hayes, T Stride, S Abraham and D Horn (from item 5 iv).

In Attendance: L Wellings (Deputy Town Clerk), Stroud District Councillors Hill and Haynes (Cam)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors L Patrick and M Patrick (both personal).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REPRESENTATIONS FROM THE PUBLIC

Stroud District Councillors Hill and Haynes (Cam) introduced themselves and explained that they were present to listen to discussion regarding agenda/minute item 5. ix), application S.24/1331/DISCON relating to the Former Lister Petter Site, given the proposed traffic mitigation measures fall within Cam and Dursley.

4. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 16th July 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 Hayes and Stride introduced the following applications:

- i) **S.24/1307/TCA** 115 Woodmancote, Dursley, GL11 4AH
Silver Weeping Birch - Reduce the longest extremities, by up to 1.0m.

IT WAS RESOLVED: To support the application.

- ii) **S.24/1215/HHOLD** Ferney Hill House, Ferney, Dursley, GL11 5AB
Rebuild damaged walling to car parking area.

IT WAS RESOLVED: To support the application.

- iii) **S.24/1326/TCA** The Pulse Dursley, Castle Street, Dursley, GL11 4BS
Reduce crown of 1 x Hornbeam, 1 x Goat Willow & 2 x Sycamore 3m away from the building.

IT WAS RESOLVED: No observations.

Councillor Horn joined the meeting.

- iv) **S.24/1273/FUL** 14A Kingshill Road, Dursley, GL11 4EJ
Change of Use of a Retail unit (Class E) to Hot Food Takeaway (Sui Generis), installation of extraction equipment.

IT WAS RESOLVED: To support the application. It seeks to bring an empty unit back into use for business and employment.

- v) **S.24/1257/FUL** 6 Silver Street, Dursley, GL11 4BN
Change of use of first floor offices (Class E) to 3 no. residential flats (Class C3).

IT WAS RESOLVED: To support the application and include the following - Planning should confirm whether the site falls within the catchment of the Severn Estuary SAC and whether a completed unilateral undertaking should be submitted for the contribution to Stroud District Council's mitigation scheme.

- vi) **S.24/1340/FUL** Rednock School, Kingshill Road, Dursley, GL11 4BY
Installation of solar panels on three buildings; including the Sports Centre, a building east and a building north of the main campus building (Retrospective).

IT WAS RESOLVED: To support the application and include the following -The Council would like to remind applicants that retrospective applications are not welcomed, and that permission should be in place prior to work being carried out.

- vii) **S.24/1398/HHOLD** 6 Kipling Road, Dursley, GL11 4QB
Erection of a replacement single storey rear extension, first floor gable extension and extension to rear dormer.

IT WAS RESOLVED: No observations.

- viii) **S.24/1414/HHOLD** 1 Foundry Rise, Dursley, GL11 4HJ
Erection of a single storey side and rear extension.

IT WAS RESOLVED: No observations.

- ix) **S.24/1331/DISCON** Former Lister Petter Site, Long Street, Dursley GL11 4HS
Discharge of condition 27 (Everlands) from the application S.15/0476/OUT (Discharge of condition 27 of outline planning permission S.15/0476/OUT).

It was noted that the majority of the proposed traffic mitigation measures fall within the Parish of Cam.

IT WAS RESOLVED: To neither support nor object to the application. The Council would however like to request that attention is given to improving the safety of pedestrians and those who use wheelchairs, crossing the highway at the bottom of Kingshill Lane to join footpaths (CDU7, CDU9, Lister Road/CDU77), given these are key school and Vale Hospital routes used between Cam and Dursley. Improvements should be made to ensure provision of a safe accessible crossing, with prominent signage.

The County Councillor for Dursley would be given an update.

Stroud District Councillors Hill and Haynes (Cam) withdrew from the meeting.

- x) **S.24/1464/T5DAY** Church Of St Marks, Woodmancote, Dursley
Poplar tree (T41) - remove broken branch.

