



Minutes (subject to agreement at the next Committee meeting) of a meeting of the Town Environment Committee held on Monday 29th April 2019 at 7pm in the Town Hall, High Street, Stonehouse

Present: Councillors Gwen Atkinson, Debbie Curtis, Tim Jackson (Deputy Convenor), Neil Gibbs (Convenor, Deputy Chair of Council/Deputy Major), John Parker, Jennie Smith, David Thorpe, Theresa Watt (Chair of Council/Mayor)

In attendance: Rachel Russell, Committee Clerk, one resident

E/1 To receive apologies

No apologies were received.

E/2 To appoint a Committee convenor

Cllr. Gibbs was proposed as Committee convenor by Cllr. Watt, seconded by Cllr. Jackson. All in favour.

E/3 To appoint a Deputy Committee convenor

Cllr. Jackson was proposed as Deputy Committee convenor by Cllr. Curtis, seconded by Cllr Watt. All in favour.

E/4 Declarations of Interest

Cllr. Curtis declared a non-pecuniary interest in Stonehouse In Bloom

E/5 To approve the minutes of the Development Control Panel meeting held on 11th March 2019

The minutes of 11th March were approved as a true record. Proposed by Cllr. Atkinson, seconded by Cllr. Thorpe. Seven in favour, one abstention.

E/6 To approve the minutes of the Regeneration and Environment Committee meeting held on 11th March 2019

The minutes of 11th March were approved as a true record. Proposed by Cllr. Jackson, seconded by Cllr Atkinson. All in favour.

The Committee Clerk asked the Convenor to sign a copy of the minutes of the Regeneration and Environment Committee meeting held on 4th February. These were approved at the Committee meeting of 11th March but a copy of the agenda rather than the minutes had been signed in error.

E/7 To approve the minutes of the Amenities and Recreation Committee meeting held on 18th March 2019

The minutes of 18th March were approved as a true record. Proposed by Cllr. Smith, seconded by Cllr. Watt. Seven in favour, one abstention.

E/8 Adjournment for public participation

A resident who is a member of the Ship Inn Project Stonehouse group (SHIPS) reported that the group were meeting with all three Ward Councillors on 30th April 2019.

E/12 To consider a proposal that Stonehouse Town Council request a minor alteration to the Stonehouse Neighbourhood Development Plan regarding the allocation of the Ship Inn Site for community use

The Convenor proposed moving forward this agenda item. Cllr. Gibbs explained that further to the Town Council's resolution K2/716 on 8th April 2019 regarding the feasibility of amending the Stonehouse Neighbourhood Plan, further information had been obtained by himself, Cllr. Curtis and Cllr. Kambites suggesting that if a proposed change was considered a minor alteration to the Neighbourhood Plan it could be agreed by Stroud District Council without the need for consultation, examination or referendum.

Recommendation to Town Council: That Stroud District Council are asked to agree the following additions as minor alterations to the Stonehouse Neighbourhood Development Plan:

- a) Add the following text to the Justification for Policy ENV5: "Canal side sites, including the site of the former Ship Inn and sites at Wharfdale Way, offer the opportunity to provide amenities for canal users, residents and visitors and have the potential to assist with tourism and regeneration by linking the canal to the town."
- b) Add the following text to (ii) of the list of Priority Environment Projects: "for example canal side sites, including the site of the former Ship Inn."

Proposed by Cllr. Thorpe, seconded by Cllr. Curtis. All in favour.

E/9 To comment on planning applications as listed

19/003/APPREF/ 18/1990/FUL Maidenhill House Horsemarling Lane Standish Stonehouse
Erection of a replacement dwelling, garage and associated works (demolition of the Coach House).

No further observations.

19/0296/FUL Land At 1, High Street, Stonehouse, Gloucestershire.
Erection of a single bungalow

Objection: Stonehouse Town Council objects to the application on the following grounds:

The objections of neighbours regarding the poor access to this site are supported.

