

# Stonehouse Town Council



**MINUTES (subject to agreement at the next Panel Meeting)**  
**OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 28<sup>TH</sup> APRIL 2014**  
**COMMENCING AT 6.15PM IN THE TOWN HALL, HIGH STREET, STONEHOUSE.**

**Panel Members Present:**

Councillors Clare Sheridan (Convenor of Committee)  
Rob Waite (Deputy Convenor of Committee)  
Chris Brine (Chair of Town Council)  
Carol Kambites

**Also Present:**

Local residents – Trevor Baker, John Callinan, SweeFong Warbuton  
Liz Lawrence, Deputy Town Clerk

**DC/66 TO RECEIVE APOLOGIES**  
All Members of the Panel were present.

**DC/67 DECLARATIONS OF INTEREST**  
Members are reminded of their obligation, within the requirements of the Adopted Model Code of Conduct, to declare any personal or disclosable pecuniary interests where applicable.  
**There were no requests for declarations of interest to be recorded.**

**DC/68 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 24<sup>TH</sup> MARCH 2014**  
The Minutes were approved as a correct record.

**DC/69 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS**

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|----------------------|--|
| <b>14/0670/HHOLD</b> | <b>75 Regent Street</b><br>Boundary wall.<br><b>Panel decision: No Observations</b>  |
| <b>14/0698/ADV</b>   | <b>Preparatory School Boarding Flat 3, Wycliffe College, Ebley Road</b><br>Advertisement Consent-Illuminated metal sign, incorporating griffin logo and the word WYCLIFFE on the north elevation of the Upper Prep building.<br><b>Panel decision: No Observations</b>   |
| <b>14/0709/FUL</b>   | <b>Wycliffe College, Ebley Road</b><br>Landscaping and improvement works to the existing Learning Support building. Over rendering of brickwork to the north, west and south elevations. Associated landscaping and boundary treatment to Ebley Road frontage.<br><b>Panel decision: No Observations on the proposed landscaping details but felt the over-rendering of brickwork proposals to be excessive.</b> |

Continued -

**DC/69 Planning Applications (continued)**

- 14/0709/FUL**                      **Panel Members would prefer these areas to be repaired more sensitively in order to improve appearance but also retain the brickwork effect, particularly the red brick sections.**
- 14/0745/HHOLD**                **28 Ryelands Road**  
Roof and rear extension to provide 2/3 bedrooms for family use.  
**Panel decision: No Observations**
- 14/07989/HHOLD**              **5A Ebley Road**  
Proposed single storey rear extension with solar panels to roof.  
**Panel decision: Support**
- 14/0810/OUT**                    **Land West of Stonehouse, Nastend Lane, Nastend**  
Outline Planning Permission-a mixed use development comprising up to 1350 dwellings and 9.3 hectares of employment land for use classes B1, B2 and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from Grove Lane, Oldends Lane and Brunel Way.

**Councillor Chris Brine informed the Panel that as the application is extremely complex and locally controversial, arrangements are underway to hold a joint meeting with the adjoining parishes that will also be affected by the proposals, i.e. mainly Eastington Parish Council but also Standish Parish Council. It is acknowledged that the application will have massive implications on the town and the adjoining areas so it is imperative that before submitting an informed response, a Senior Planning Officer should be invited to a meeting to assist with clarifying any questions/concerns that will undoubtedly arise from the combined Councils meeting.**

**In the meantime the Panel Members did, however, feel during discussion that it would be beneficial to note the following, which also includes the points raised by the three members of the public who were invited by the Chair of the Panel to comment:**

- **The extent of the application will have a detrimental effect on traffic flow on an already busy highway.**
- **The town could be in danger of losing its own identity.**
- **Is the application to be determined within the District Council's Development Control Committee? Commented that this is a premature application which is contrary to the emerging Stroud District Local Plan and the adopted County Structure Plan. The land identified in the application is not allocated within either of the above. (TB)**
- **There is a potential for an application of this size to be determined by an officer although it more likely to go before the Members of the District Council's Development Control Committee. (CB)**
- **Section 106 monies – if the application is approved it is vital to ensure an extremely large financial benefit for the town is achieved. (TB)**
- **From previous discussions about potential development on the land in question flooding was an issue that had been raised – was this still the case? (SfW)**

- There is an Environmental Statement which covers flooding within the application details – this will need to be viewed to gauge the full extent of flooding management. (CB)
- Concerns with regard to the services that such a development would require, particularly sewage systems. The pumping stations feeding into the Stanley Downton site are already being overloaded as a result of additional smaller developments – whilst funding is being allocated to upgrade the site this will not come into effect until 2017. (JC)
- Strong need for the Town Council to consider an alternative course of action should the application get initial approval.

It was agreed by all present that a meeting with the adjoining Councils must be held as soon as possible then followed by a full public meeting to gauge local opinions.

DC/70 DATE OF NEXT MEETING  
9<sup>TH</sup> JUNE 2014

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