It was noted that this application had been permitted since the agenda.

6. PROPOSED EV CHARGEPOINT LOCATIONS

- i. Lister Road
- ii. Somerset Avenue

IT WAS RESOLVED to forward the following response and comments below to the ULEV Programme Manager at Gloucestershire County Council:

- The proposed locations, Lister Road and Somerset Avenue, are not considered suitable for public charge points.

- The Lister Road location in particular has problems with parking, it is used heavily by residents who park both sides of the length of the road, resulting in narrowing and difficulty with passing vehicles, especially in the evening.
- The proposals would result in the loss of residential parking and concerns were raised about how enforcement would work in practice and misuse of spaces. There are issues with inadequate parking enforcement in the town generally.
- Slow EV Chargepoints would not be suitable for public spaces, any EV Chargepoints would need to be fast.
- It would be more suitable to locate EV Chargepoints in existing car parks (Long St, May Lane, Castle St and Water St) which are within walking distance to many town centre residents.
- The Council recognises the need to have EV Chargepoints and would very much welcome more detailed information and discussion with yourself and the ULEV project team to come up with a comprehensive plan together, which would be suitable for Dursley.

7. LICENSING APPLICATIONS:

- i) The Western Bar, 43 Parsonage Street, Dursley
Pavement Licence Application

IT WAS RESOLVED to support the application.
Councillor Stride abstained from the vote.

8. PLANNING MATTERS IN GENERAL

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

S.24/1415/CPL 6 Wordsworth Road, Dursley, GL11 4QL
Erection of a rear dormer extension and relocation of flue.

S.24/1471/DISCON 47 Woodmancote, Dursley, GL11 4AF
Discharge of condition 3 (windows) and 4 (specification of render) from S.23/1112/LBC.

- ii) Notification of Approved Planning Applications:

S.24/1160/HHOLD 28 Rangers Avenue, Dursley, GL11 4AS
Erection of a single storey side and front extension (Revised plans received 16.07.2024).

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) to allow limited availability at weekends and Bank Holidays.

S.24/0821/FUL 5 May Lane, Dursley, GL11 4JH
Alterations to external fenestration. Erection of cycle and bin storage in car park, and associated works.

S.24/0256/DISCON Former 26 Union Street Dursley Gloucestershire GL11 4JT
Discharge of condition 6 (surface water drainage) from S.22/2617/FUL.

S.23/2125/DISCON Littlecombe Zone E, Lister Road, Dursley
Partial Discharge of condition 9(i), 9(ii) and 9(iv) (ground conditions (EHO) of permitted application S.20/2098/FUL.

S.23/1583/VAR Land To The Rear Of 25 - 26 Union Street, Dursley

Variation of condition 2 (approved plans) & 14 (landscaping) from the application S.20/1976/FUL - alteration to retaining wall.

iii) Notification of Withdrawn Planning Application:

S.24/0522/CPL Rednock School Kingshill Road, Dursley, GL11 4BY
Proposal of 3 solar panel installations at Rednock School buildings, including the Sports Centre, a building east and a building north of the main campus building.

9. AREA PLANS AND CONSULTATIONS

i) Members received a report back from Councillor Rubin on the Gloucestershire County Council Local Development Guide (LDG) Consultation (Deadline: 29/09/24).

IT WAS AGREED that Councillor Rubin’s draft response would be circulated via email for consideration, and the final version agreed at the next meeting.

ii) Government consultation on Proposed Reforms to the National Planning Policy Framework and other changes to the planning system (Deadline: 24/09/24).

IT WAS AGREED that Councillor Rubin would review and report back at the next meeting.

10. PLANNING COMMITTEE ROTA

Members noted that the next meeting would be held on Tuesday 17th September 2024 at 6.30 p.m. Councillors L Patrick and Abraham would review the plans prior to the meeting and are responsible for finding a replacement if they are unable to do so.

11. 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, M Patrick 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 7:56pm.

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Chair

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Date