Concerns regarding rights of access as it is not clear that all of the land shown on the plan as forming the access to the site is in the ownership of the applicant.

The application is for a development in the curtilage of a listed building and it would therefore be good practice to provide a heritage statement in line with Local Plan policy ES10 which includes an assessment of the potential impact of the proposal on the significance of the heritage asset; a listing entry, which has been provided, is not a heritage statement.

The development would also lead to a loss of a green area permeable to water.

19/0470/HHOLD 42 Ryelands Road, Stonehouse, Gloucestershire, GL10 2PQ.
Rear single storey extension, conservatory and garage conversion

Comment: No observations but note neighbour's concerns regarding landownership.

19/0609/DISCON Parcel PS1, LC1 & LC2 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.
Discharge of condition 46- area masterplan document for parcels Local Centre LC1, LC2 and Public Open Space PS1 on permitted application S.14/0810/OUT

Comment: Stonehouse Town Council support the concerns raised by Eastington Parish Council in their comments on this application. The masterplan document shows very little effort has gone into considering the design of this focal point of the development which should be designed to appeal to and benefit residents. There should be proper plans for a public open space incorporating existing trees where possible. Kingsway shopping area

should not be used as inspiration for the retail area; instead an effort should be made to design retail buildings which work within the site and reflect the local vernacular building styles. The development is closer to Stonehouse rather than Stroud (caption p.22 of masterplan document). Eastington Parish Council's response includes some Stonehouse buildings which could be used as design reference points. This area masterplan document falls well short of discharging the requirements of Condition 46 of permission for 14/0810/OUT which states that masterplans should "allow a quality development which is also sympathetic to the surrounding hamlets and landscape in accordance with NPPF paras 58-64 and Stroud District Local Plan policy CP1."

19/0527/FUL Agricultural Building, Ryeford, Stonehouse, Gloucestershire.
New agricultural building

No observations.

19/0721/FUL The Wheelhouse, Bonds Mill, Bristol Road, Stonehouse.
Replacement uPVC windows and renewal of existing roof coverings

Comment: Please seek advice from a planning officer with conservation expertise as this development is within the Industrial Heritage Conservation Area.

19/0756/VAR 2 Woodcock Lane, Stonehouse, Gloucestershire, GL10 2EE.
Variation of condition 4 from the permitted application
S.11/0495/FUL- Allow a window to be added on north elevation
(rear)

Comment: A neighbour's concerns regarding privacy are noted. Alternative options should be considered for maintaining neighbours' privacy such as roof lights, sun tubes or non-opening frosted windows.

19/0811/HHOLD 11 Laburnum Walk, Stonehouse, Gloucestershire, GL10 2NR.
Revised single storey extension

No observations

The following consultation was received after the agenda was prepared:

19/0698/LBC 11 Court Mews, Bristol Road
Removal of majority of partition wall to create open kitchen/dining area.

No observations

E/10 To receive report on planning decisions received from Stroud District Council, 5th March 2019 to 22nd April 2019

The report was noted.

E/11 To note comments on planning applications provided using delegated powers, 5th March 2019 to 22nd April 2019

The comments were noted.

E/13 To receive a report on progress towards the re-opening of Bristol Road Station

Cllr. Watt reported that some individuals are trying to establish a station users group. Cllrs. agreed that some publicity on progress on this project should be carried out. Cllr. Watt to draft an article.

E/14 To receive a verbal report regarding Stonehouse in Bloom

Cllr. Curtis reported that In Bloom had been awarded grants of £953 from AC Rail Partnership which will pay for 8 planters and compost for the station and £270 from GWR for a further two planters. Planters chosen have a reservoir to assist with watering.

A flower bed next to station steps had been damaged by strimming.

E/15 To check current balances against budget

No information currently available, although Locum RFO still working on year end accounts.

E/16 To agree any payments due to date

Payments to 29th April 2019 were agreed for payment. Proposed Cllr. Jackson, seconded Cllr. Smith. All in favour.

E/17 Date of next meeting: 24th June 2019